

PRIME CMX-3 MIXED-USE DEVELOPMENT OPPORTUNITY

1109 S BROAD STREET & 1342 WASHINGTON AVENUE | PHILADELPHIA, PA

- **Total Site Area:** 8,560 SF (2 contiguous parcels)
- **Zoning:** CMX-3
- **By-Right Uses:** Multifamily, mixed-use, retail, hospitality, office, medical, parking garage
- **Transit Access:** Broad Street Line (Ellsworth-Federal Station - 1 block)
- **Neighborhood:** South Broad / Avenue of the Arts South

1342 WASHINGTON AVENUE

- ▴ ±6,560 SF Parcel
- 📍 ±50' Washington Avenue Frontage
- 🚗 ±14,000 VPD Exposure

1109 S BROAD STREET

- ▴ ±2,000 SF Parcel
- 📍 ±20' Broad Street Frontage
- 🚗 ±20,000 VPD Exposure



RENDERING



LOCATION DRIVERS

- Adjacent to Lincoln Square, One Thousand One Residences, Marine Club
- Surrounded by **1,300+ existing and planned residential units**

SURROUNDING RETAIL

PETSMART



CHASE

Wonder

TARGET

GIANT



SPROUTS FARMERS MARKET

Fulton Bank

FINE WINE & GOOD SPIRITS

insomnia cookies

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WASHINGTON AVE

RENDERINGS



50' Frontage

BROAD STREET

20' Frontage



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