



1200 LOCUST STREET | PHILADELPHIA, PA 19107

PROPERTY DESCRIPTION

- Location** 1200 Locust Street
Philadelphia, PA 19107
- Size / SF Available** +/- 7,045 SF
- Sale Price** Call for information
- Property / Area Description**
- Fully built-out Medical Office Building located in heart of Center City
 - 4 Stories
 - Medical Building Consists of two entrances, one operating room, multiple private offices, two reception areas, and multiple exam rooms
 - Income producing property with tenant in place
 - Existing elevator shaft
 - 1 block from 12/13th & Locust Street PATCO Station
 - Zoning: CMX-1

Contact Us

Sean Kelly
Senior Advisor
856.630.5806
sean.kelly@wolfcre.com

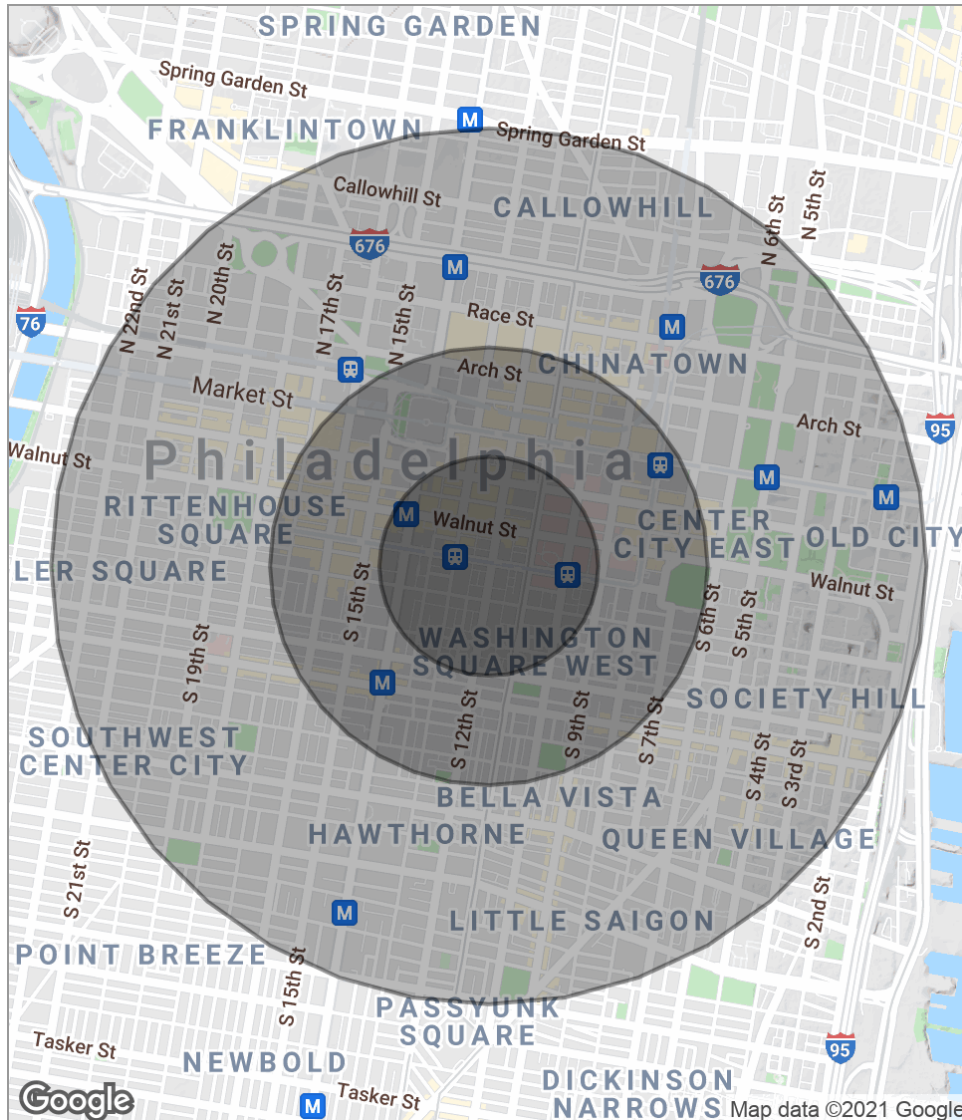
Phil Costa
Senior Advisor
609.680.4942
phil.costa@wolfcre.com



