

BROAD + NOBLE

435 North Broad Street, Philadelphia, PA



Toll Brothers
APARTMENT LIVING



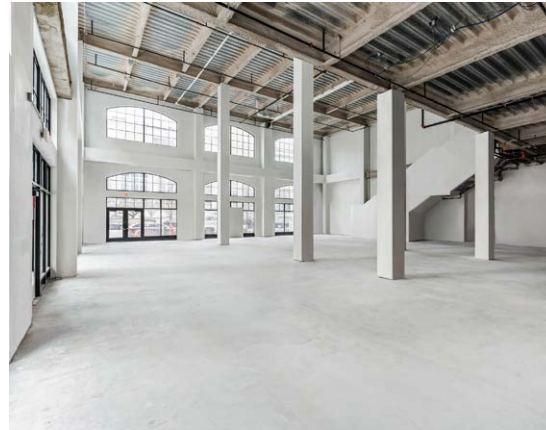
Restaurant & Retail
Available Now

3,842 SF & 6,804 SF Available

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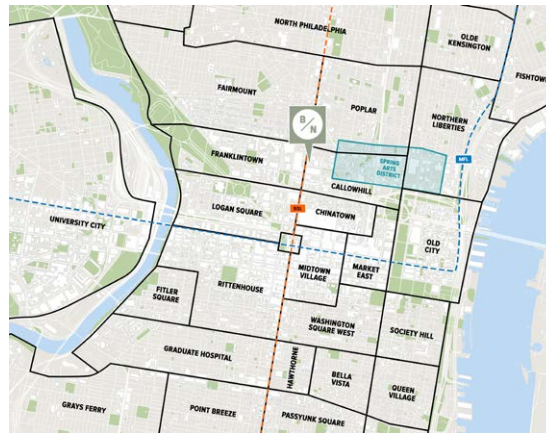
2 Available Spaces



