

2500 Wilmot Street

4501-03 Belgrade & 4500-02
Almond Street

4505 Almond Street

4419-23 Belgrade Street

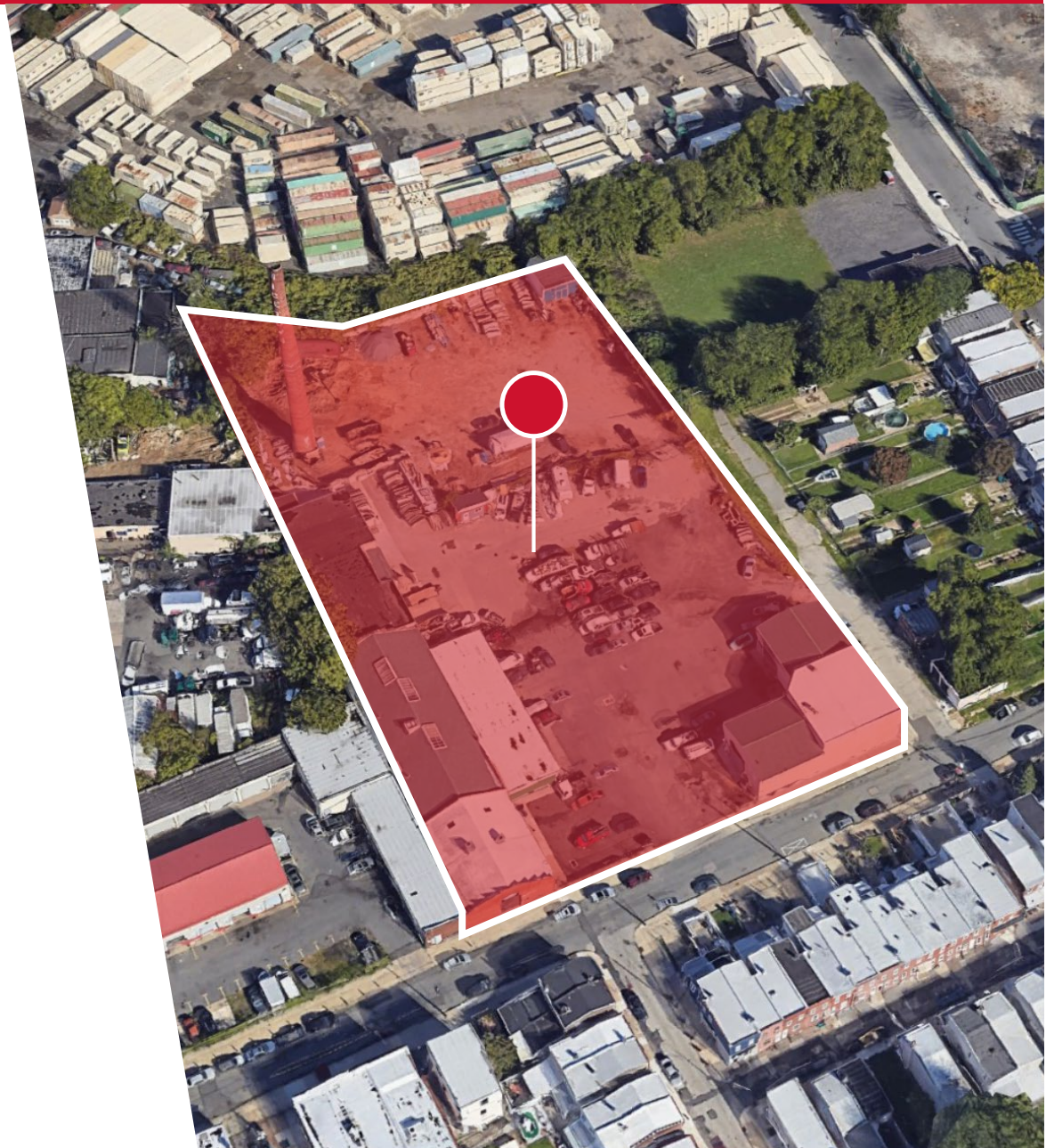
BELGRADE/ALMOND STREET PORTFOLIO

PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL AND RESIDENTIAL

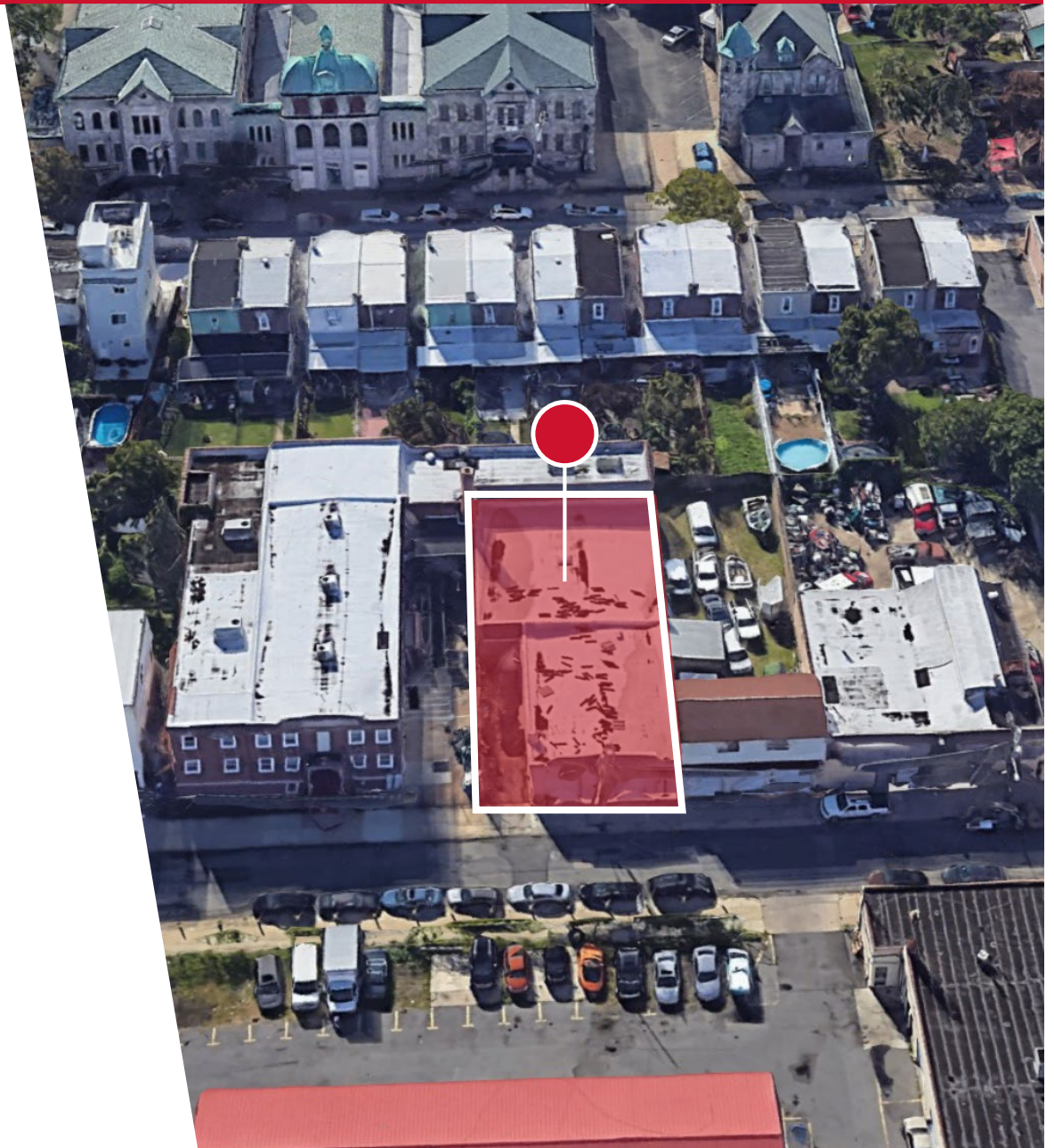
2500 Wilmot Street

- **BUILDING SF:**
20,640 SF
- **ACREAGE:**
2.62 Acres
- **LOADING:**
Nine (9) drive-in loading doors
- **DRIVE-INS:**
Drive-in door dimensions range from 12' x 12' to 15' x 15'
- **CEILING HEIGHTS:**
12' – 16'6" & 18' – 23'6" clear ceiling heights
- **ZONING:**
ICMX – Industrial Commercial Mixed-Use (City of Philadelphia)
- **ESTIMATED TAXES:**
\$14,852 (Est. 2023)
- **SPACES:**
Finished mezzanine office space
Ample milled industrial outdoor storage space
- **OTHER UTILITIES:**
Future cell tower rights
- **BUS ROUTES:**
Served by Septa Bus Routes 25, 56, and J



4419-23 Belgrade Street

- **BUILDING SF:**
5,036 SF
- **ACREAGE:**
0.14 acres
- **DRIVE-INS:**
3 drive-in door
- **ZONING:**
ICMX – Industrial Commercial Mixed-Use (City of Philadelphia)
- **ESTIMATED TAXES:**
\$2,819 (Est. 2023)



4501-03 Belgrade & 4500-02 Almond Street

- **BUILDING SF:**
9,911 SF
- **ACREAGE:**
0.17 acres
- **ZONING:**
RSA-5 (City of Philadelphia)
- **ESTIMATED TAXES:**
\$6,829 (Est. 2023)
- **BUS ROUTES:**
The property is served by SEPTA Bus Routes 25,73, and J



