

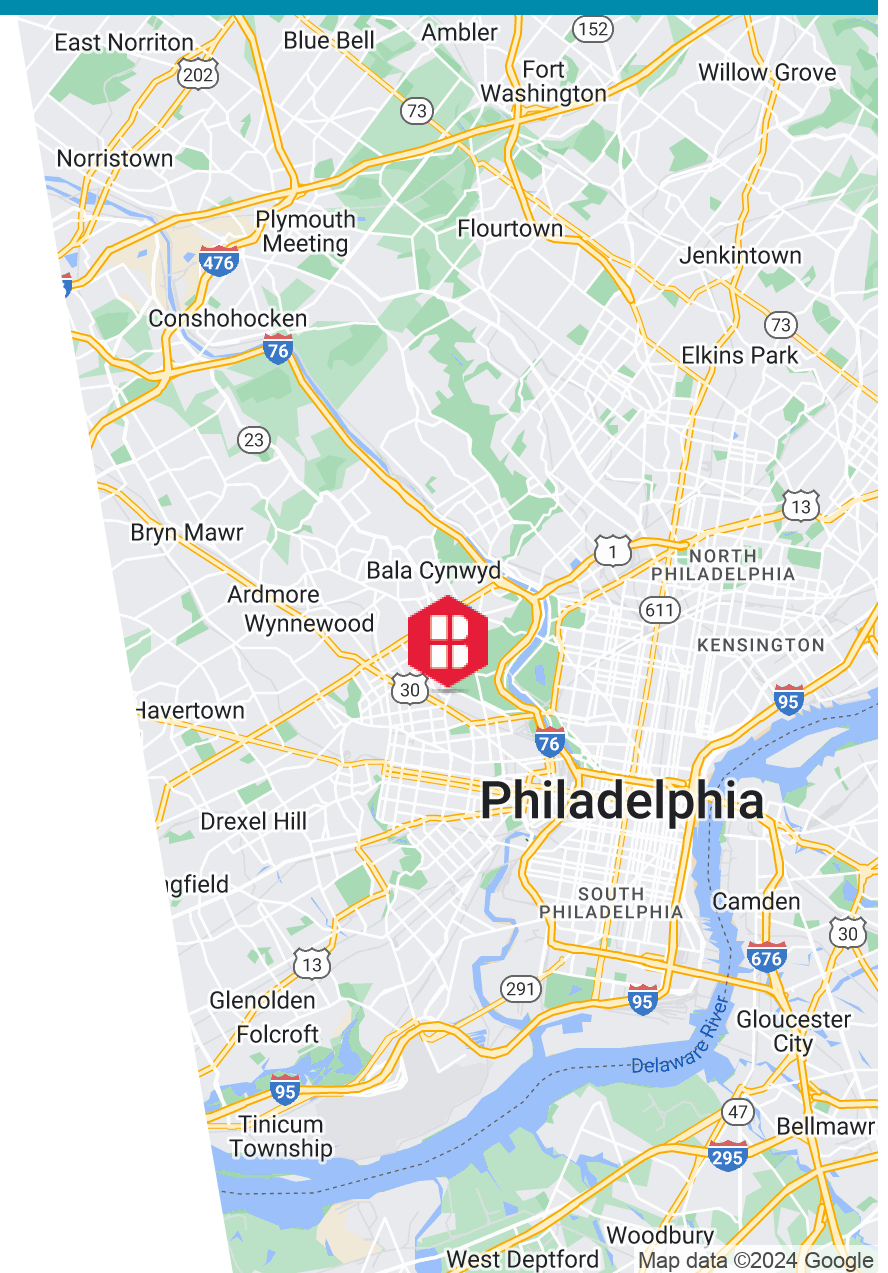
1620 N 52ND ST
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