4 Residential Photos



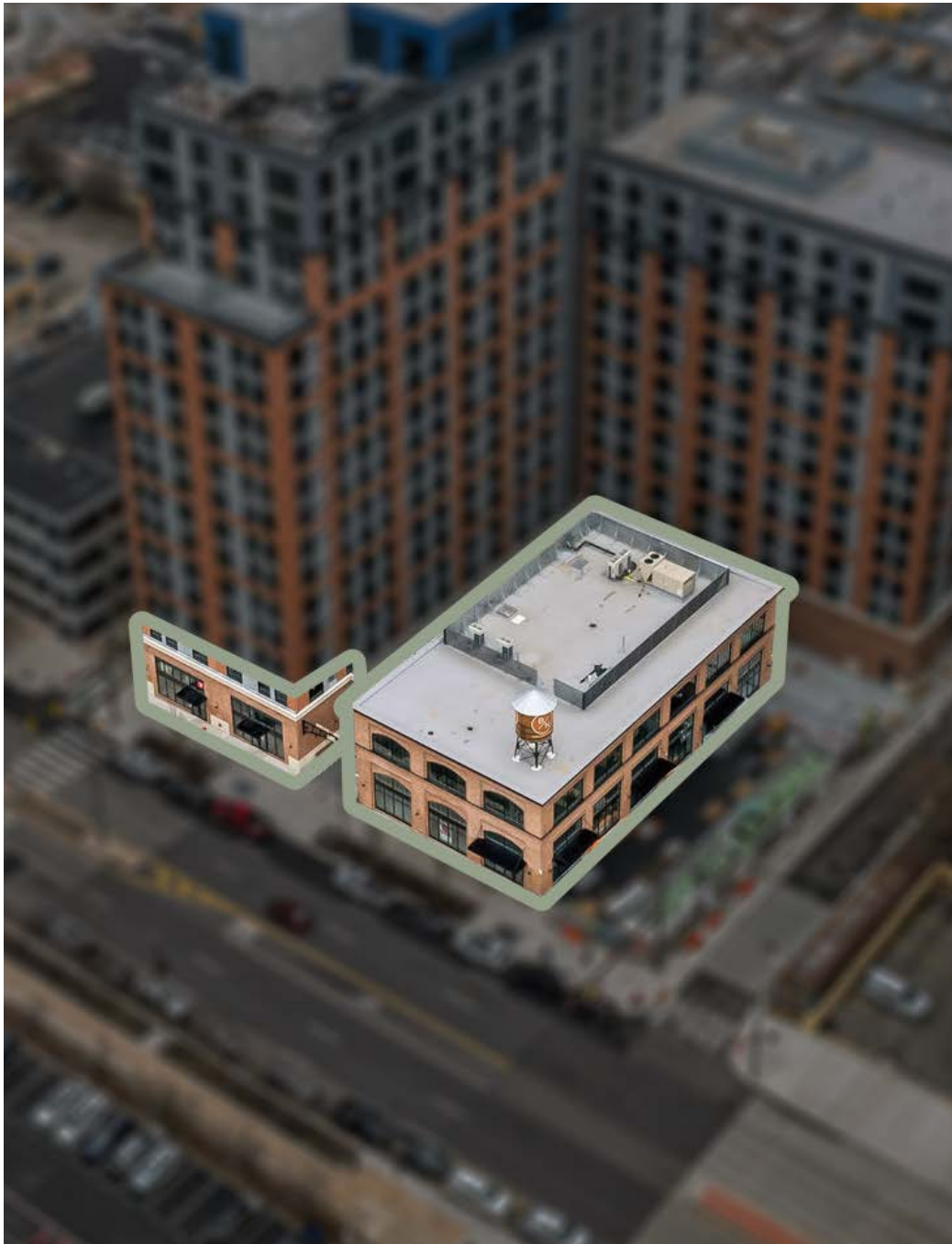
5 Neighborhood



6 Maps



10 Demographics



PROPERTY OVERVIEW

- Ground floor retail/restaurant opportunity fronting North Broad Street at the new Toll Brothers 344-unit apartment complex
- Outdoor patio seating fronting the Rail Park
- Located within a Qualified Opportunity Zone

Owned by:

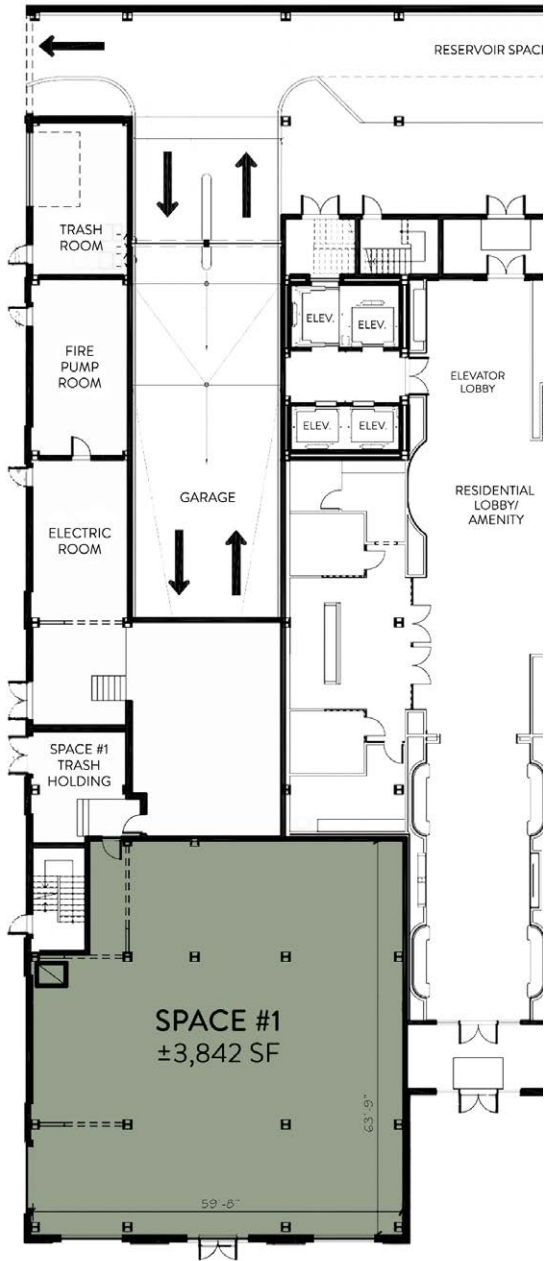
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APARTMENT LIVING

Leased by:

