

TEMPLE UNIVERSITY DELIVERY KITCHEN / CATERING OPPORTUNITY

Retail Space Designed to Serve 7,500+ Students & Campus Staff

The Avery | 1601 N. 15th Street | Philadelphia, PA 19121

Delivery-Optimized Food Production Location Serving the Temple University Area



Proposed Property Features

- ±2,537 & ±1,698 SF 2nd Generation Restaurant Spaces – ideal for commercial kitchen build-out
- ±1,700 SF 2nd Generation Deli / Sandwich Shop
- Three spaces can be combined to ±5,935 SF total
- Ground floor retail within The Avery – newly renovated student housing
- Captive audience of Temple students and administrative staff
- Ideal for delivery, takeout, catering, and ghost kitchen operator
- Immediate proximity to Temple campus, Liacouras Center, and Broad Street transit
- Opportunity to serve high-density student housing and campus population

Target Operators

Ideal for:

- Delivery / Takeout
- Catering / Meal Prep
- Ghost Kitchens
- Multi-brand Delivery Kitchens
- Campus-Focused (late night food, wing/pizza/bowl, & international street food concepts)
- Campus Event catering

CONTACT

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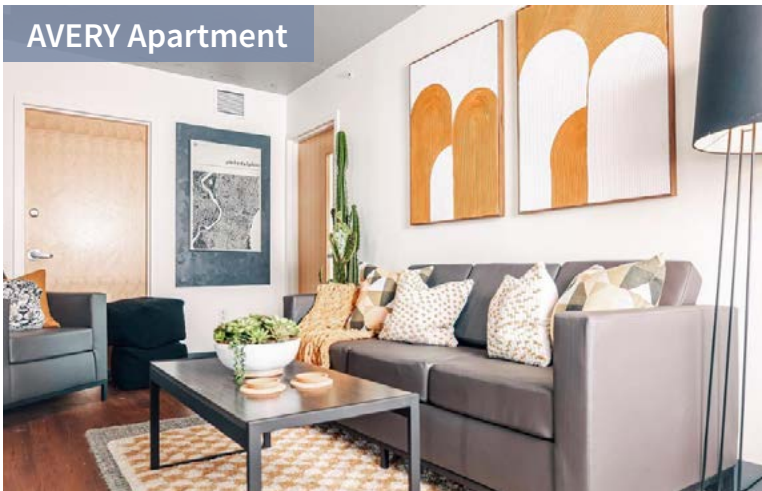


WHY THIS LOCATION WORKS

- High density student population within walking distance
- Students heavily utilize delivery apps and late-night food options
- Close proximity to Temple events, athletics, and student housing clusters
- Minimal reliance on traditional dine-in traffic
- Ideal for operators looking to expand delivery territory across North Philadelphia and Center City