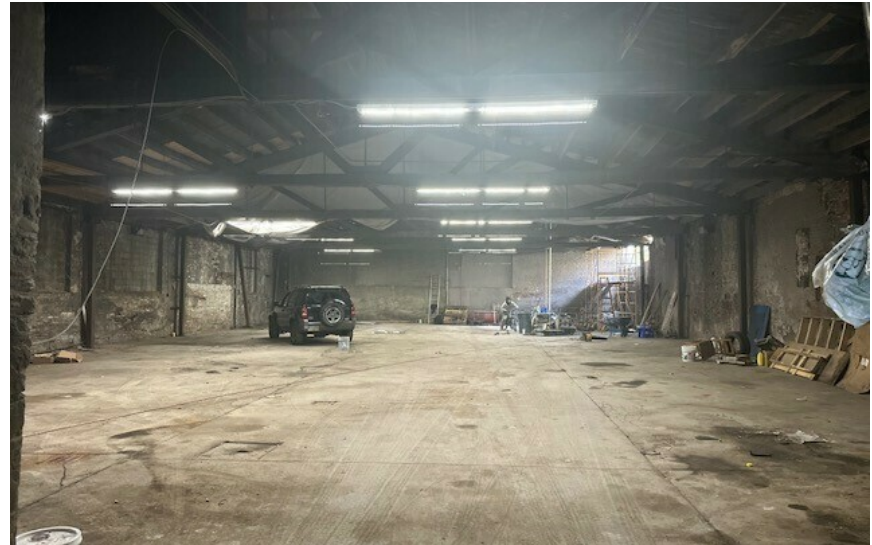
15,000 SF
.17 ACRES

PROPERTY HIGHLIGHTS

- 15,000 SF on .17 Acres – Bi-level warehouse with ramp access to second floor
- Two (2) Drive-ins (one oversized)
- Brand new LED lighting/Plumbing
- Direct frontage on highly traveled 52nd St (Approx. 55')
- CMX2 – Neighborhood Commercial-Mixed Use – (City of Philadelphia)
- Taxes - \$3,858 – Estimated 2024
- The property is located in the heart of West Philadelphia, offering nearby access to I-76, University City & Center City Philadelphia



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

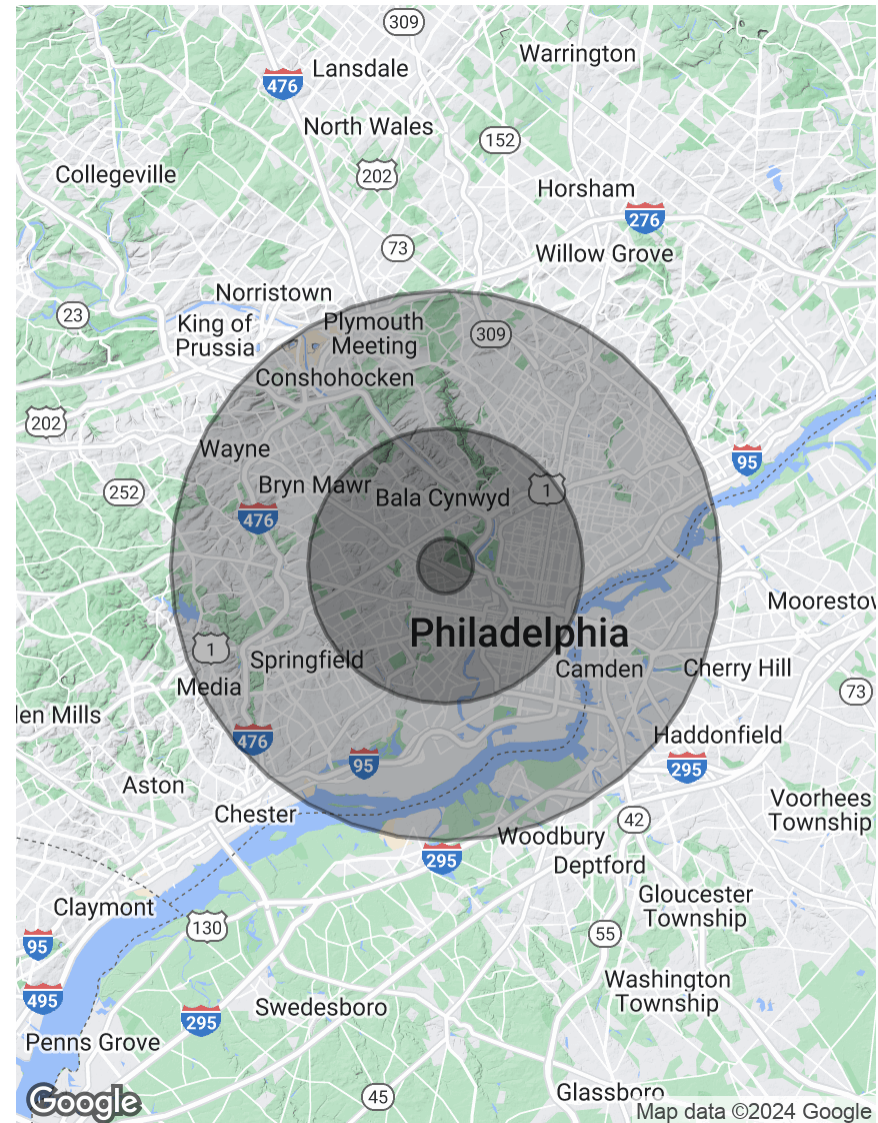
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	40,324	894,783	2,082,293
Average Age	35.6	35.9	36.7
Average Age (Male)	33.4	34.6	35.3
Average Age (Female)	38.6	37.6	38.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	18,154	420,723	893,539
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$37,821	\$73,662	\$76,683
Average House Value	\$112,419	\$245,625	\$231,024

2020 American Community Survey (ACS)



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