PRESENTED BY EQUITY CRE

FOR LEASE: 3,200 SF GROUND FLOOR RETAIL SPACES

619 N Broad St, Philadelphia, PA 19128

EQUITY CRE



PROPERTY FEATURES & DETAILS

- 3,200 SF Available
  - Space A: 2,050 SF
  - Space B: 1,150 SF
- Located below 120 new construction apartments
- Located in the emerging tri-party neighborhood (N. Broad/Loft District/Francisville) in need of retail amenities to fulfill high demand from residential densities
- Dramatic 14 ft ceiling heights
- 13' window assemblies allowing in plenty of natural light
- Vanilla box delivery
- Venting possible
- Excellent visibility with 138 ft of frontage on N Broad St
- Ideal for café, restaurant, fitness, salon, and retail uses"

LOCATION DETAILS

- Located on the corner of N Broad St & Mt. Vernon St on the exploding North Broad Corridor. Steps from the Broad St Line stations at Spring Garden St & Fairmount Ave. Easily accessible to Spring Garden St, Fairmount Ave, Callowhill St, and I-676.

CONTACT

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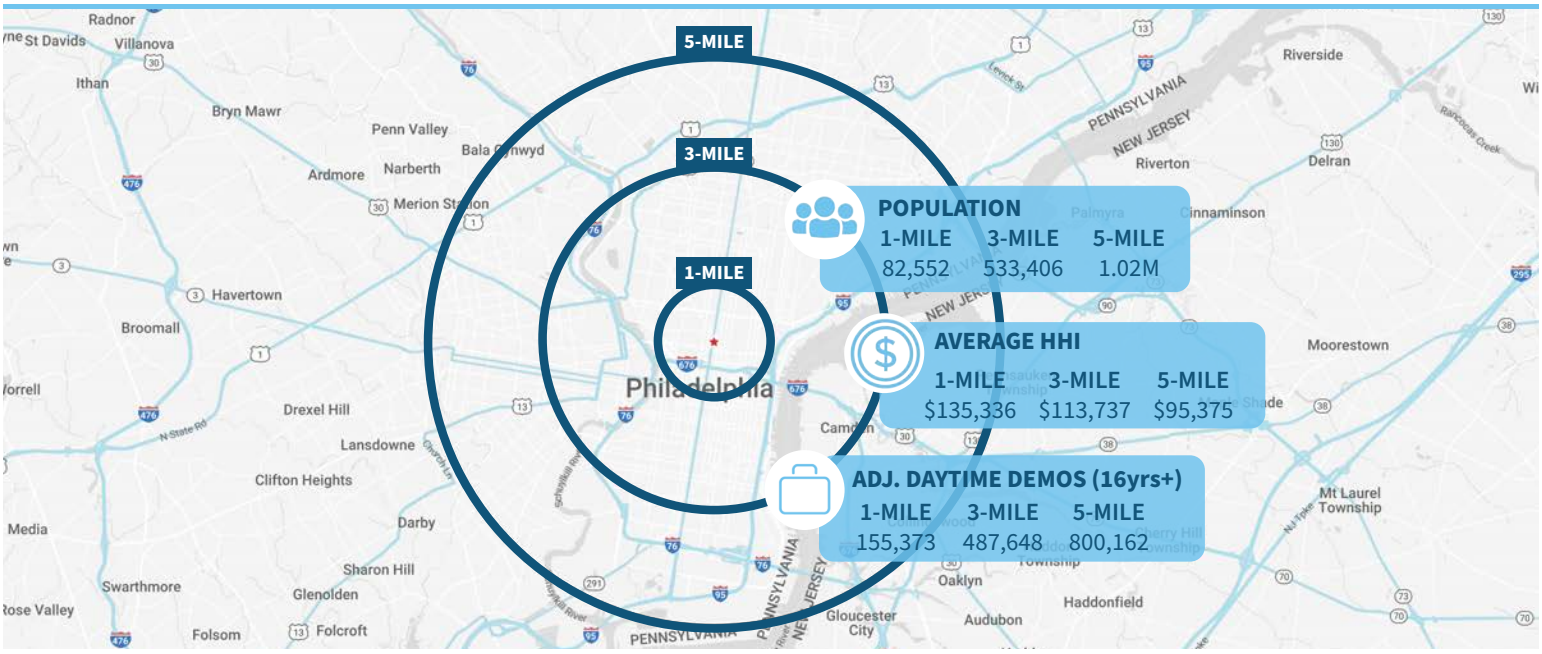
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Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.

