

FORMER WENDY'S  
±3,871 SF First Floor with ±1,500 Mezzanine & Basement  
2037 S. Broad Street, Philadelphia, PA 19148

EQUITY RETAIL BROKERS



For Sale or Lease | Highly visible corner location in South Philadelphia



## PROPERTY OVERVIEW & DETAILS

- **Zoning:** CMX-2  
(permitted uses include retail, banks, restaurants, offices, residential and more)
- **Land Area:** ±4,081 SF
- **Frontage:** ±27 feet on Broad St, ±150 feet on Snyder Ave.
- **Exposure:** Excellent – prominent visibility and tremendous signage from Broad St & Snyder Ave
- **Traffic Counts:** South Broad St – 23,327 ADT  
Snyder Ave – 7,922 ADT
- **Sale Price:** Call for Details | **Lease Price:** Call for Details
- **Property Taxes:** \$22,500 (estimate for 2022)
- **Current Lease:** The property is currently leased to Wendy's. Lease expires 7/31/2026. Leased on NNN basis and available for sub-lease.
- **Trade Area:** The property is located at the corner of South Broad Street and Snyder Avenue, in the heart of South Philadelphia. With national retailers, bus and subway stops, and South High School, there is significant vehicle and pedestrian traffic morning to night.
- **Subway Station:** Heavily trafficked Snyder Station Subway Line entrance at the base of the Property
- **Existing Kitchen:** Excellent additional prep kitchen or storage potential in basement (which is also sprinklered)

## CONTACT

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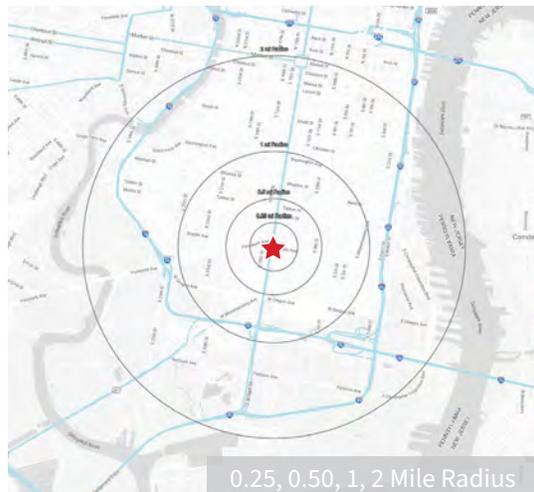
Existing kitchen infrastructure in place:

- Two ansul/hood systems in place for venting
- French fry cooking system in place
- One large walk in cooler, two small walk in coolers
- Prep kitchen
- Heavy grease trap infrasture
- Mop sink
- Employee break room



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**Demographics**

	0.25 Mile	0.5 Mile	1 Mile	2 Mile
Population	6,752	31,761	105,110	218,432
Average HHI	\$83,701	\$79,499	\$77,223	\$101,796
Adj Daytime Demos (16 yrs+)	4,232	16,511	50,219	220,450

Demographic Data Source: Applied Geographic Solutions, 2022 (REGIS)

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