 **METRO**
COMMERCIAL

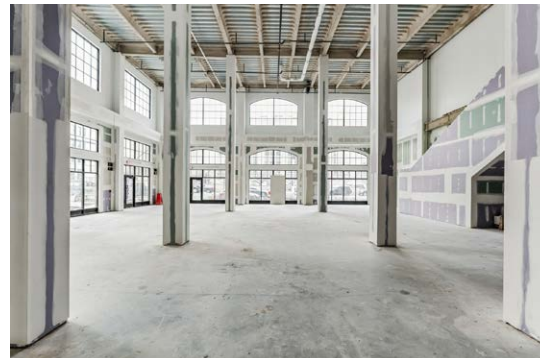
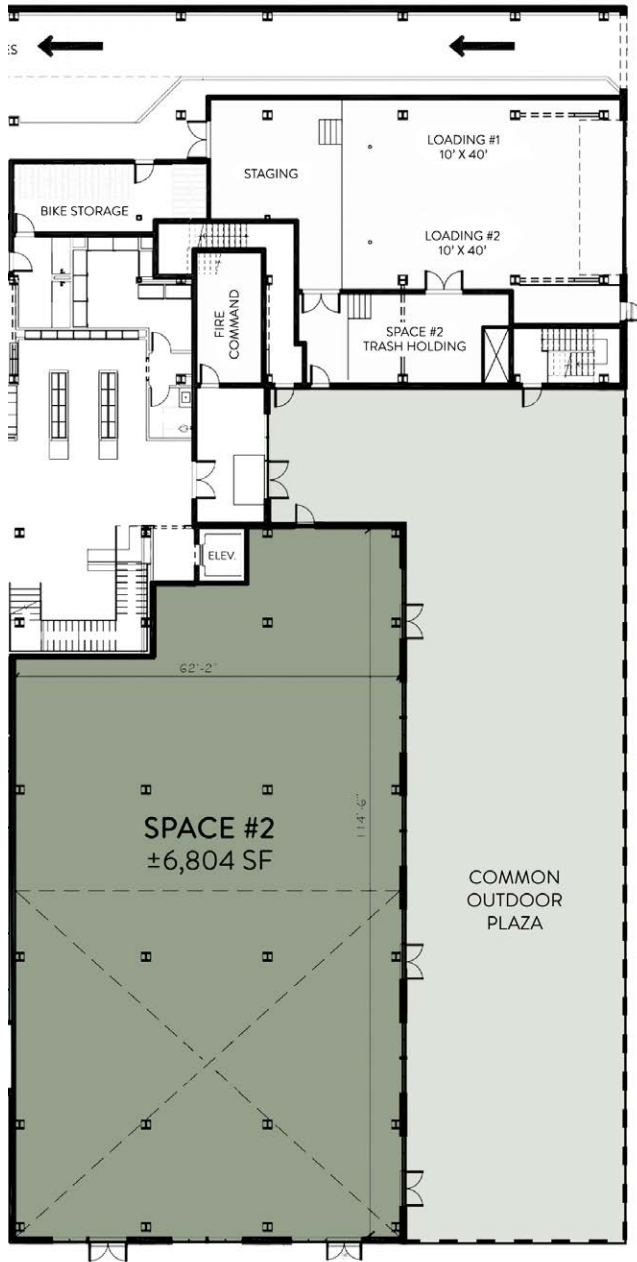
Managed by:

 **BOZZUTO**

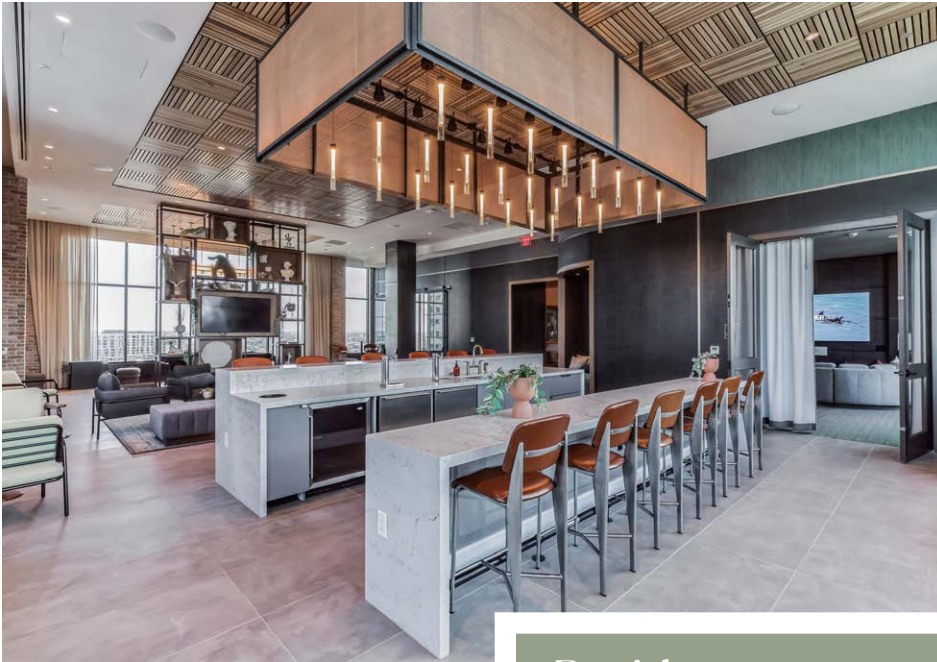


Inviting space with abundant natural light. Ideal uses include café, fitness, restaurant, cocktail bar and financial