RETAIL BROKERS NETWORK · ICSC · CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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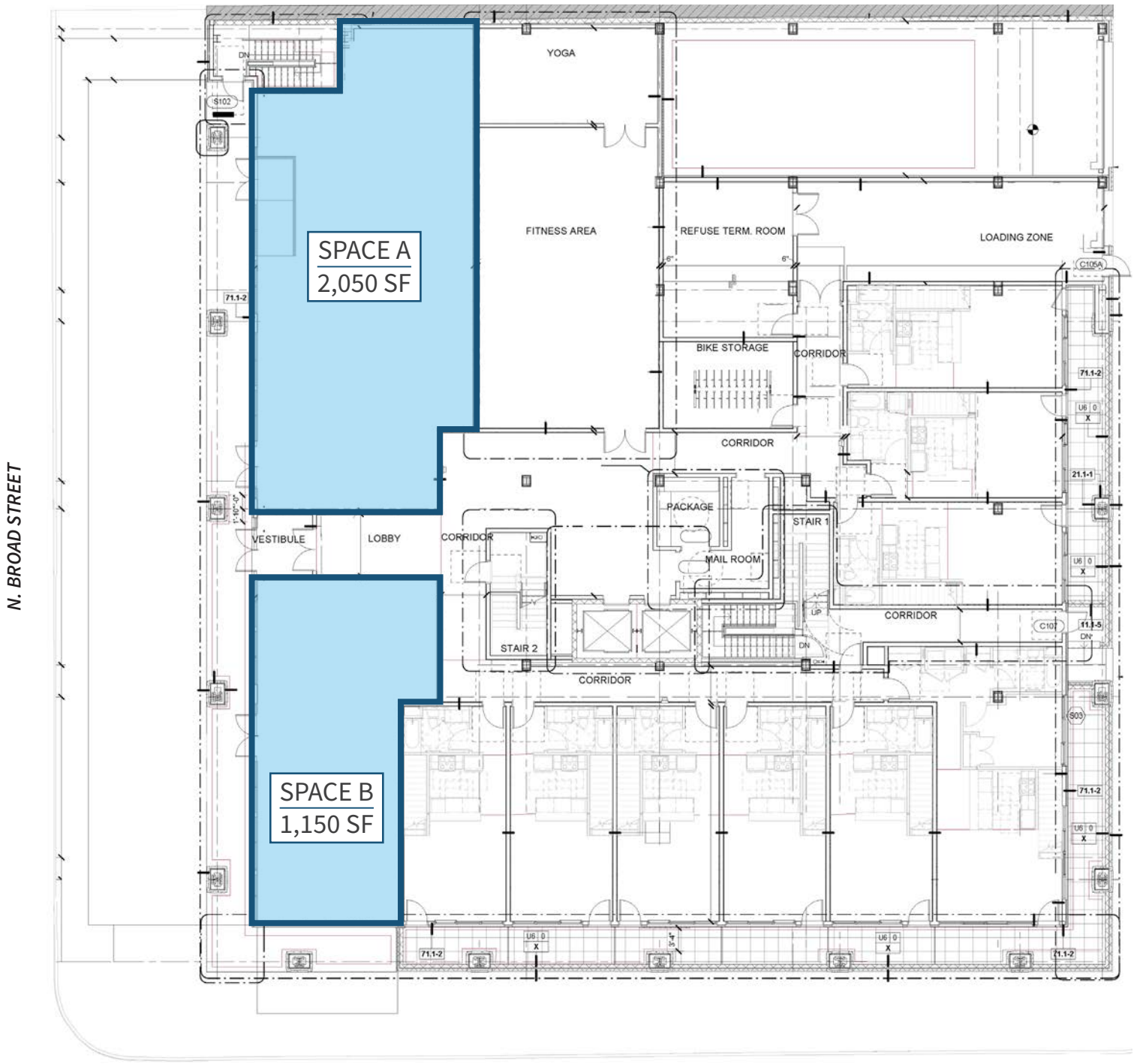
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SITE PLAN



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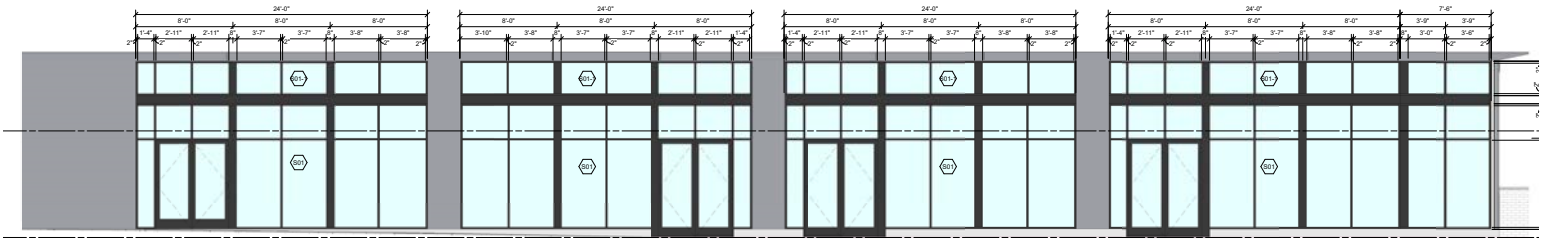
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Elevations



