

918 N BROAD STREET Fairmount, Philadelphia 19130

RETAIL/RESTAURANT SPACE FOR LEASE ON N. BROAD STREET

- » 3,300 +/- SQ FT of street-level retail space
- » Ceiling height - 14'6"
- » 20' of frontage on N Broad St
- » Lidl located next door coming Spring/Summer 2025
- » Space is ideal for fitness, fast-causal food, medical offices, salons, or other service retail users
- » Existing shaft in place for venting
- » 49 residential units above
- » Possibility for designated staff parking
- » Zoning: CMX-4
- » Fairmount possesses a distinct personality. Fairmount is home to many young families and urban professionals due to its abundant green space; the Neighborhood feel and its proximity to Center City

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

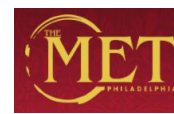
Transit Score **81** **Excellent Transit**
Transit is convenient for most trips.

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 <small>(workers within 1 mile)</small>	38,355



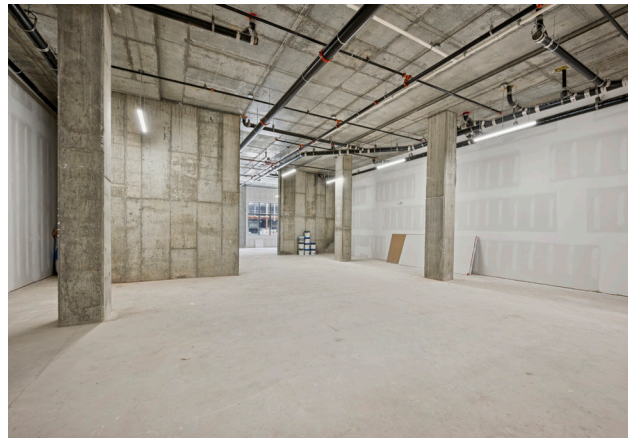
NEIGHBORS INCLUDE



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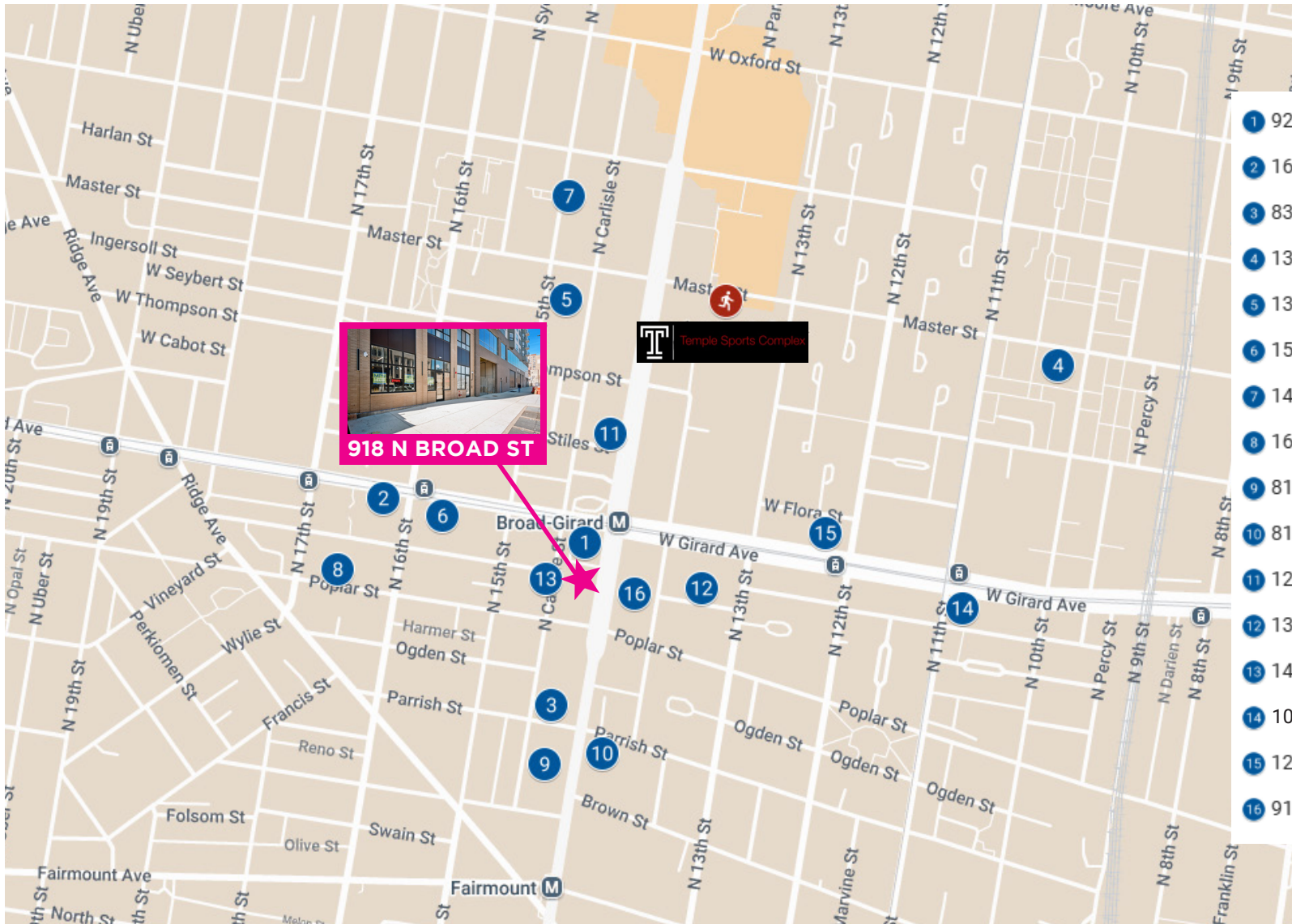
Property Photos



