

FORMER WENDY'S

±3,871 SF First Floor with ±1,500 Mezzanine & Basement

2037 S. Broad Street, Philadelphia, PA 19148

EQUITY CRE

For Sale or Lease | Highly visible corner location in South Philadelphia



PROPERTY FEATURES & DETAILS

- **Zoning:** CMX-2
(permitted uses include retail, banks, restaurants, offices, residential and more)
- **Land Area:** ±4,081 SF
- **Frontage:** ±27 feet on Broad St, ±150 feet on Snyder Ave.
- **Exposure:** Excellent — prominent visibility and tremendous signage from Broad St & Snyder Ave
- **Traffic Counts:** South Broad St — 23,327 ADT
Snyder Ave — 7,922 ADT
- **Sale Price:** Call for Details | **Lease Price:** Call for Details
- **Property Taxes:** \$22,500 (estimate for 2022)
- **Current Lease:** The property is currently leased to Wendy's. Lease expires 7/31/2026. Leased on NNN basis and available for sub-lease.
- **Trade Area:** The property is located at the corner of South Broad Street and Snyder Avenue, in the heart of South Philadelphia. With national retailers, bus and subway stops, and South High School, there is significant vehicle and pedestrian traffic morning to night.
- **Subway Station:** Heavily trafficked Snyder Station Subway Line entrance at the base of the Property
- **Existing Kitchen:** Excellent additional prep kitchen or storage potential in basement (which is also sprinklered)

CONTACT

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Existing kitchen infrastructure in place:

- Two ansul/hood systems in place for venting
- French fry cooking system in place
- One large walk in cooler, two small walk in coolers
- Prep kitchen
- Heavy grease trap infrasture
- Mop sink
- Employee break room



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Demographics	0.25 Mile	0.5 Mile	1 Mile	2 Mile
Population	6,373	29,684	101,003	217,677
Average HHI	\$93,831	\$102,665	\$104,267	\$137,663
Adj Daytime Demos (16 yrs+)	4,336	14,057	42,883	200,050

Demographic Data Source: Applied Geographic Solutions, 2024 (REGIS)