

# THE VANTAGE PHILADELPHIA, PA

1717 N 12TH STREET

UP TO ±10,710 SF (DIVISIBLE) AVAILABLE FOR LEASE

PHILADELPHIA MSA

NEARBY RETAILERS



FIVE GUYS honeygrow

LOCATED ON TEMPLE UNIVERSITY'S CAMPUS (30,530 STUDENTS / 7,264 FACULTY & STAFF)



LEASED BY:



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

OWNED & MANAGED BY:



THE  
GOLDBERG  
GROUP

get in touch.

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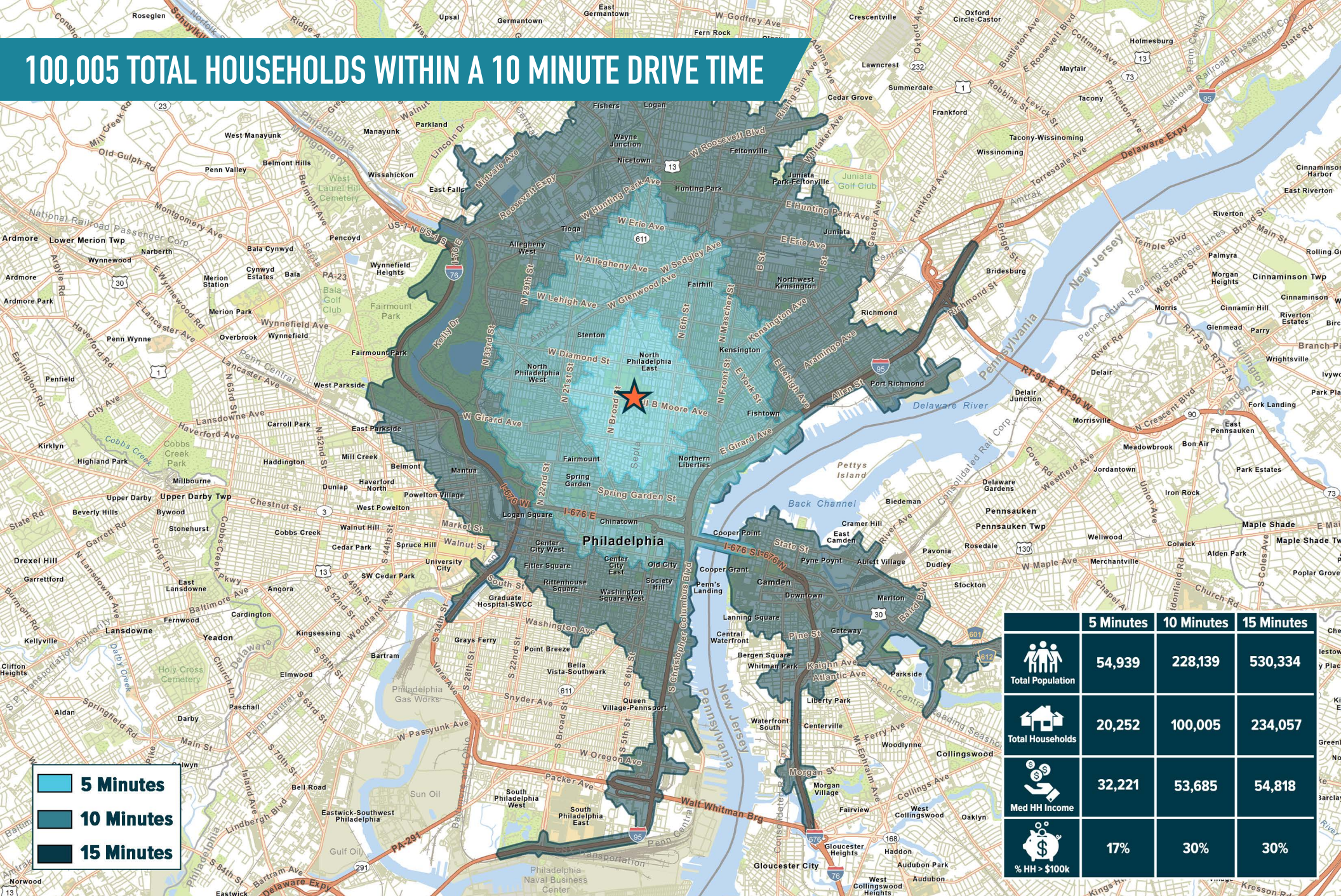
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# 100,005 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



