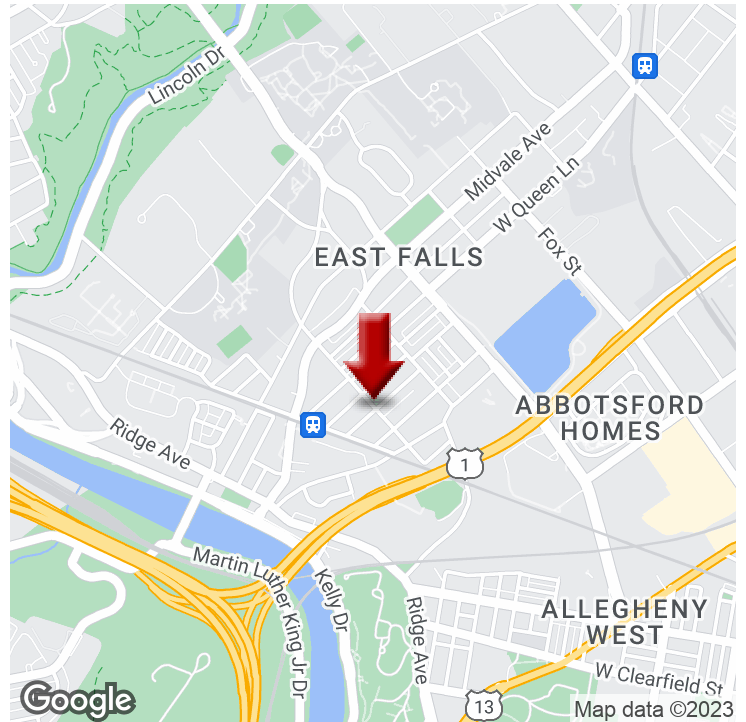


RETAIL FOR LEASE

3500 Sunnyside Ave, Philadelphia, PA 19129



OFFERING SUMMARY

AVAILABLE SF:	870 - 1,058 SF
LEASE RATE:	\$20.00 SF/yr (NN)
BUILDING SIZE:	16,000 SF

PROPERTY OVERVIEW

One of a kind Luxury Newly renovated mixed-use building, originally an 1876 warehouse. The property is home to 11 Luxury Apartments, Professional Tenants, Retails Tenants, and underground parking. The neighborhood has a bustling commercial presence including restaurants, schools, doctors, bars, and more. Future plans to renovate the main sidewalk frontage, add trees and planters, and utilize outdoor spaces.

PROPERTY HIGHLIGHTS

- Street retail w/ terrific neighborhood atmosphere
- Regional Access: I-76, Kelly Drive, City Ave, Roosevelt Blvd, Ridge Ave, Henry Ave
- Bustling Retail / Professional City Block (Restaurants, Childcare, Doctors office(s), Professional)
- 11 Luxury Apartments above retail space
- Parking Available

KW COMMERCIAL
2401 Walnut Street,
6/F
Philadelphia, PA 19103

BEAU MCGETTIGAN
O: 215.360.3560
C: 484.459.7882
bmack@kwcommercial.com

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LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	870 - 1,058 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
C1	Available	1,058 SF	Modified Net	\$20.00 SF/yr	C1 - This space was most recently used as a Physical Fitness Personal Training Studio. Well suited for similar use or as use that fits into the health and wellness sector including family practice, professional office, optical/eyewear/ bicycle shop, fitness studio, dry cleaners drop-off, etc.
C4	Available	870 SF	Modified Net	\$20.00 SF/yr	C4 - This space was previously used as a Yoga studio and is ideally suited for similar use. High ceilings, natural light, vinyl wood-finish floors, neutral paint, make this space a turnkey operation and ready for use immediately.