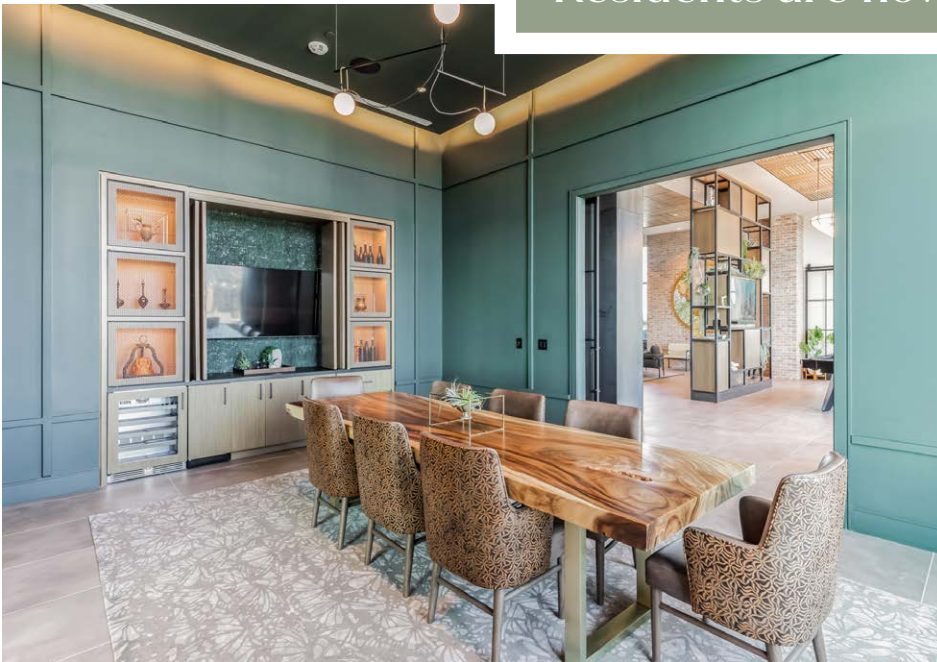
Property Photos



Monumental ceiling heights and inviting patio space allows multi-season operations



Residents are now taking occupancy!





Attractions:

- The Rail Park
- The Metropolitan Opera House
- Franklin Music Hall
- Underground Arts
- Union Transfer
- The Trestle Inn
- Matthias Baldwin Park
- PhilaMOCA
- Philadelphia Museum of Art
- The Barnes Foundation



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NEIGHBORHOOD

With a host of stylish loft apartments and factory conversions, the Callowhill neighborhood has earned its nickname "Loft District." Home to some of the city's best live music venues, a steady-growing restaurant identity, and a fascinating cluster of independent art venues, there will never be a dull moment.

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NEIGHBORHOOD MAP



NOTABLE AREA RESIDENTIAL UNITS

1	Hanover North Broad Apartments	400
2	The Hamilton	600
3	Tower Place Luxury Apartments	204
4	LVL North Apartments	184
5	Divine Lorraine Apartments	121
6	Mural Lofts	59
7	545 N. Broad Street	108
8	Broadridge	478
9	Lofts 640	265
10	The Heid Building	96
11	Stable Lofts	41
12	655 North Broad Street	18
13	The HQ	30
14	Goldtex	163
15	Broad & Noble	344
16	The Maven	28
17	The Hannah	181
18	Freedom Lofts	23

UNDER CONSTRUCTION RESIDENTIAL UNITS

1	922 N. Broad Street	201
2	Vine Street Apartments	120

PROPOSED RESIDENTIAL UNITS

1	619 N Broad Street	410
2	1201 Callowhill Street	65
3	1428-38 Callowhill Street	162
4	1501-5 Fairmount Avenue	20
5	813-823 N. Broad Street	63
6	Legendary Blue Horizon	208

