

MSC

401

N. BROAD STREET

CENTER CITY | PHILADELPHIA, PA

RETAIL/ENTERTAINMENT SPACE
WITH UNLIMITED POTENTIAL



401 N. BROAD STREET

JOIN NEIGHBORING TENANTS

heart + paw GIANT

UNION TRANSFER

PHILADELPHIA Ballet



Community College of Philadelphia

PROPERTY DETAILS

- ▶ 19,070 SF retail/entertainment space available on the ground floor
- ▶ 34,981 SF 2nd floor/mezzanine with towering ceiling heights
- ▶ Formerly an e-sports/gaming facility with open floor plan and modern infrastructure (FF&E included)
- ▶ High ceilings and flexible layout suitable for a wide range of users
- ▶ Prominent visibility along N Broad Street with heavy daily traffic (22,610 AADT)
- ▶ Accessible location near major highways, SEPTA Broad Street Line, and multiple bus routes
- ▶ Surrounded by strong residential density, educational institutions, and office population

DEMOGRAPHICS

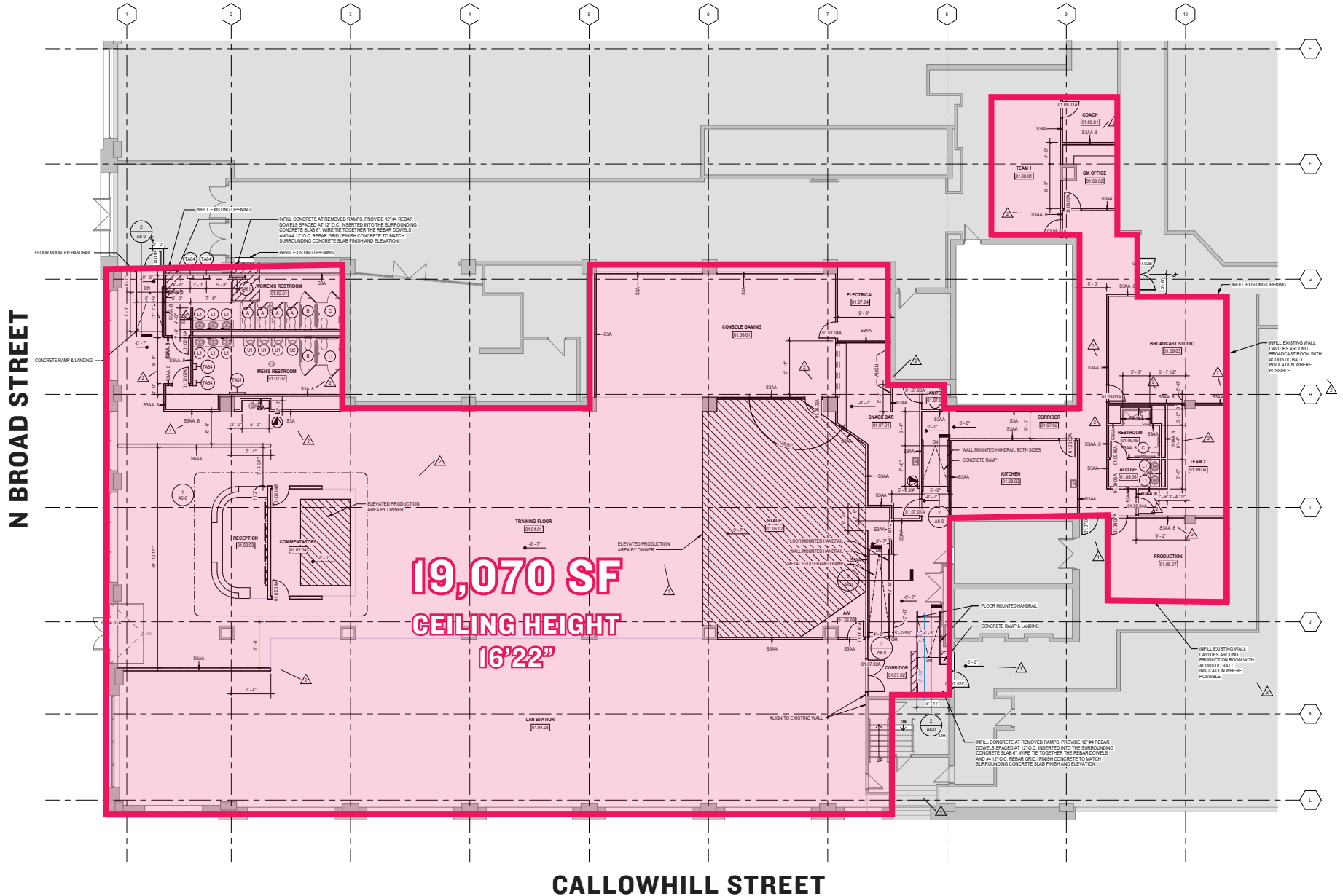
Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION	EST. MEDIAN HH INCOME
206,964	\$95,215
EST. MEDIAN AGE	EST. EMPLOYEES
35.5	227,743

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.