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DEMOGRAPHICS MAP



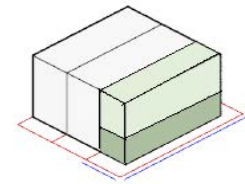
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	7,145	23,438	76,969
Median age	31.1	33.2	35.4
Median age (male)	34.5	34.6	36.4
Median age (Female)	28.9	31.6	34.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	4,483	14,029	43,148
# of persons per HH	1.6	1.7	1.8
Average HH income	\$63,577	\$75,414	\$83,294
Average house value		\$389,524	\$416,421

** Demographic data derived from 2010 US Census*

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CMX-1 ZONING | NEIGHBORHOOD COMMERCIAL MIXED-USE

CMX-1



All dimensions based on residential adjacent zoning districts.

Y = Yes permitted as of right | S = Special exception approval required | N = Not allowed (expressly prohibited)
Uses not listed in this table are prohibited.

CMX-1

Residential Use Category	
Household Living (as noted below)	
Single-family	[1]
Two-family	[1]
Multi-family	[1] [2]
Group Living (except as noted below)	N
Personal Care Home	N
Single-Room Residence	N
Parks and Open Spaces Use Category	
Passive Recreation	Y
Active Recreation	S
Public, Civic, and Institutional Use Category	
Day Care (as noted below)	
Family Day Care	Y
Group Day Care	Y
Day Care Center	S
Educational Facilities	N
Fraternal Organization	N
Hospital	N
Libraries and Cultural Exhibits	Y
Religious Assembly	Y
Safety Services	Y
Transit Station	Y
Utilities and Services, Basic	S
Wireless Service Facility (as noted below)	
Freestanding Tower	S
Building or Tower-Mounted Antenna	Y
Office Use Category	
Business and Professional	Y[5]
Medical, Dental, Health Practitioner (as noted below)	
Sole Practitioner	Y[5]
Group Practitioner	S[5]
Government	Y[5]
Retail Sales Use Category	
Building Supplies and Equipment	Y[5]
Consumer Goods (except as noted below)	Y[5]
Drug Paraphernalia Sales	N
Gun Shop	N
Food, Beverages, and Groceries	Y[5]
Pets and Pet Supplies	Y[5]
Sundries, Pharmaceuticals, and Convenience Sales	Y[5]
Wearing Apparel and Accessories	Y[5]
Commercial Services Use Category	
Animal Services (except as noted below)	Y[5]
Boarding and Other Services	N
Assembly and Entertainment (except as noted below)	N
Amusement Arcade	N
Casino	N

Max. Occupied Area	CMX-1 Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts in order to match the neighborhood surroundings. [1]
Min. Front Yard Depth	
Min. Side Yard Width	
Min. Rear Yard Depth	
Max. Height	

Nightclubs and Private Clubs	N
Pool or Billiards Room	N
Building Services	N
Business Support	Y[5]
Eating and Drinking Establishments (as noted below)	
Prepared Food Shop	S[5]
Take-Out Restaurant	N
Sit Down Restaurant	N
Financial Services (except as noted below)	Y[5]
Personal Credit Establishment	N
Funeral and Mortuary Services	S[5]
Maintenance & Repair of Consumer Goods (except as noted below)	Y[5]
On-Premise Dry Cleaning	Y[5]
Marina	N
Parking, Non-Accessory (as noted below)	
Surface Parking	N
Structured Parking	N
Personal Services (except as noted below)	Y[5]
Body Art Service	N
Fortune Telling Service	N
Radio, Television, and Recording Services	N
Visitor Accommodations	N
Commissaries and Catering Services	N
Commercial Vehicle Sales and Rental	N
Personal Vehicle Repair and Maintenance	N
Personal Vehicle Sales and Rental	N
Vehicle Fueling Station	N
Vehicle Equipment and Supplies Sales and Rental	N
Moving and Storage Facilities	N
Wholesale Sales and Distribution	N
Industrial Use Category	
Artist Studios and Artisan Industrial	N
Research and Development	N
Urban Agriculture Use Category	
Community Garden	Y
Market or Community-Supported Farm	Y

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ADDITIONAL PHOTOS



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