

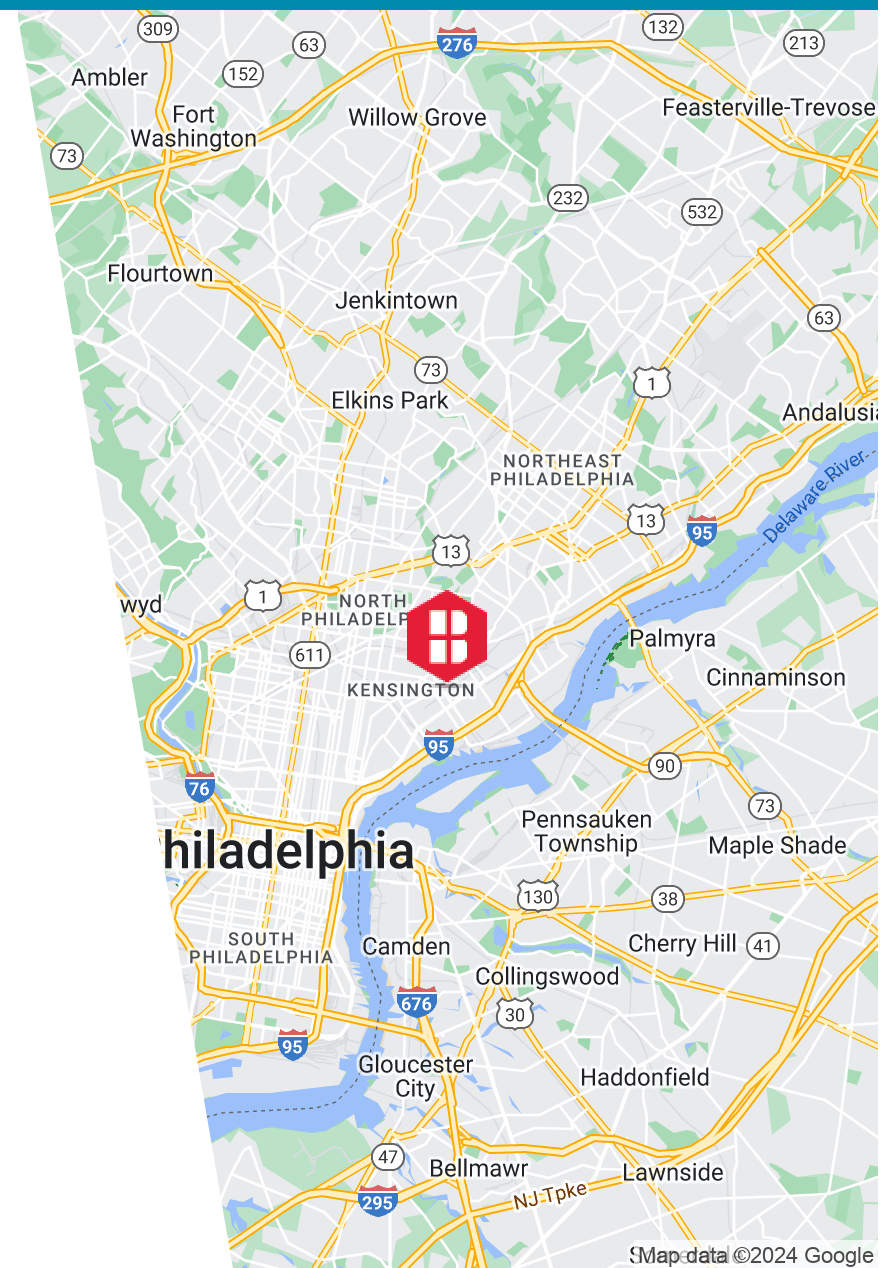
2135 EAST WESTMORELAND STREET
PHILADELPHIA, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

