

Lancaster Ave

N 52nd St

Warren St

N 53rd St

Lansdowne Ave

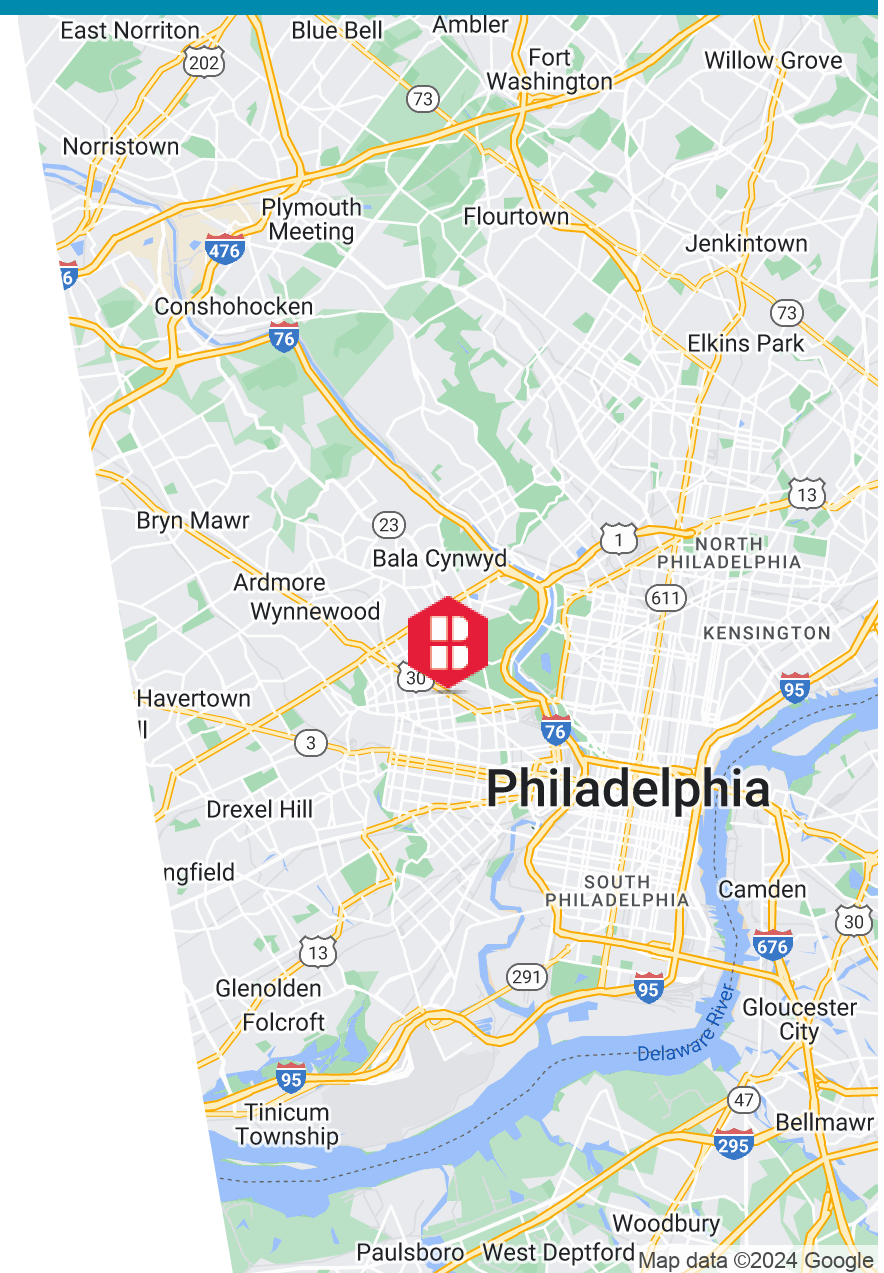
1515 N 53RD STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL/REDEVELOPMENT
OPPORTUNITY