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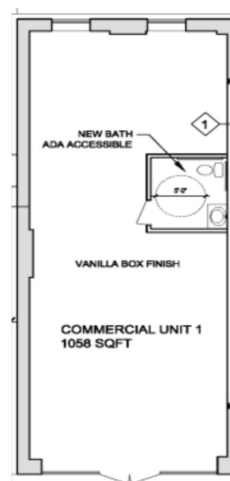
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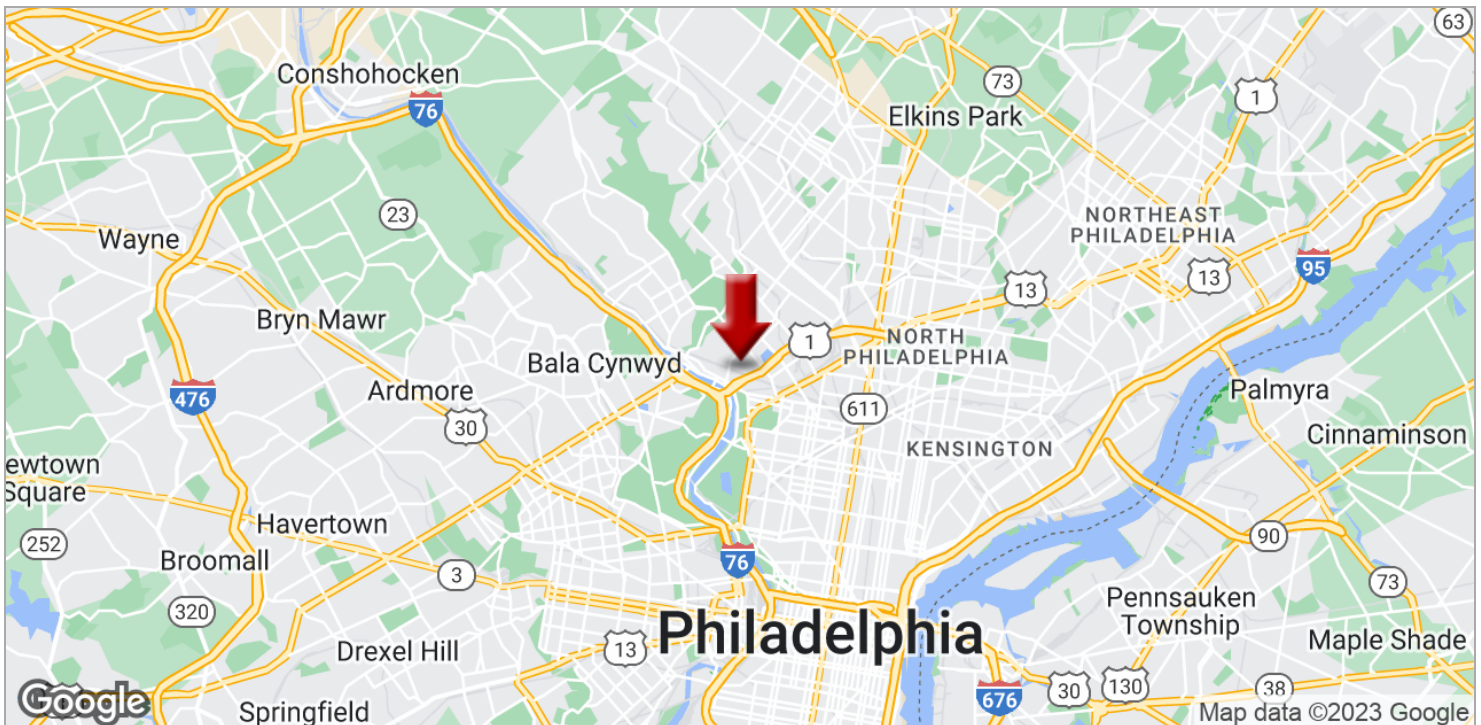
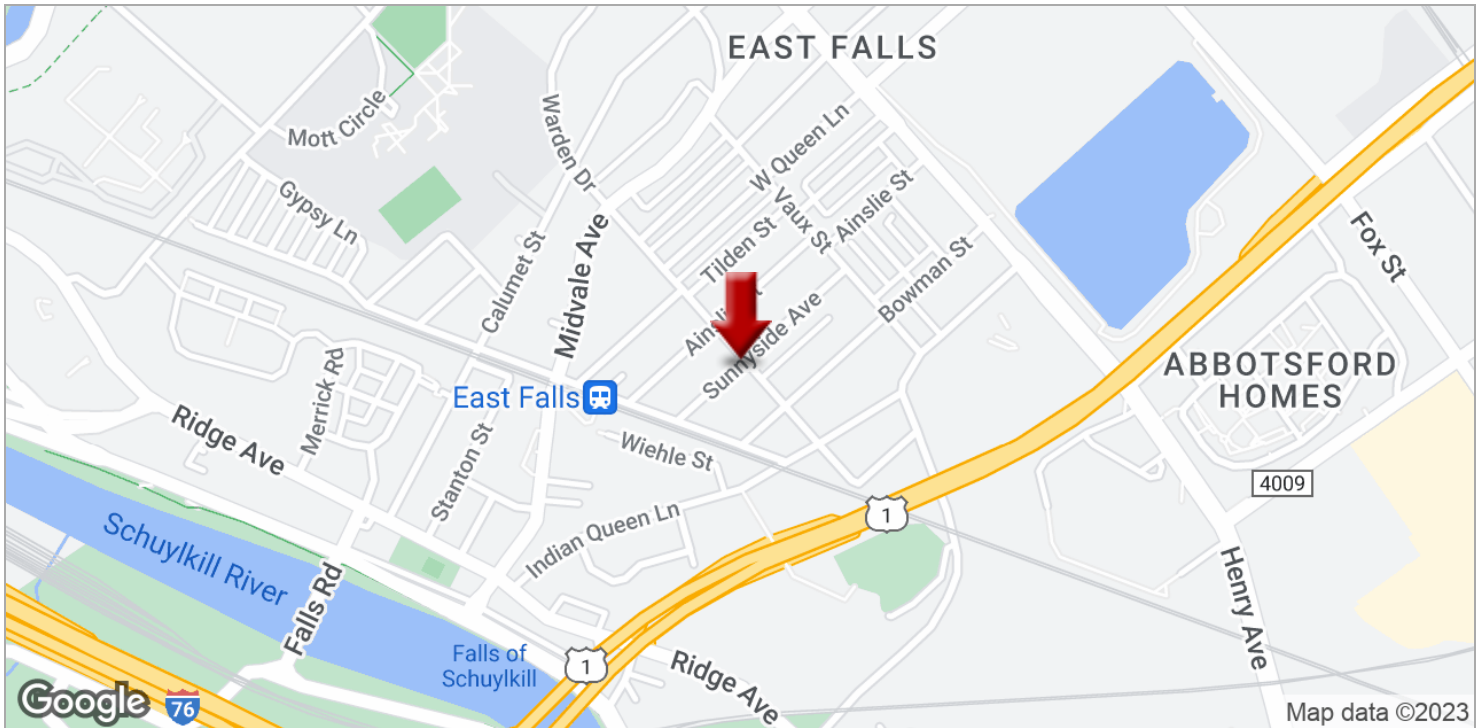
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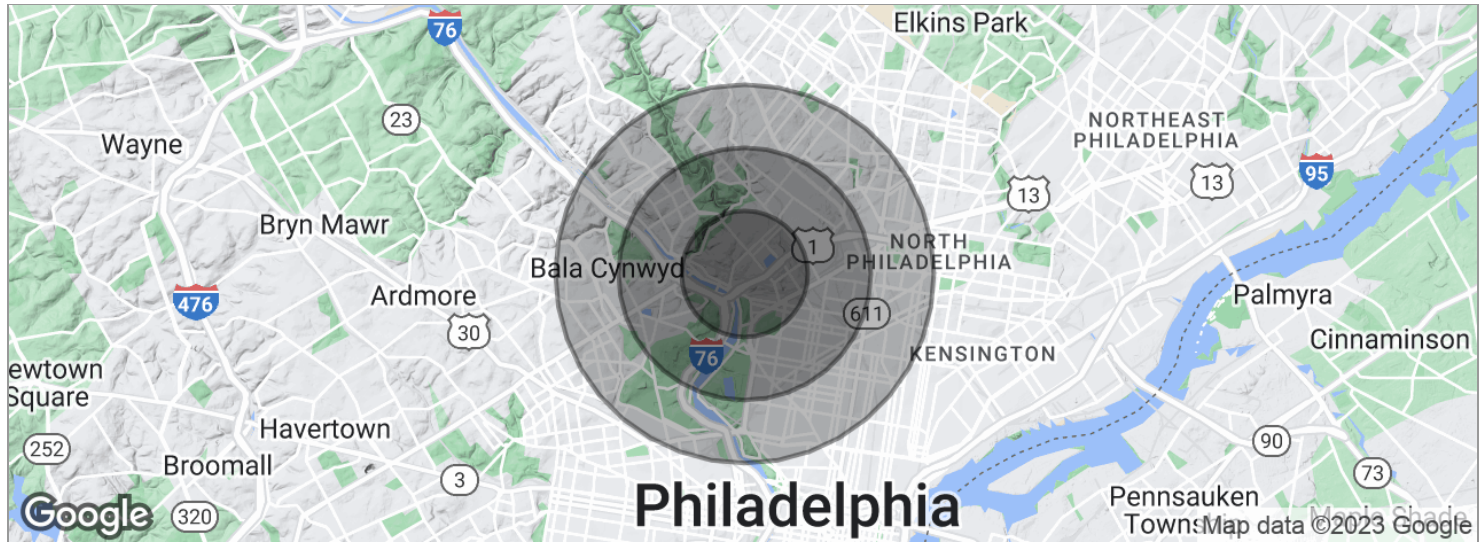
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	17,259	110,799	276,610
Median age	29.8	34.8	35.5
Median age (male)	29.4	32.4	33.0
Median age (Female)	30.2	36.8	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,833	47,671	112,049
# of persons per HH	2.5	2.3	2.5
Average HH income	\$62,545	\$45,844	\$47,570
Average house value	\$264,846	\$142,152	\$134,293

* Demographic data derived from 2020 ACS - US Census

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