50,000 SF
2.9 Acres

PROPERTY HIGHLIGHTS

- 50,000 SF Warehouse on 2.9 Acres
- I-2 Medium Industrial (City of Philadelphia)
- \$45,520 estimated 2023 taxes
- Three (3) tailgate loading docks
- 15' clear ceiling height
- Natural gas-fired ceiling-mounted hot air blowers
- Property is served by SEPTA Routes 5, 60 and the Market Frankford Line
- 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 MAP & REPORT

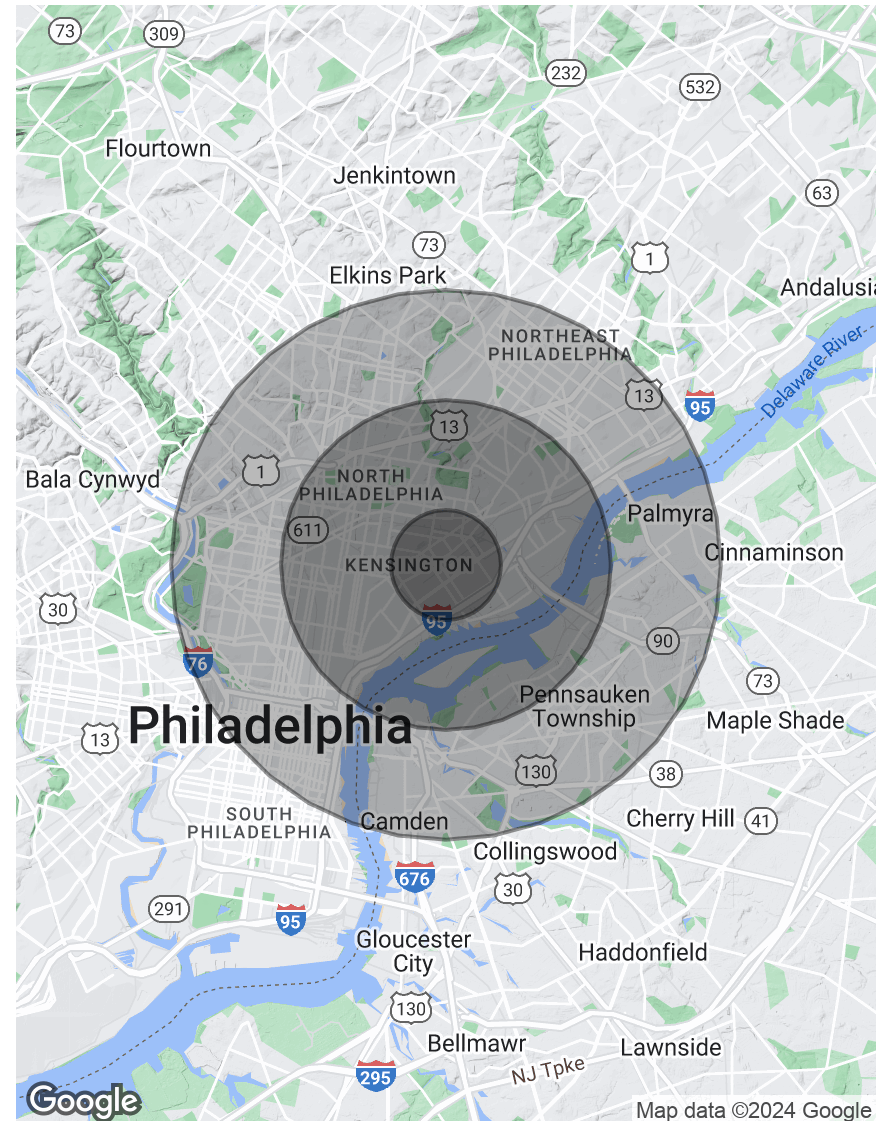
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	55,488	329,681	906,000
Average Age	29.0	30.0	31.0
Average Age (Male)	27.6	28.5	29.5
Average Age (Female)	30.3	31.1	32.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	18,286	109,742	323,000
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$34,700	\$36,774	\$45,000
Average House Value	\$82,544	\$128,332	\$171,000

* Demographic data derived from 2020 ACS - US Census



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