

**3501-49 RICHMOND STREET
& 3500 E ALLEN STREET**
PHILADELPHIA, PA

AVAILABLE FOR LEASE
INDUSTRIAL OUTDOOR STORAGE OPPORTUNITY

2.96 Acres

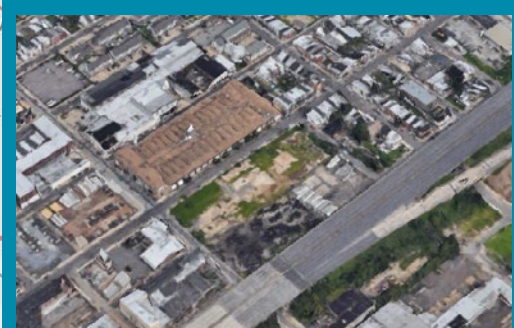
PROPERTY HIGHLIGHTS

- **ACREAGE:**
2.96 Acres
- **ZONING:**
Zoned I-2—Medium Industrial—(City of Philadelphia)
- **FRONTAGE:**
American St—552' & E. Tioga St—185' & Kingston St—185'
Frontage
- **TRANSPORTATION:**
The property is served by SEPTA Bus Route 60 and the Market Frankford Line.
- **ESTIMATED TAXES:**
\$35,557 (Est 2023 taxes)





ADDITIONAL PHOTOGRAPHY



3501-49 RICHMOND STREET

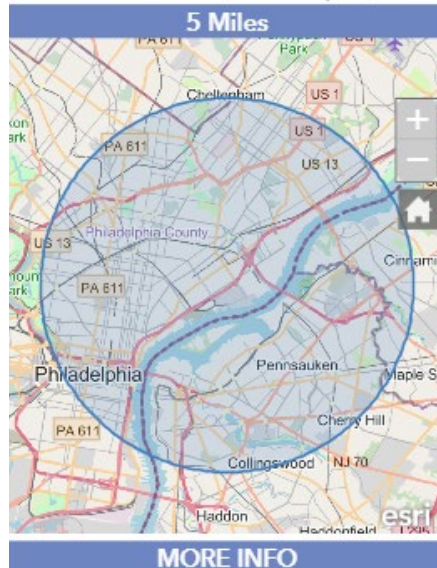
LOCATION

Strategically located minutes from I-95 and the Betsy Ross Bridge, providing access to Center City Philadelphia and all major highways in the region.

DEMOGRAPHICS

DEMOGRAPHICS

3501 Richmond St, Philadelphia, Pennsylvania, 19134



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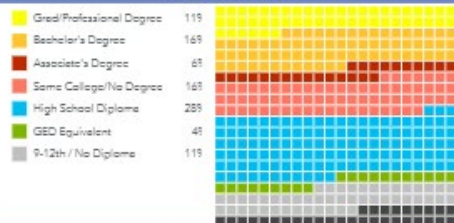
Contact Datastory via
info@datastoryconsulting.com or
 443.266.6216

Datastory

POPULATION



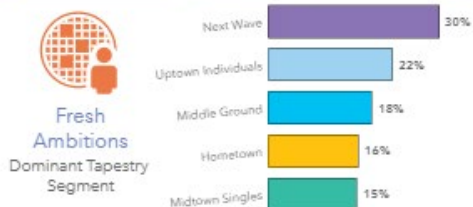
EDUCATION



HOUSING

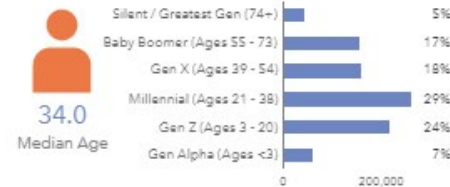


LIFESTYLES



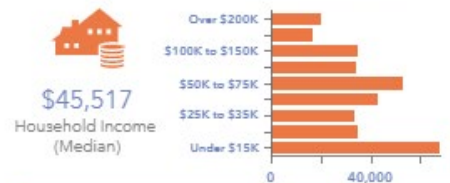
AGE

Population by Generation



INCOME

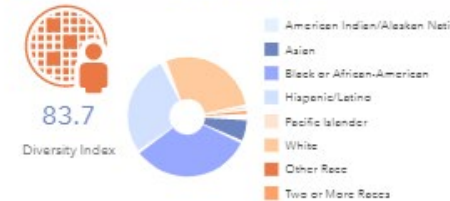
HOUSEHOLDS BY INCOME



EMPLOYMENT



DIVERSITY



v1.0

REGIONAL OVERVIEW

ABOUT THE REGION

Philadelphia is the sixth-largest city nationwide. Philadelphia encompasses 135.1 square miles at the confluence of the Delaware and Schuylkill Rivers and is located 100 miles south of New York and 110 miles north of Washington, D.C.

The Philadelphia Metropolitan Statistical Area (MSA) consists of the City of Philadelphia and the eight surrounding counties of Bucks, Chester, Delaware, and Montgomery in Pennsylvania and Burlington, Camden, and Gloucester Counties in New Jersey.

As an urban region, the Philadelphia Metropolitan Statistical Area has the nation's fourth-largest GDP, at \$432 billion. It is also the third most populous downtown among all U.S. cities. As one of the most visited U.S. cities in the country - in 2019 a record 46 million people visited the seven-county region.

Home to world-renowned museums, parks and historic landmarks, and virtually unlimited theater, arts and entertainment options, there is no shortage of reasons why Philadelphia is thriving.



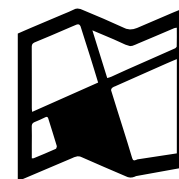
5,400,000

Philadelphia Region
Population



4th Largest

Metro GDP in the Nation



3rd Most

Populous Downtown



CONTACT



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