3,614 SF
0.2 Acres

PROPERTY HIGHLIGHTS

- 3,614 SF on .2 Acres
- CMX2 – Neighborhood Commercial Mixed Use (City of Philadelphia)
- Frontage – 53rd St - 113' / Lansdowne Ave – 46'
- One (1) drive-in door
- Additional lot for potential expansion, parking, outdoor material storage etc.. (5208-10 Lansdowne Ave)
- \$1,766 (Estimated 2023 Taxes)
- The property is located in the heart of West Philadelphia, just off of highly traveled Lansdowne Avenue



DEMOGRAPHICS MAP & REPORT

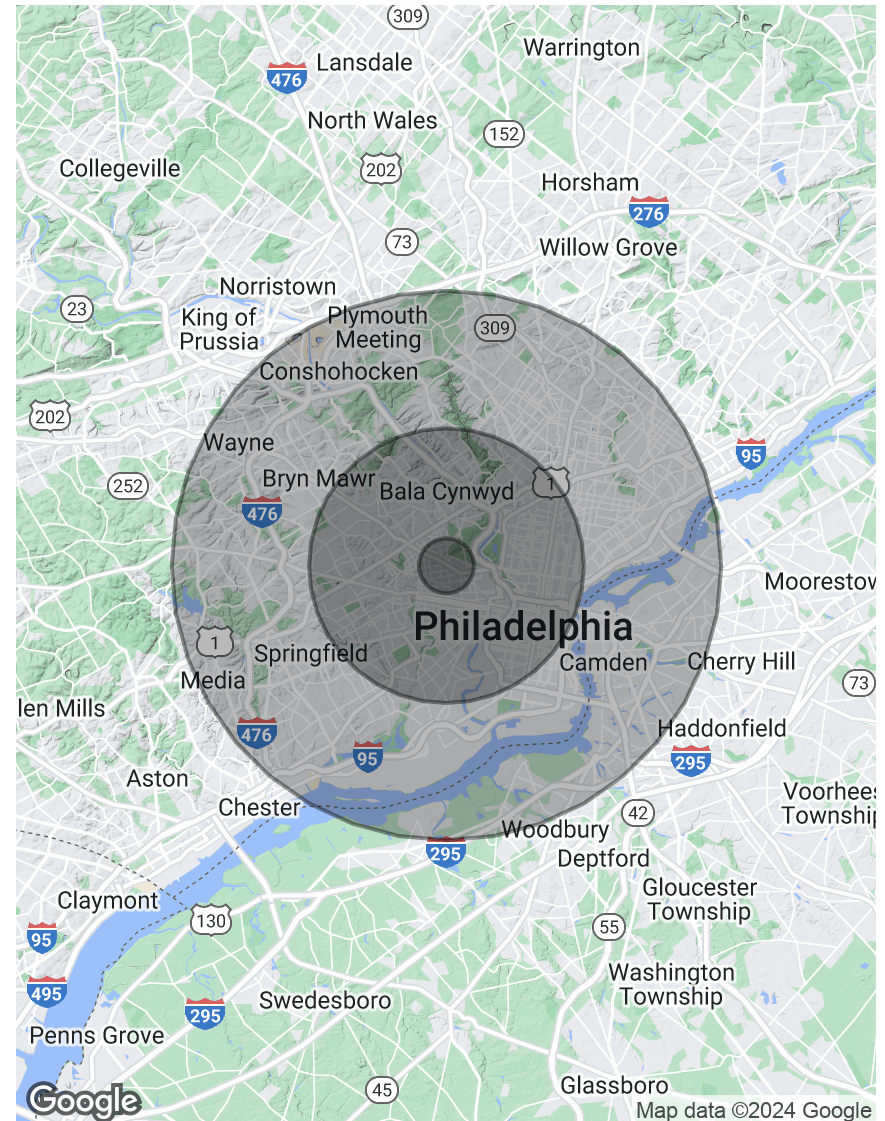
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	50,337	893,027	2,06
Average Age	36.1	35.9	
Average Age (Male)	33.8	34.7	
Average Age (Female)	38.7	37.6	

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

Total Households	23,325	420,160	88
# of Persons per HH	2.2	2.1	
Average HH Income	\$34,688	\$74,087	\$7
Average House Value	\$109,730	\$246,095	\$2

* Demographic data derived from 2020 ACS - US Census



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