AVERY Apartment



AVERY Lobby



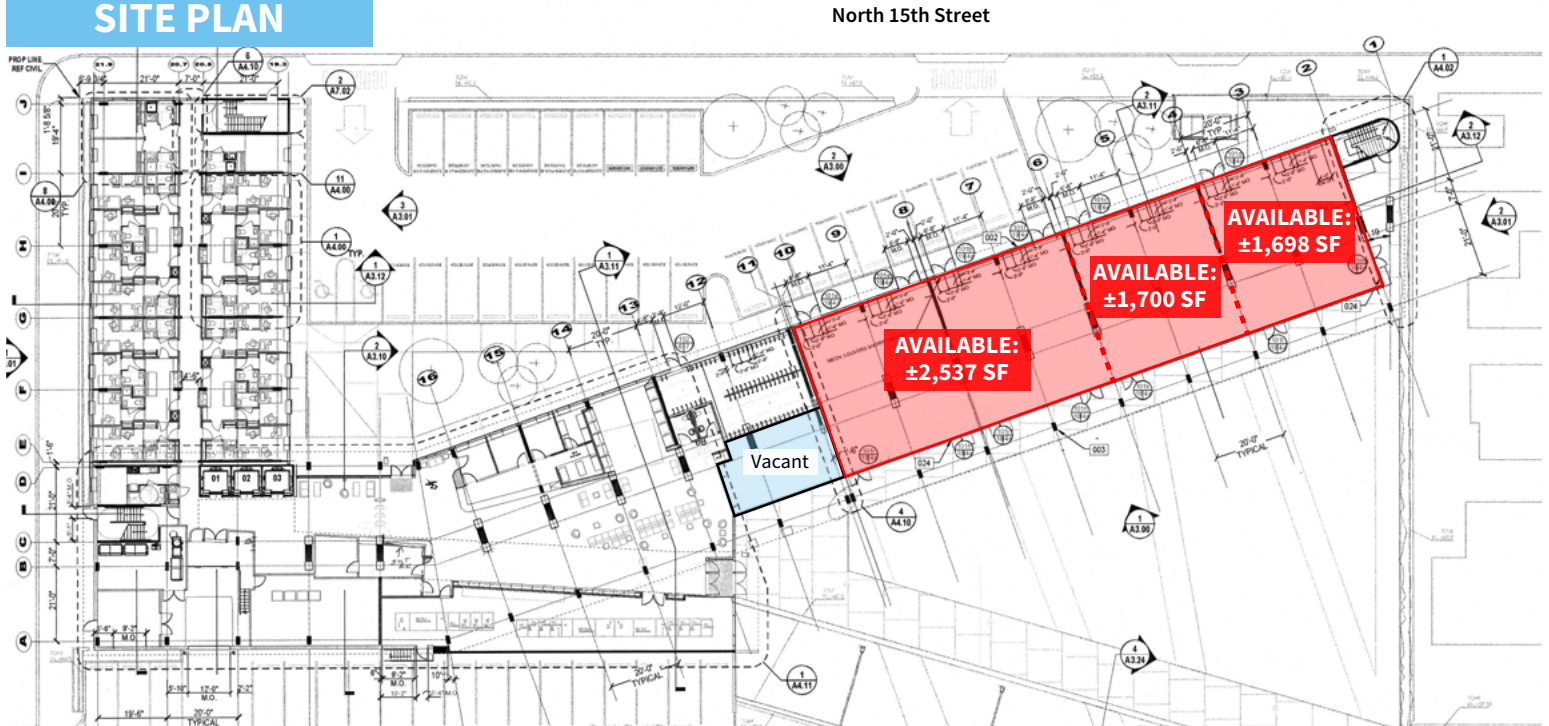
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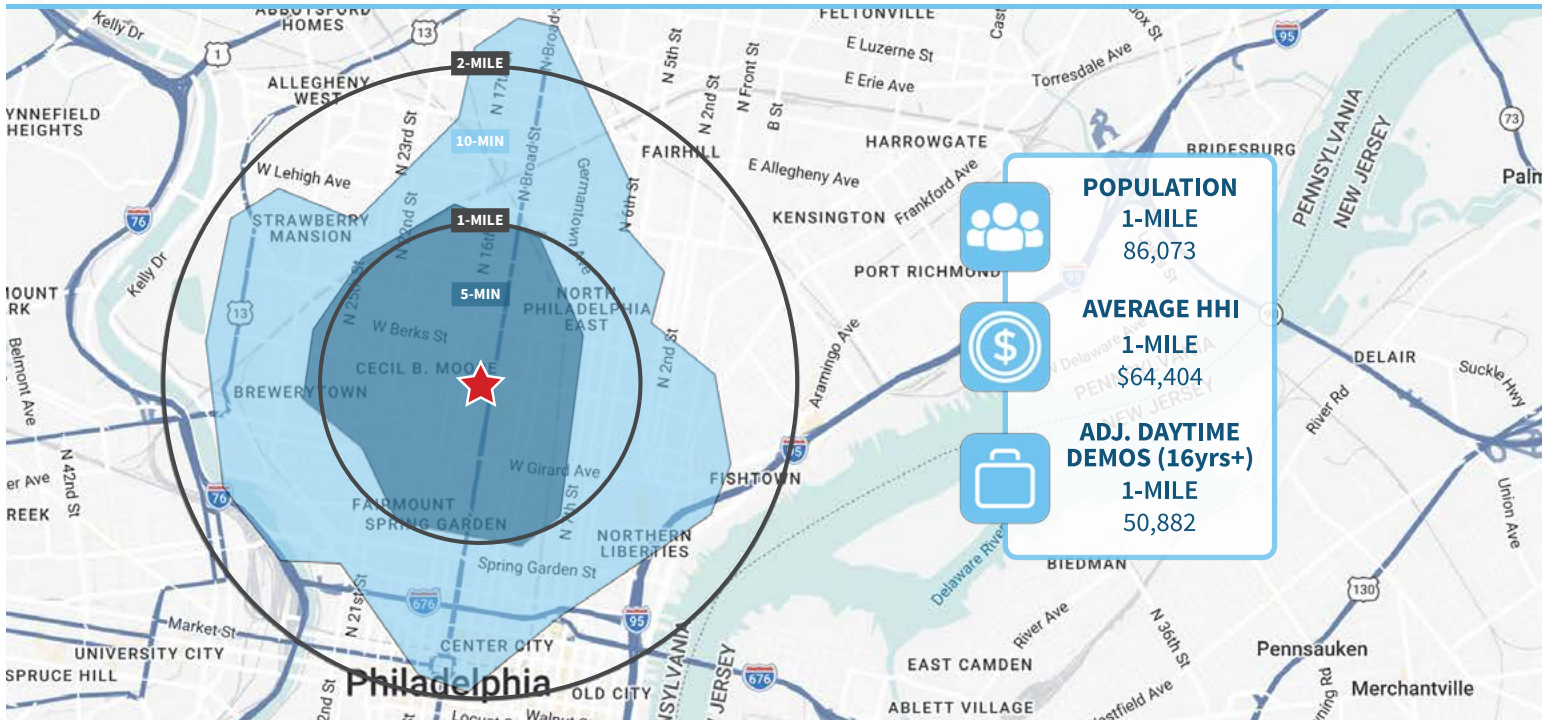
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SITE PLAN



Demographic & Delivery Radius Overview (1 mile radius)



The right space. The right move.



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03/26 Keith Seymour is a licensed salesperson in PA, NJ, & DE.

SITE AERIAL

1601 N. 15th Street, Philadelphia, PA | Philadelphia County



PLAYA BOWLS

TEMPLE UNIVERSITY

7,500+ students living on or near main campus

Jamba

The Liacouras Center

The View
832 beds, 238 units

Chick-fil-A

CHIPOTLE CAVA

Wendy's

The Vantage
984 beds, 368 units

hg honeygrow
foot Locker

RALLY HOUSE LOCAL SPORTS

SITE

5 subway stops to Center City

CVS pharmacy

University Village
750 beds, 221 units

The Shops at Avenue North

AMC THEATRES
QDOBA
PitaChip
tropical CAFE SMOOTHIE
T-Mobile
BANK OF AMERICA

Sullivan Progress Plaza

the fresh grocer
myDoc URGENT CARE
SHERWIN WILLIAMS
WING STOP
UNITED BANK OF PHILADELPHIA

the Y

The Nest
500+ beds, 192 units

Aerial Source: Google Earth Pro

MARKET AERIAL

1601 N. 15th Street, Philadelphia, PA | Philadelphia County

