

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 X 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

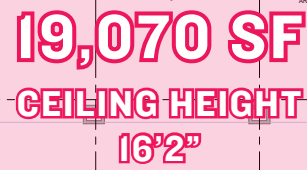
35.5

227,743

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**N BROAD STREET**

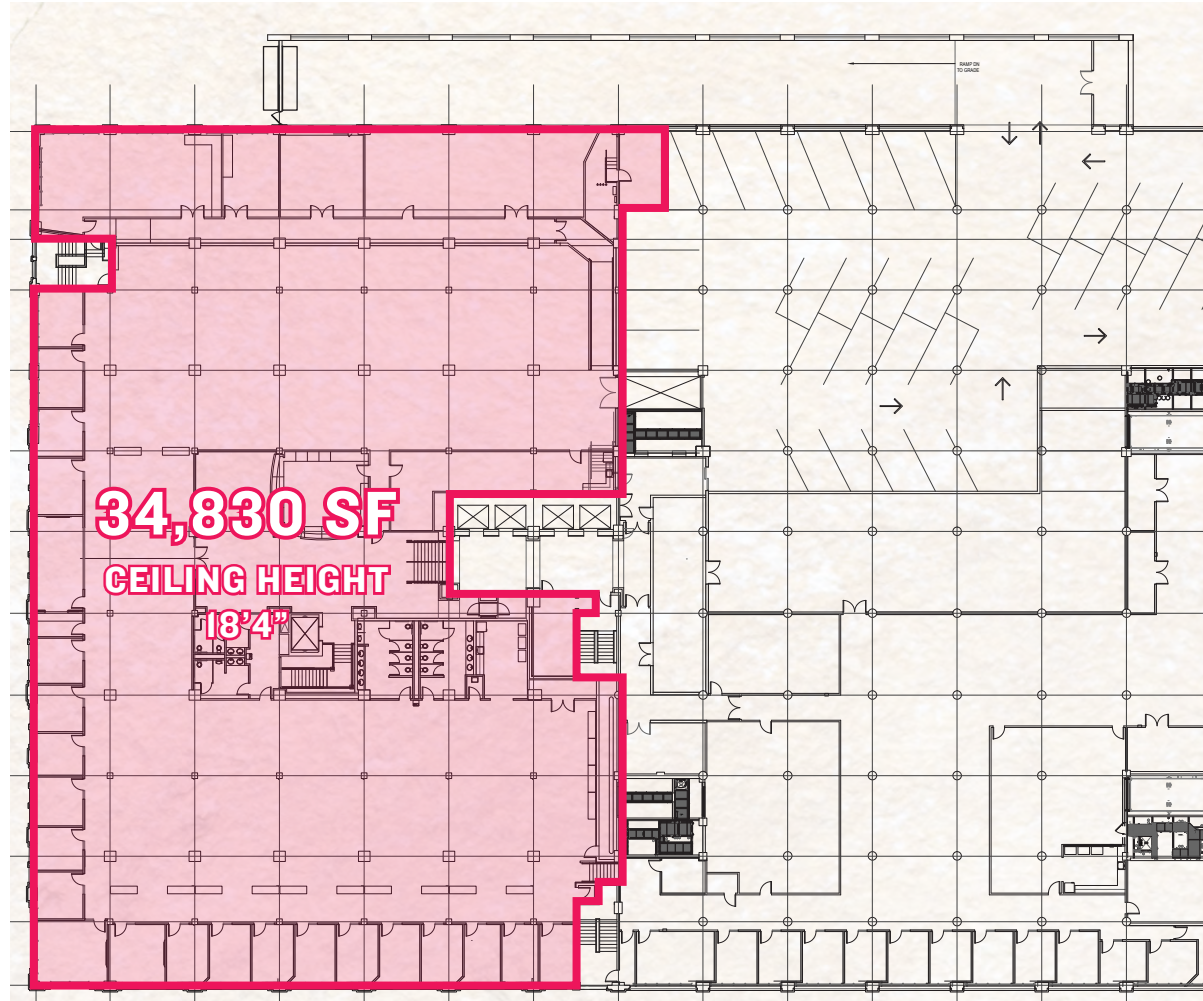


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## FLOOR PLAN

**N BROAD STREET**



**CALLOWHILL STREET**

## EXTERIOR PHOTO



## INTERIOR PHOTO



## INTERIOR PHOTOS



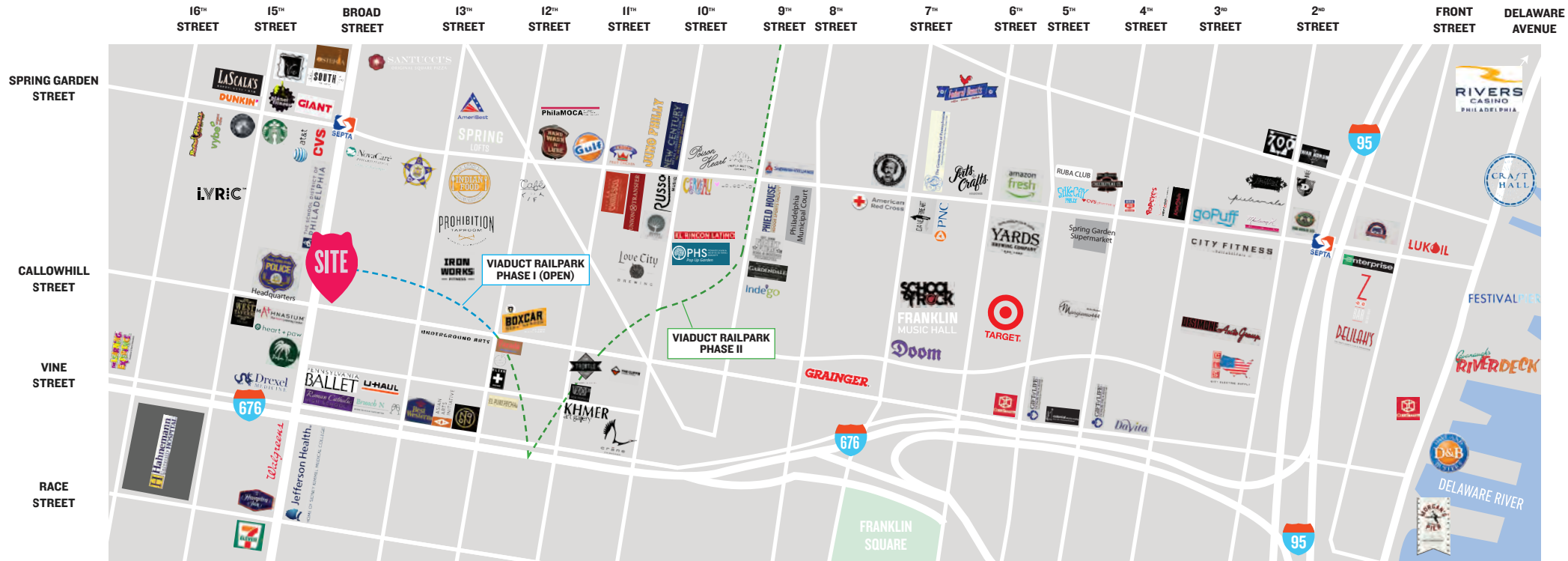
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## INTERIOR PHOTOS



# AERIAL



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