■ 5 Minutes  
■ 10 Minutes  
■ 15 Minutes

	5 Minutes	10 Minutes	15 Minutes
Total Population	54,939	228,139	530,334
Total Households	20,252	100,005	234,057
Med HH Income	32,221	53,685	54,818
% HH > \$100k	17%	30%	30%

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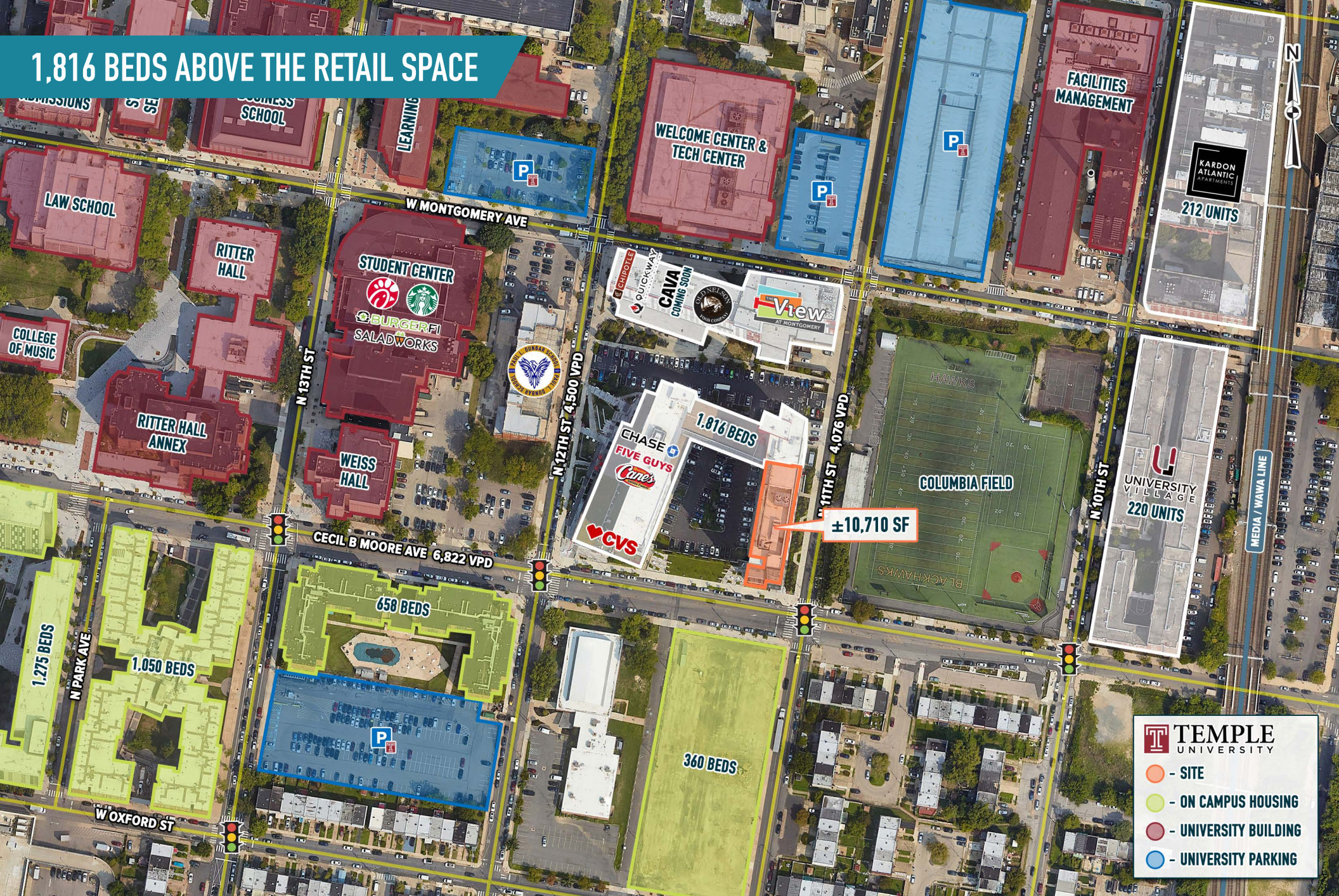
# CLOSE PROXIMITY TO N BROAD ST (21,255 VPD)