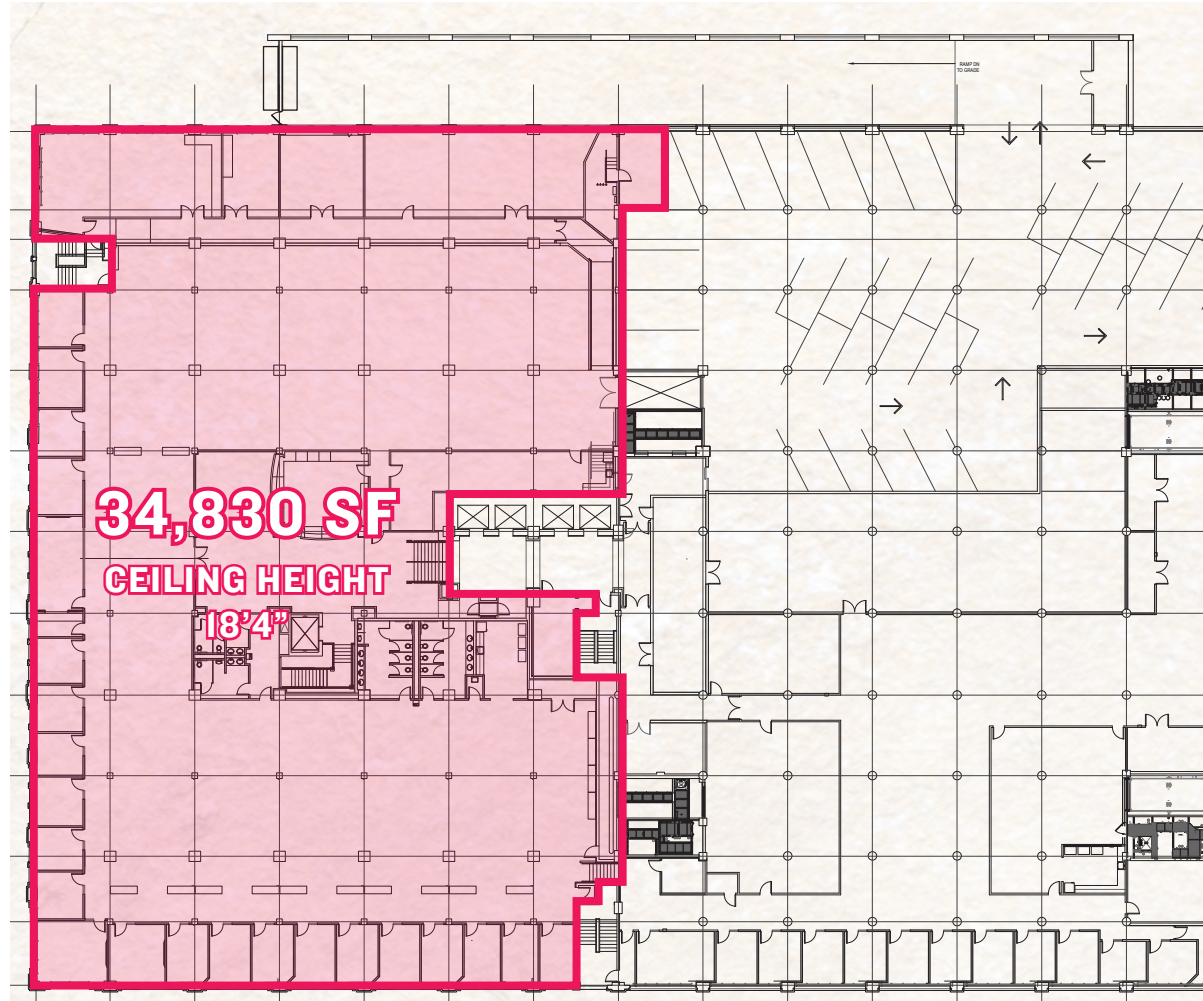
FLOOR PLAN



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FLOOR PLAN

N BROAD STREET



ALLOWHILL STREET

EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTOS



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INTERIOR PHOTOS



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