

MSC



Q2

# N. BROAD STREET

TEMPLE UNIVERSITY/NORTH BROAD STREET | PHILADELPHIA, PA

PROMINENT 30,000 SF BI-LEVEL RETAIL WITH  
ESCALATOR. CART CONVEYOR & DEDICATED PARKING



# 922 N. BROAD STREET

## DEMOGRAPHICS

### EST. POPULATION

1 mi 88,540  
 3 mi 527,707  
 3 mi 1,065,500

### EST. MEDIAN AGE

1 mi 30.2  
 3 mi 33.2  
 5 mi 34.2

### EST. EMPLOYEES

1 mi 32,620  
 3 mi 320,091  
 5 mi 484,828

### EST. MEDIAN HH INCOME

1 mi \$77,065  
 3 mi \$74,716  
 5 mi \$67,000

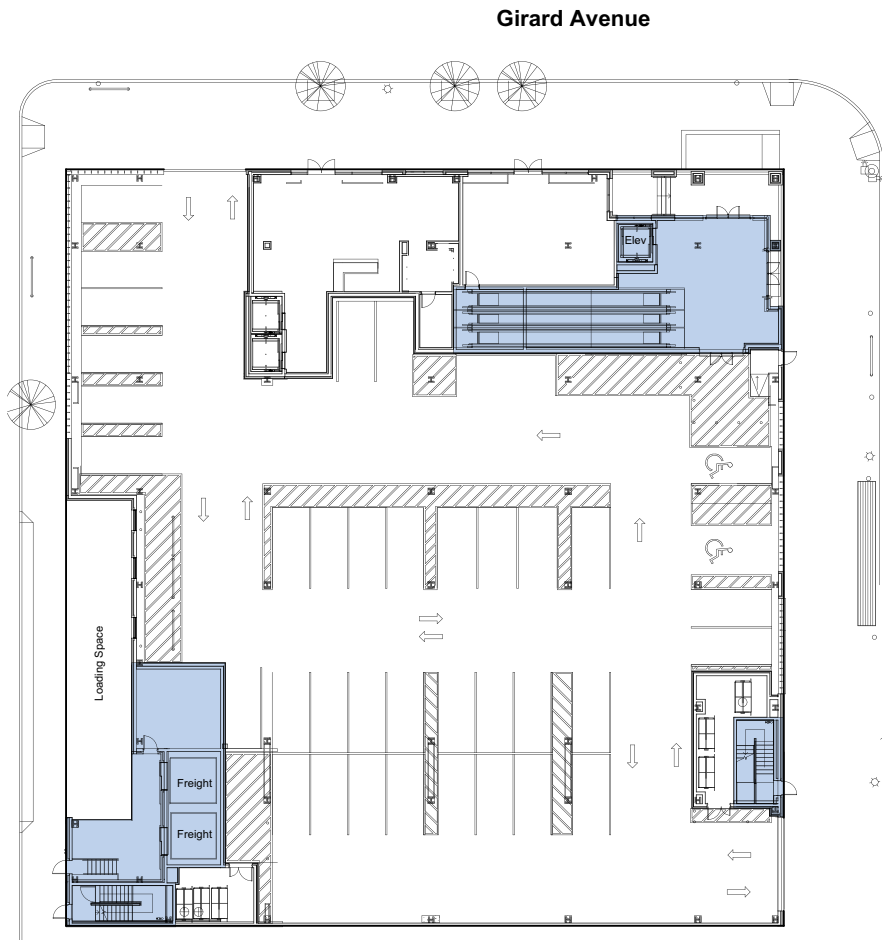
## PROPERTY DETAILS

- ▶ Prominent 2nd-floor corner retail opportunity on North Broad Street
- ▶ Dedicated ground-floor access with elevator and escalator
- ▶ 30 dedicated ground-floor parking spaces
- ▶ Outstanding access to many North Philadelphia neighborhoods, including Temple University, Fairmount, Northern Liberties, and Callowhill.
- ▶ Brand-new mechanicals and HVAC already installed in the space

## JOIN NEIGHBORING TENANTS

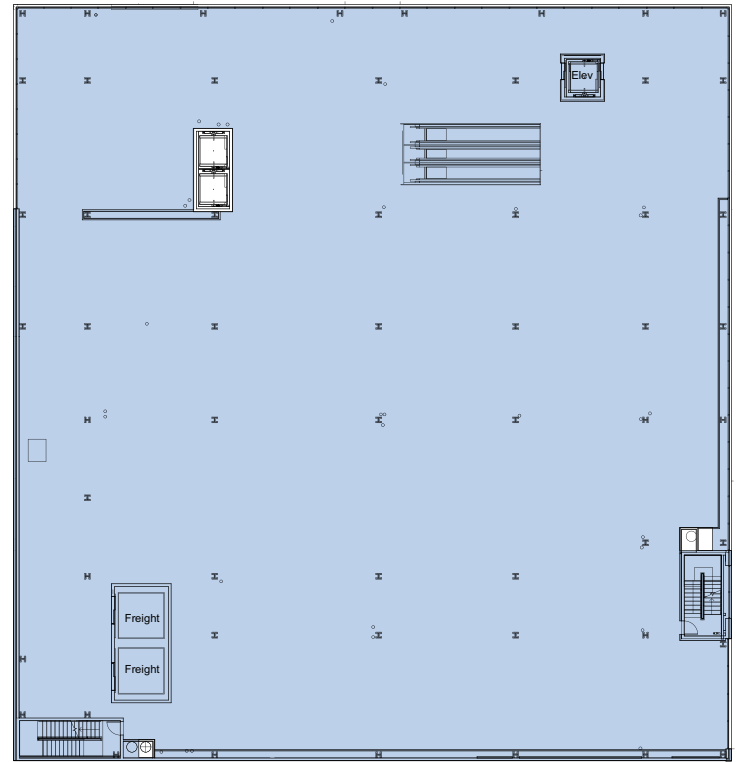


FLOOR PLAN



Ground Floor Plan - 3,317 GSF  
Scale: 1" = 30'-0"

N Broad Street



2nd Floor Plan - 26,698 GSF  
Scale: 1" = 30'-0"

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