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# 1,816 BEDS ABOVE THE RETAIL SPACE



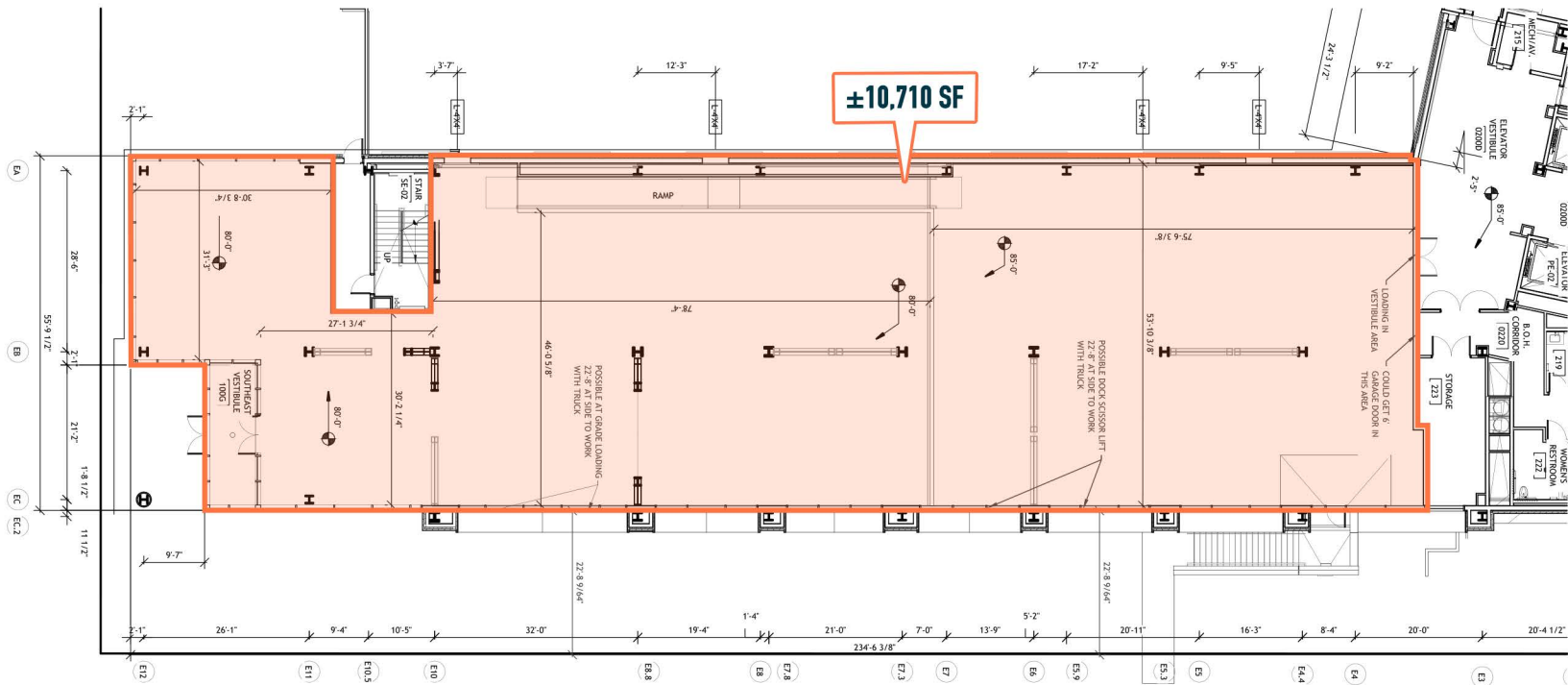
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# FLOOR PLAN



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# PROPERTY PHOTOS



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