



2711-13 E ALLEGHENY AVENUE
PHILADELPHIA, PA

AVAILABLE FOR SALE
COMMERCIAL PROPERTY

3,441 SF
0.039 Acres

PROPERTY HIGHLIGHTS

- **BUILDING SF:**
3,441 SF
- **ACREAGE:**
0.039 acres
- **ZONING:**
CMX-1 (City of Philadelphia)
- **FRONTAGE:**
32' of frontage along Allegheny Avenue
- **TAXES:**
\$4,335 (Est. 2023)
- **LOCATION:**
The subject property is ideally situated with great frontage along Allegheny Avenue in Port Richmond. Furthermore, the property is located four blocks from Interstate 95 which provides access to Center City Philadelphia and New Jersey via Betsy Ross Bridge.



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

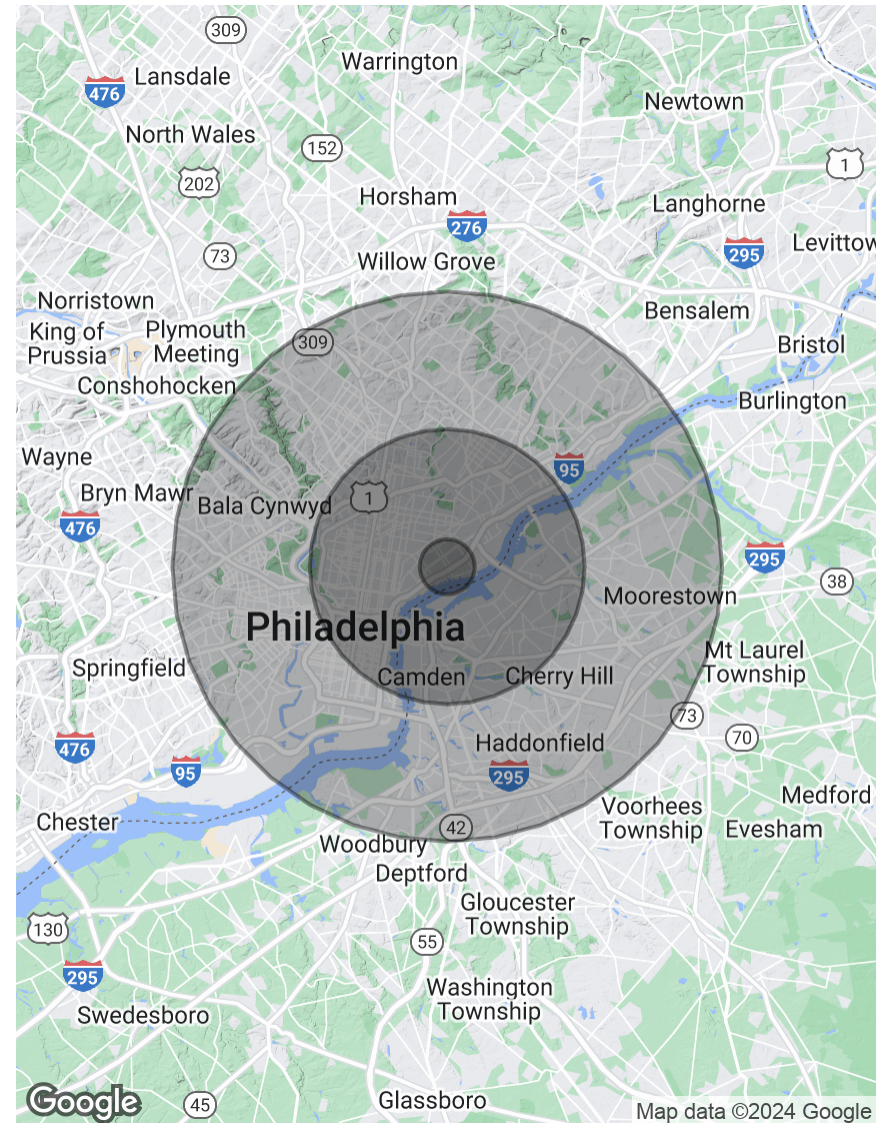
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	33,275	906,798	2,193,280
Average Age	34.7	34.5	37.1
Average Age (Male)	33.8	33.0	35.6
Average Age (Female)	36.3	36.2	38.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	14,227	389,743	942,106
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$53,442	\$65,881	\$73,300
Average House Value	\$133,774	\$204,626	\$216,101

** Demographic data derived from 2020 ACS - US Census*



CONTACT



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Nick Maras
Vice President
215.448.6024
nmaras@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.