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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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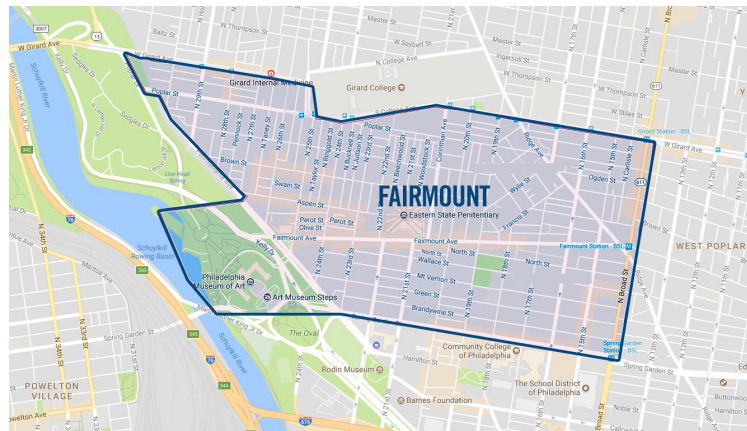
About the Neighborhood: Fairmount

The Fairmount Neighborhood is a residential area with a thriving business corridor, just northwest of Center City. Bordered by Girard Avenue to its north, Broad Street to its east, Spring Garden Street to its South, and the Schuylkill River to its West, the area is a convenient commute to many of the city's cultural attractions. The neighborhood has been increasingly drawing a crowd of young families, students, and professional singles, drawn in by the evolving restaurants, bars, cafes, and green spaces.

Historically anchored by the Philadelphia Water Works, the Eastern State Penitentiary, and Girard College, Fairmount has since built upon those institutions to transform into a charming hub for residents and tourists alike. Since its year-round opening in 2002, the Eastern State Penitentiary has drawn much tourism to the area, greatly contributing to its growing local business scene. The heavy tourism that streams from the Museum District further supplements the area's growing foot traffic.

Fairmount is located at the end of the Benjamin Franklin Parkway, a heavily populated stretch filled with Philadelphia's prominent cultural attractions and museums such as the Philadelphia Museum of Art and the Eastern Franklin Institute of Science. A vast amount of city-wide events, such as the Philadelphia Marathon and the "Made in America" Festival often take place in front of the Art Museum Steps. For this reason, the neighborhood is also often referred to as the "Art Museum Area" for its proximity to and association with the Philadelphia Art Museum.

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