EQUITY CRE

FOR LEASE

FORMER RITE AID

730-732 Market Street,
Philadelphia, PA 19106

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TRANSPORTATION ORIENTED | **TOURIST HUB** | **ACADEMIC CENTER** | **HISTORICALLY SIGNIFICANT**

PROPERTY OVERVIEW

730-732 MARKET ST, PHILADELPHIA, PA 19106

For Sale or Lease

PRIME LOCATION

7,600 SF Available

OCCUPANCY
VACANT

FRONTAGE
48’

LOT SIZE (SF)
7,600 SF

This is a rare opportunity to acquire a 7,600 sq.ft. building at one of the most renowned and vibrant locations in Center City Philadelphia. The CMX-5 zoning allows for a diverse range of residential and commercial uses.

A booming hub at the epicenter of Center City, Philadelphia's fastest-growing neighborhood.

Situated directly next to the 8th and Market SEPTA/PATCO station entrance, the property boasts exceptional access to public transportation to the Market/Frankford Line, PATCO's Lindenwold Line, the Broad Ridge Line, and Concourse access to Regional Rail Lines.



Market Overview



Market Overview

Bird's Eye Aerial | Center City, Philadelphia, PA



The right space. The right move.

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

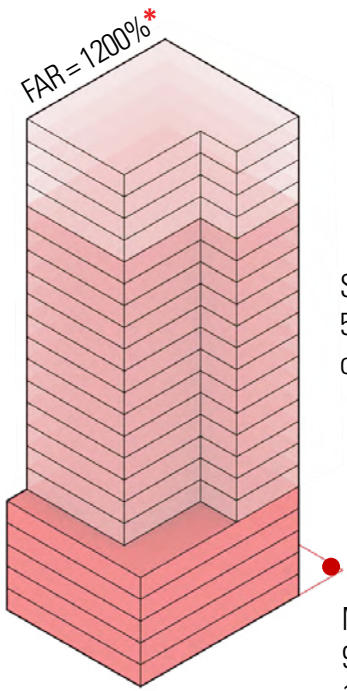
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Zoning Overview

CMX-5

Table 14-701-3: Dimensional Standards for Commercial Districts

Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%	
Min. Side Yard Width	If used: Buildings ≤ 4 stories with three of fewer dwelling units = 5 ft.; Others = 8 ft.	
Max. Floor Area Ratio	1200%* With additional bonuses	1600%** For certain lots within Center City University City, with additonal bonuses



Sky plane controls 14-701(5)(b) can add additional flexibility to these requirements

Side: 8' max ; 5' if ≤4 stories or ≤3 dwelling units

Max occupied area: 100% 90% if ≤5 stories or 1+ dwelling unit

USES ALLOWED IN CMX-5 DISTRICTS

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-5	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	N	
Two-family	N	
Multi-family	Y	
Group Living (except as noted below)	Y	
Personal Care Home	Y	14-603 (11)
Single-Room Residence	Y	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	Y	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-5	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	Y	
Casino	N	
Nightclubs and Private Clubs	Y	14-603 (18)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	Y	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	[6]	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)



DEMOGRAPHICS

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using weighted block centroid from block groups

730-732 Market St, Philadelphia, PA 19106		0.25 Mile Radius	0.5 Mile Radius	1 Mile Radius
Population	2024 Estimated Population	4,815	20,510	82,334
	2029 Projected Population	4,787	20,188	83,075
	2020 Census Population	4,606	19,692	75,677
	2010 Census Population	3,554	16,064	59,559
	Projected Annual Growth 2024 to 2029	-0.1%	-0.3%	0.2%
	Historical Annual Growth 2020 to 2024	-	1.0%	2.2%
	2024 Median Age	39.5	38.4	36.1
Households	2024 Estimated Households	2,426	11,504	46,833
	2029 Projected Households	2,413	11,197	46,678
	2020 Census Households	2,368	11,197	43,819
	2010 Census Households	1,528	8,104	32,403
	Projected Annual Growth 2024 to 2029	-0.1%	-0.5%	-
	Historical Annual Growth 2010 to 2024	4.2%	3.0%	3.2%
Race & Ethnicity	2024 Estimated White	52.3%	57.3%	61.6%
	2024 Estimated Black or African American	22.5%	17.3%	17.6%
	2024 Estimated Asian or Pacific Islander	18.3%	18.7%	13.3%
	2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2024 Estimated Other Races	2.6%	2.7%	3.1%
	2024 Estimated Hispanic	8.8%	7.9%	8.1%
Income	2024 Estimated Average Household Income	$146,946	$157,433	$166,115
	2024 Estimated Median Household Income	$87,607	$91,008	$99,883
	2024 Estimated Per Capita Income	$74,161	$88,774	$94,957
Education (Age 25+)	2024 Estimated Elementary (Grade Level 0 to 8)	4.3%	3.6%	2.2%
	2024 Estimated Some High School (Grade Level 9 to 11)	8.1%	4.7%	2.9%
	2024 Estimated High School Graduate	21.2%	13.0%	10.4%
	2024 Estimated Some College	10.2%	7.2%	7.3%
	2024 Estimated Associates Degree Only	1.4%	2.9%	3.4%
	2024 Estimated Bachelors Degree Only	26.7%	34.8%	35.8%
	2024 Estimated Graduate Degree	28.2%	33.8%	37.9%
Business	2024 Estimated Total Businesses	1,042	3,122	12,109
	2024 Estimated Total Employees	14,030	43,550	180,326
	2024 Estimated Employee Population per Business	13.5	14.0	14.9
	2024 Estimated Residential Population per Business	4.6	6.6	6.8