RESIDENTIAL MAP



RETAIL MAP





ZOOM MAP



DEMOGRAPHIC HIGHLIGHTS

*Esri 2024

263,025

Population
(2 Mile Radius)

\$130,796

Average Household
Income

33.5

Median Age

\$510,036

Average Home Value

0.92%

Population Growth
(2010-2020)

18,072

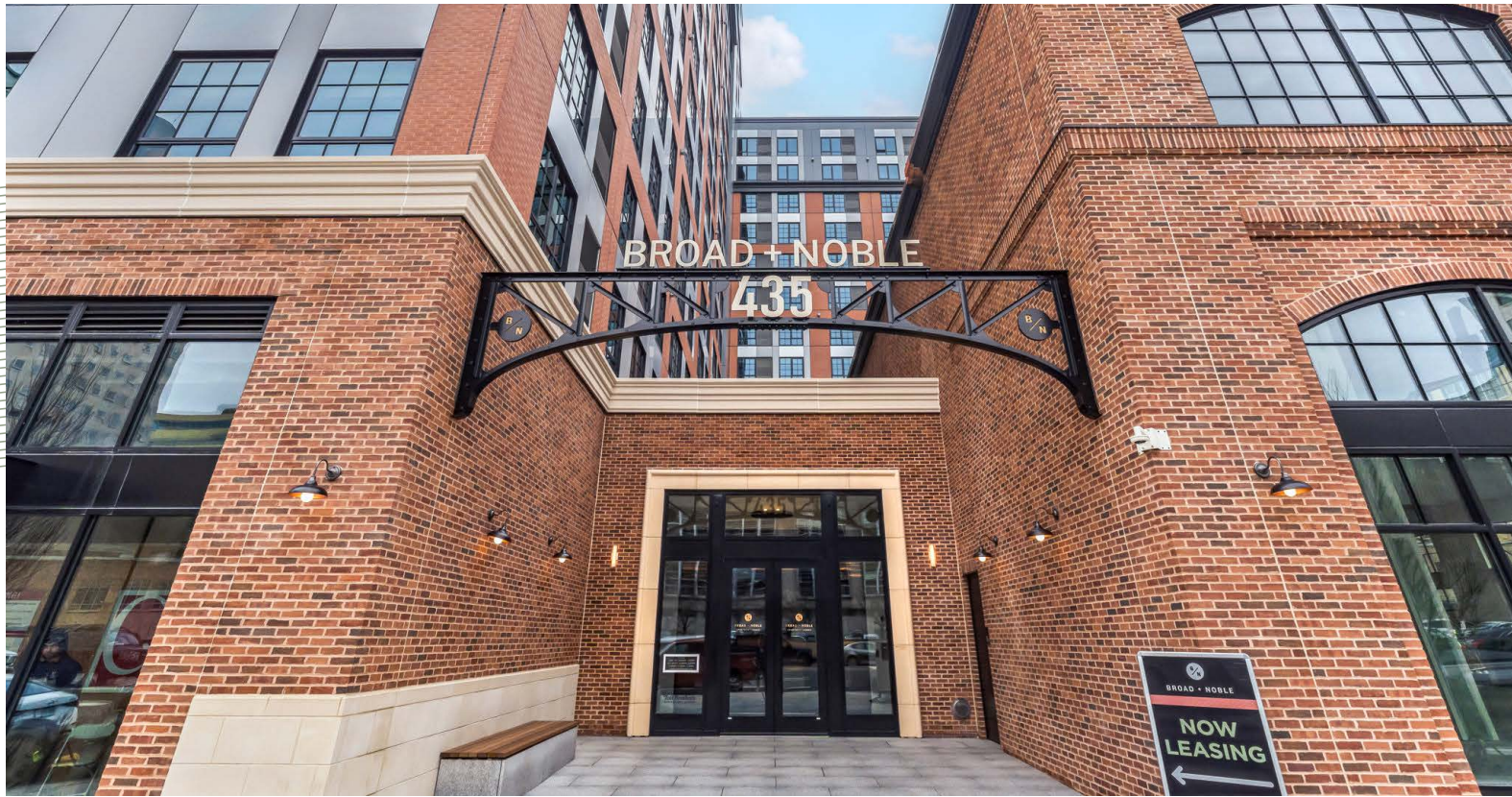
Open Business
(2 Mile Radius)

326,461

Employees
(2 Mile Radius)

503,279

Daytime Population



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