N. Broad Street Elevation



N. Broad Street Storefront

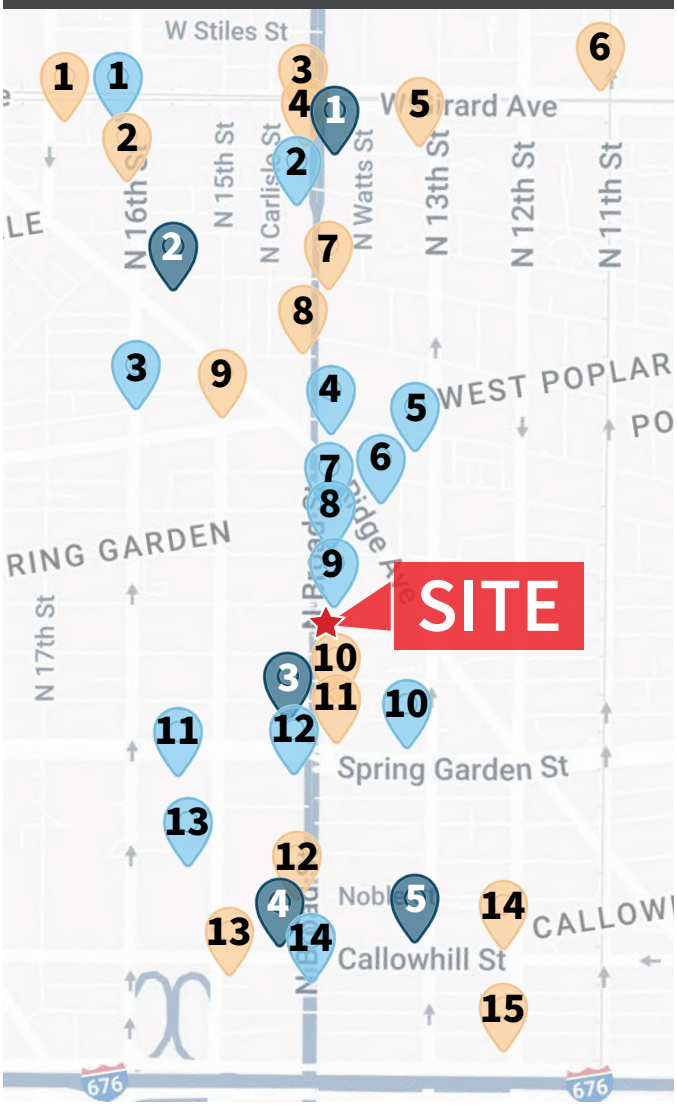
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N Broad St Developments



Under Construction

1	915-923 N Broad St	6,000 SF Retail | 15,000 Sf Office | 70 Units
2	The Maven | 1533 Ridge Ave	23,000 SF | 28 Units | Ground Floor Retail
3	LVL North | 510 N Broad SDt	±110,000 SF Retail | 410 Units
4	Inquire Building | 400 N Broad St	Philadelphia Police Department Headquarters
5	The Hannah | 1306 Callowhill St	±3,000 SF Retail | 181 Units

