

# 827 N BROAD STREET Philadelphia 19123

## 13,800 SF CORNER RETAIL W/ PARKING FOR LEASE

- » Located on the signalized corner of N Broad St and Parrish St
- » Frontage on Watts St.
- » 13,800 SF on 24,000 SF lot
- » 7 drive-in doors
- » Pylon signage available
- » Located across the street from The Met Theater and next door to Dunkin' Donuts
- » Zoning: CMX-4
- » Parking lot is currently striped for 19 cars. Additional parking available if loading bays are not used for drive in.
- » Traffic Volume:
  - » N Broad Street: 34,000 AADT



Walk Score **86** **Very Walkable**  
Most errands can be accomplished on foot.

Transit Score **81** **Excellent Transit**  
Transit is convenient for most trips.

Bike Score **82** **Very Bikeable**  
Biking is convenient for most trips.

DEMOGRAPHICS	
Residents within 1 mile	88,084
Average household income	\$89,985
Est. daytime population (workers within 1 mile)	38,355

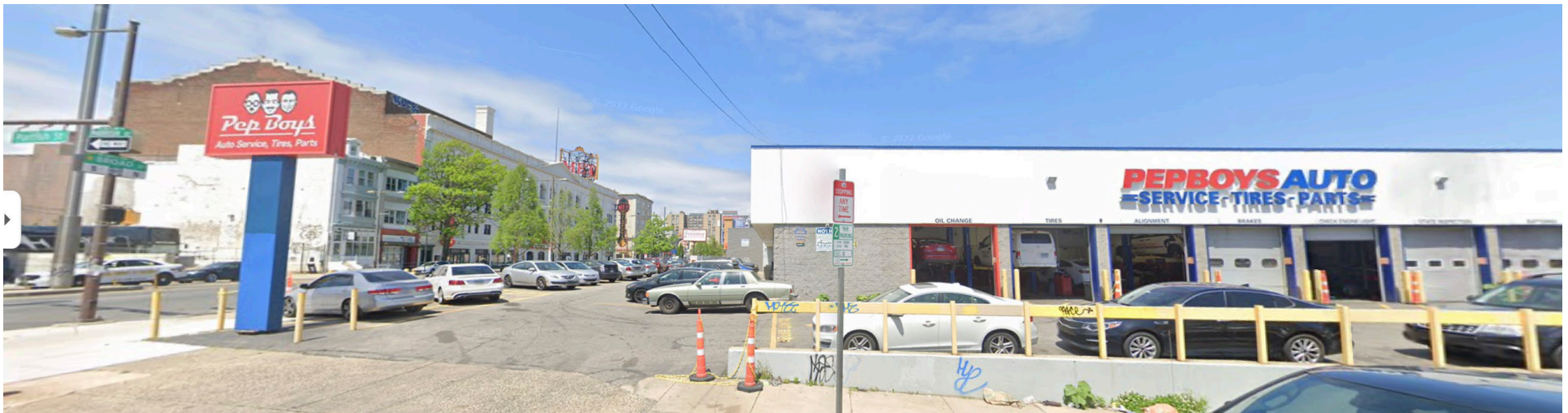
### NEIGHBORS INCLUDE



**VERONICA BLUM** 267.238.1728 ■ [vbllum@mpnrealty.com](mailto:vbllum@mpnrealty.com)

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## Exterior Photos



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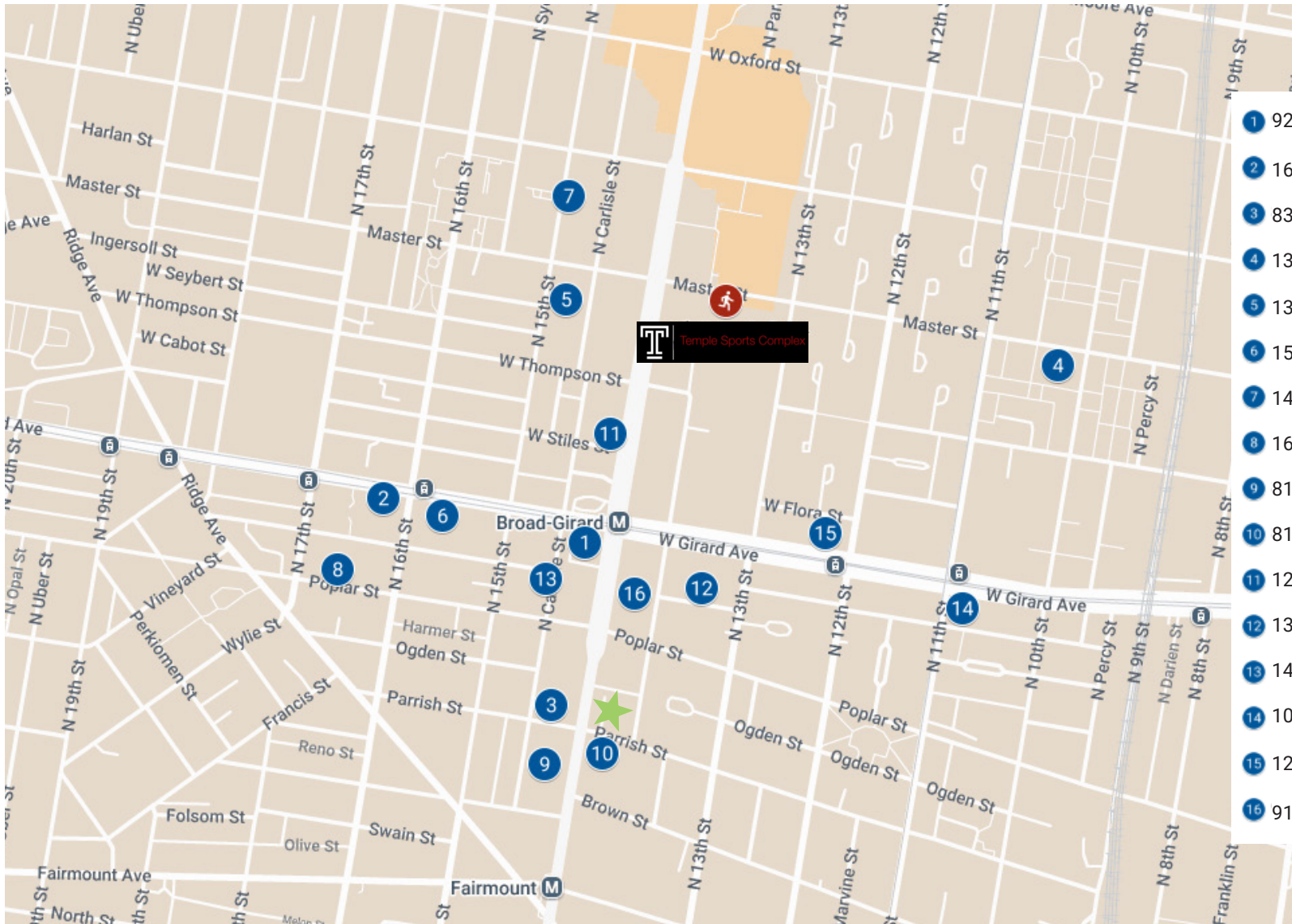
## Aerial Map



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## Residential Development in Close Proximity



- 1 922 N Broad St 196 units
- 2 1600-1650 W Girard Ave 88 units
- 3 836 N Broad St 32 units
- 4 1350 N 10th St 309 units
- 5 1325 N 15th St 64 units
- 6 1522 W Girard Ave 120 units
- 7 1417 N 15th St 72 units
- 8 1617 Poplar St 43 units
- 9 814 N Broad St 11 units
- 10 813 N Broad St 64 units
- 11 1220 N Broad St 294 units
- 12 1309 Cambridge St 46 units
- 13 1420 Cambridge St 23 units
- 14 1000-1038 W Girard Ave 224 units
- 15 1201 W Girard Ave 166 units
- 16 915 N Broad St 70 units

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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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## About the Neighborhood: West Poplar

West Poplar is a well-established, predominantly residential neighborhood in Philadelphia, offering a diverse mix of housing options, including single-family homes, modern developments, and restored rowhouses. The neighborhood also features commercial corridors along Broad Street and Girard Avenue, providing residents with convenient access to local businesses, shops, and restaurants.

West of the railroad tracks, light industrial spaces contribute to the area's unique character and potential for mixed-use redevelopment. Known for its strong sense of community pride and neighborly atmosphere, West Poplar continues to attract homebuyers and investors alike. Its strategic location just north of Center City makes commuting simple and connects residents to the cultural, dining, and retail amenities of Philadelphia's urban core.

Whether you're looking for historic charm, urban convenience, or a neighborhood on the rise, West Poplar offers a compelling blend of community, accessibility, and opportunity.

