

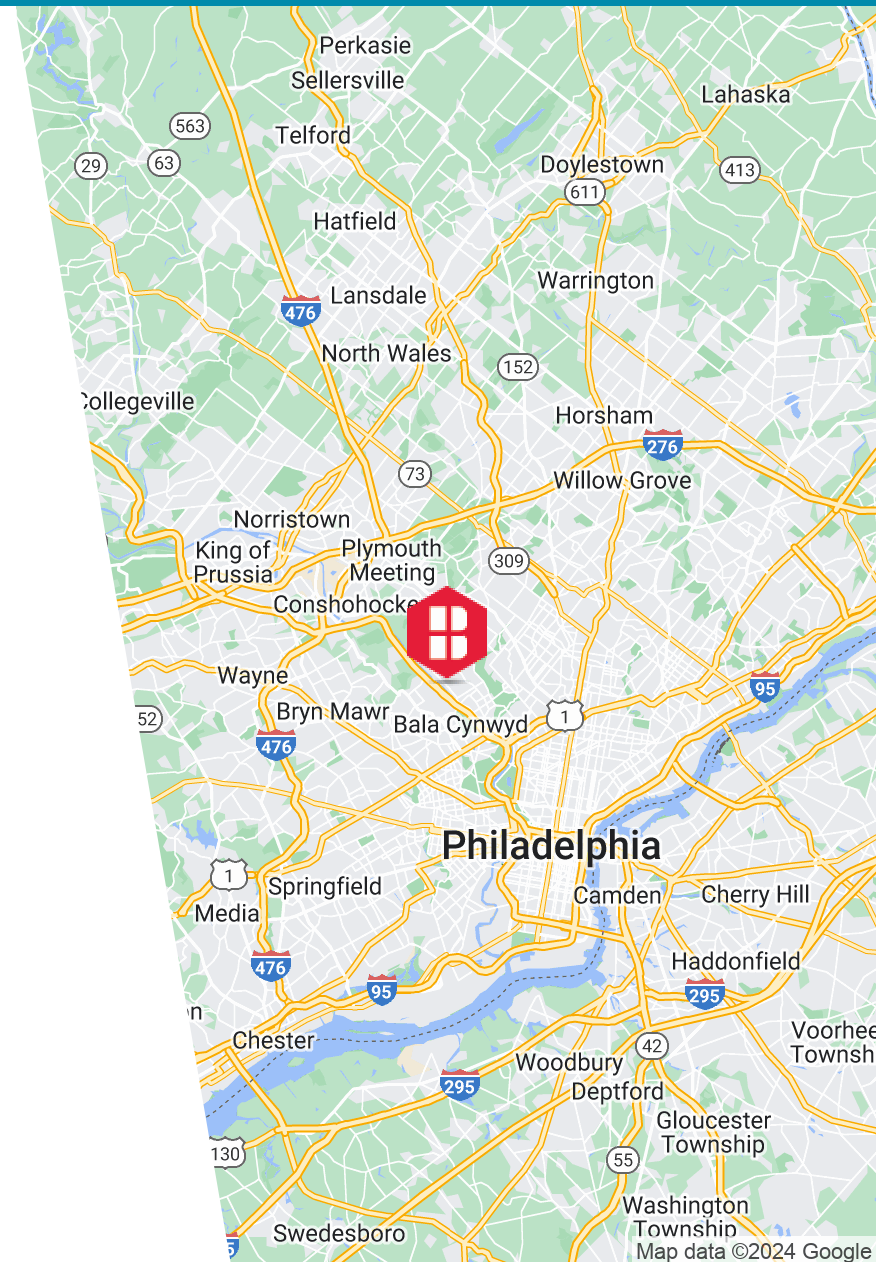
5040 UMBRIA STREET
PHILADELPHIA, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