Completed

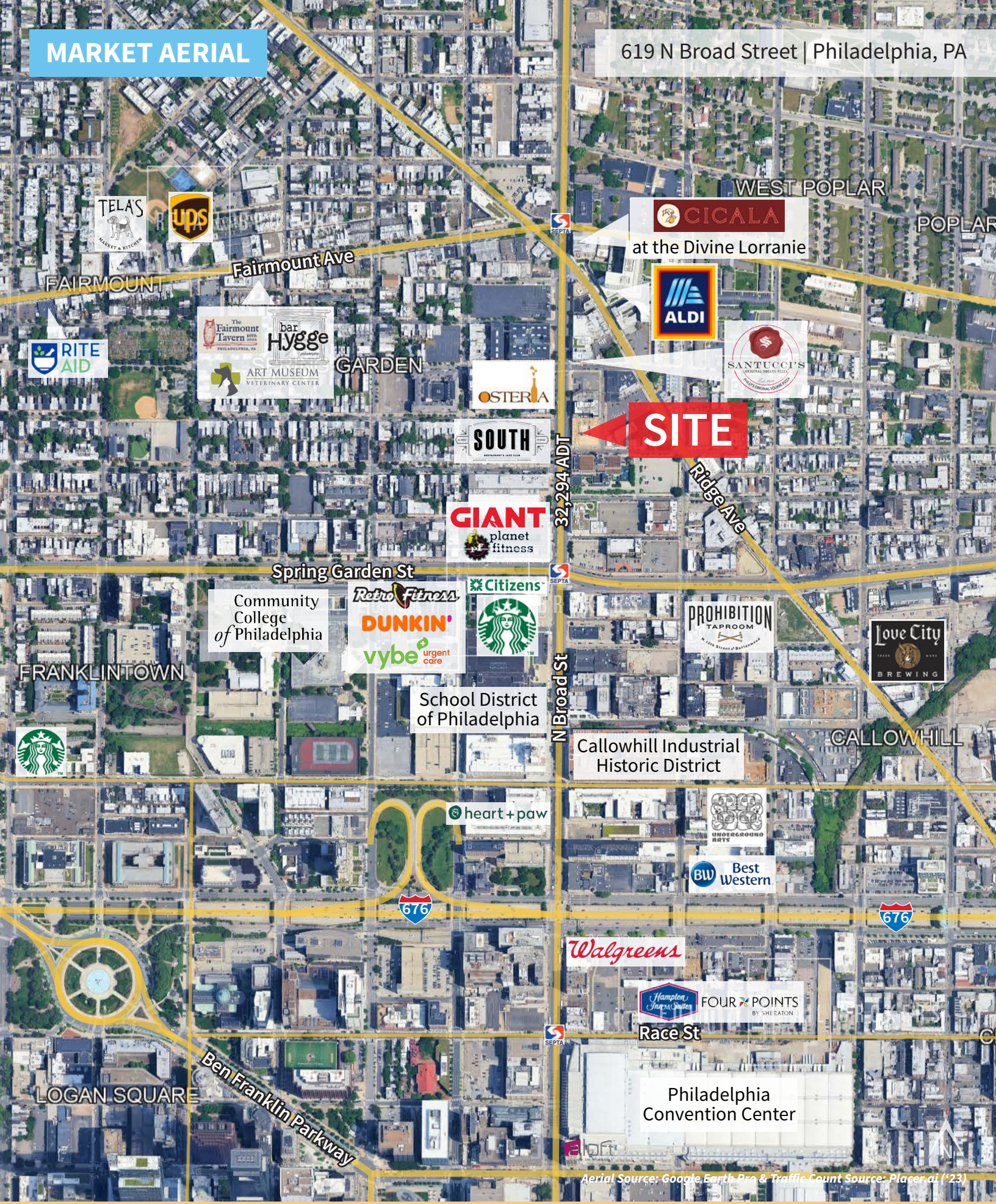
1	The Civic | 1600-50 W Girard Ave	33,000 SF Retail | 88 Units
2	The Met | 858 N Broad St	Entertainment Venue
3	The HQ | 710 N 16th St	35,000 SF | 30 Units
4	Divine Lorrain 699 N Broad St	7,000 SF Retail | 101 Units
5	1300 Fairmount Ave	25,000 SF Retail | 478 Units
6	Venture Commons | 1357 Ridge Ave	±3,000 SF Retail | 50 Units
7	Studebaker | 667 N Broad St	±43,000 SF Retail | 20 Units
8	655 N Broad St	18 Units
9	Stable Lofts | 631 N Broad St	4,500 SF Retail | 41 Units
10	Mural Lofts | 523 N Broad St	56 Units
11	1500 Spring Garden St	1 Million SF Office Building
12	Tower Place | 490 N Broad St	Retail Plaza
13	1520 Hamilton St	576 Units
14	Hanover | 322 & 339 N Broad St	14,000 SF Retail | 449 Units

Proposed

1	The Civic II | 1600-50 W Girard Ave	10,000 SF Retail | 202 Units
2	1609 Poplar St	21 Units
3	922 N Broad St	201 Units
4	906 N Broad St	94 Units
5	1309-25 Cambridge St	46 Units
6	1201 W Girard Ave	166 Units
7	813-823 N Broad St	63 Units
8	800 N Broad St	New Development
9	1501 Fairmount Ave	20,000 SF | 20 Units
10	545 N Broad St	10,000 SF Retail | 108 Units
11	Mural West | 500 N Broad St	290 Units
12	North & Noble Sts	10,000 SF Retail | 344 Units
13	1428 Callowhill St	162 Units
14	1201 Callowhill St	2,000 SF Retail | 140 Units
15	1201-15 Vine St	120 Units

MARKET AERIAL

619 N Broad Street | Philadelphia, PA



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)