4505 Almond Street

- **BUILDING SF:**
720 SF
- **ACREAGE:**
0.035 acres
- **ZONING:**
RSA5 – Residential Single Family Attached 5
(City of Philadelphia)
- **DRIVE-IN:**
One (1) drive-in door
- **ESTIMATED TAXES:**
\$563 (Est. 2023)





**BELGRADE/ALMOND STREET
PORTFOLIO**



Benjamin Franklin
Bridge



Walt Whitman
Bridge

LOCATION

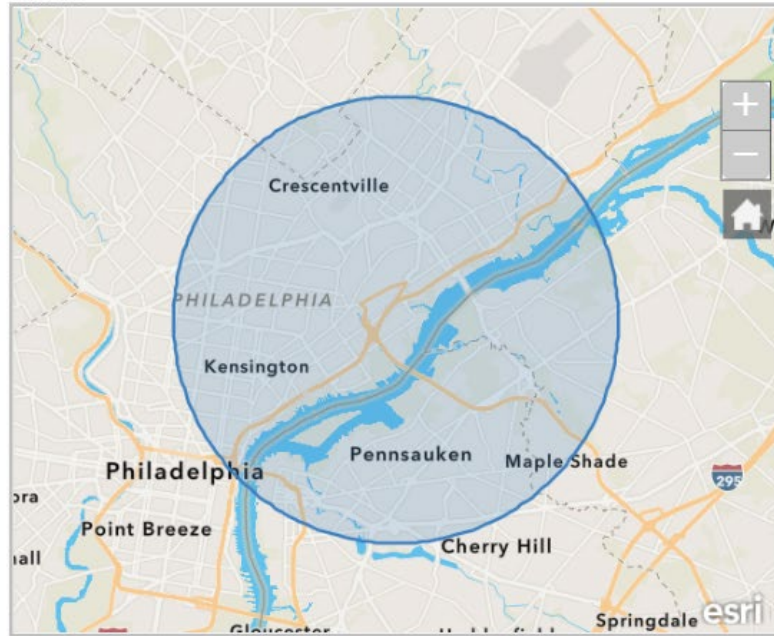
The subject properties are located in the Bridesburg neighborhood of Philadelphia. The location offers close proximity to Interstate 95 and the Aramingo Avenue interchange, providing access to Center City Philadelphia as well as New Jersey.

DEMOGRAPHICS

Market Insights for Real Estate

4505 Almond St, Philadelphia, Pennsylvania, 19137

5 Miles



759,322
Total Population
(Current year)



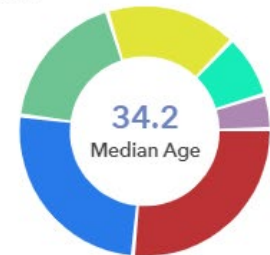
-0.21%
Population Growth
(Projected 5-yr)



\$47,154
Household Income
(Median)

Generational Predominance

- Millennial (Ages 24 - 41)
- GenZ (Ages 6 - 23)
- Gen X (Ages 42 - 57)
- Baby Boomer (Ages 58 - 76)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)



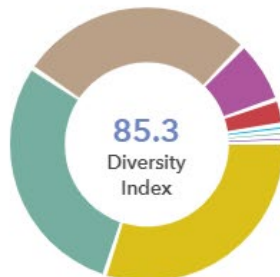
\$184,284
Home Value
(Median)



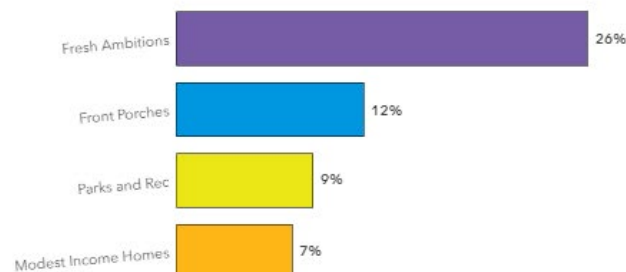
\$39,677
Disposable Income
(Median)

Race and Ethnicity

- Black/ African American
- Hispanic
- White Pop
- Asian Pop
- Multiple Races
- Other Race
- American Indian
- Pacific Islander



Top Lifestyle Segments



277,870
Households
(Total)



2.7
Household Size
(Average)

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 \$477 billion. It is also the sixth most populous downtown among all U.S. cities. As one of the most visited U.S. cities in the country - in 2022 36 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.

In recent years, the city's population has grown, particularly among younger generations.



6,230,000

Philadelphia Region
Population



9th Largest

Metro GDP in the Nation



6TH Most

Populous Downtown



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