

Broad Street Realty Inc. (“Broad Street”) is an owner and developer of retail-based and mixed-use properties where we are guided by our obsession of connecting people and places.



Minimum Transaction Size
\$10,000,000

Asset Type

Open-air neighborhood & community shopping centers primarily anchored by grocery but will also consider value-oriented, fitness, and other necessity-based anchors. Additional emphasis on long-term repositioning or densification opportunities.

Risk Profile

Core-plus and “light” value-add.

Location

We pursue best-in-submarket locations: timeless corners, high traffic thoroughfares, excellent or great locations in the primary retail corridor(s) with easy site access and strong visibility.

Submarkets

Increasing populations and incomes, compelling job growth, and strong economic drivers.

Submarkets that are the 1st or 2nd choice of new retailers coming to the market. Special emphasis on proximity to major public high education centers.

Return Expectations

We solve for risk-adjusted, stabilized yield-on-cost returns of 7.0% or higher
Focus on current, sustainable and increasing cash flows

GEOGRAPHIC AREAS

Mid-Atlantic

- Washington, DC MSA
- Baltimore
- Philadelphia
- Richmond
- Hampton Roads

Southeast

- Carolinas – Charlotte, Raleigh-Durham-Chapel Hill, Greenville (SC)
- Georgia – Atlanta
- Florida – Tampa, Orlando, Jacksonville, Miami-Ft. Lauderdale

Colorado

- Denver
- Fort Collins
- Boulder
- Colorado Springs

Interior Markets

- Columbus, OH
- Nashville, TN

University Towns

- with at least 10,000 students or highly selective admissions

Will consider other markets on a select basis.

CONTACT INFORMATION

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