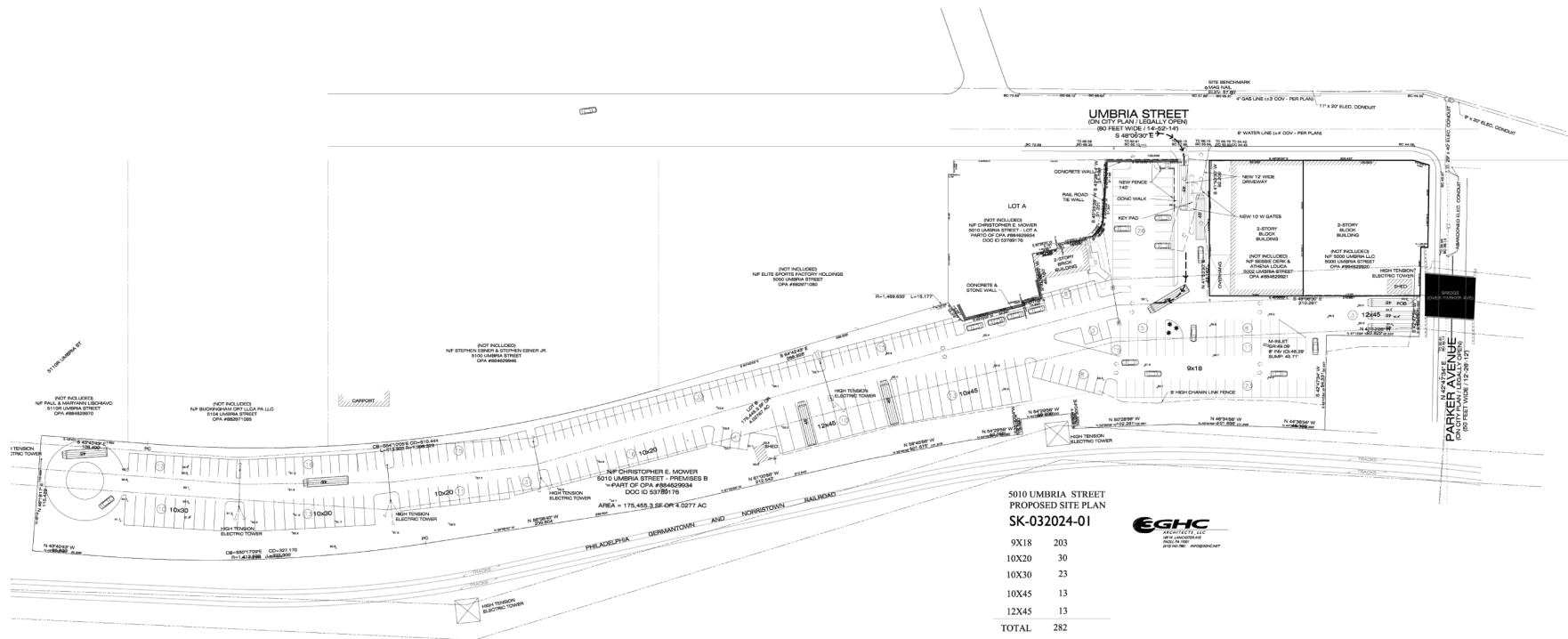
1,344 SF
4.02 Acres

PROPERTY HIGHLIGHTS

- 1,344 SF on 4.02 Acres
- Under New Ownership
- Landlord Improvements to include: New fencing, asphalt, and removal of brush
- Land can be divided
- I-2 Medium Industrial
- This property is located along Umbria Street in the Manayunk neighborhood of Philadelphia providing quick access to I-76 and Route 1.



PROPOSED SITE PLAN



DEMOGRAPHICS MAP & REPORT

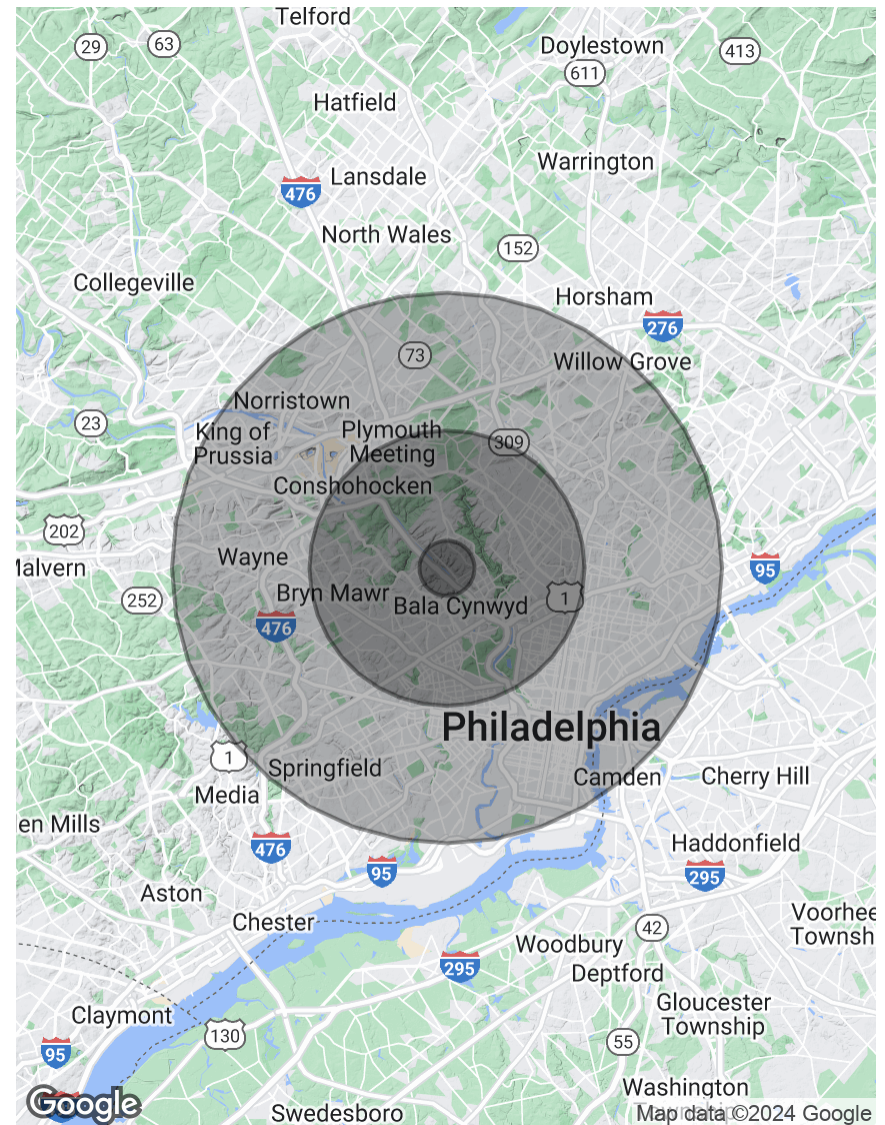
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	16,561	493,020	2,08
Average Age	37.1	38.7	
Average Age (Male)	37.9	36.5	
Average Age (Female)	38.1	41.1	

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

Total Households	8,073	225,427	89
# of Persons per HH	2.1	2.2	
Average HH Income	\$103,591	\$82,181	\$7
Average House Value	\$306,466	\$253,549	\$24

* Demographic data derived from 2020 ACS - US Census



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