

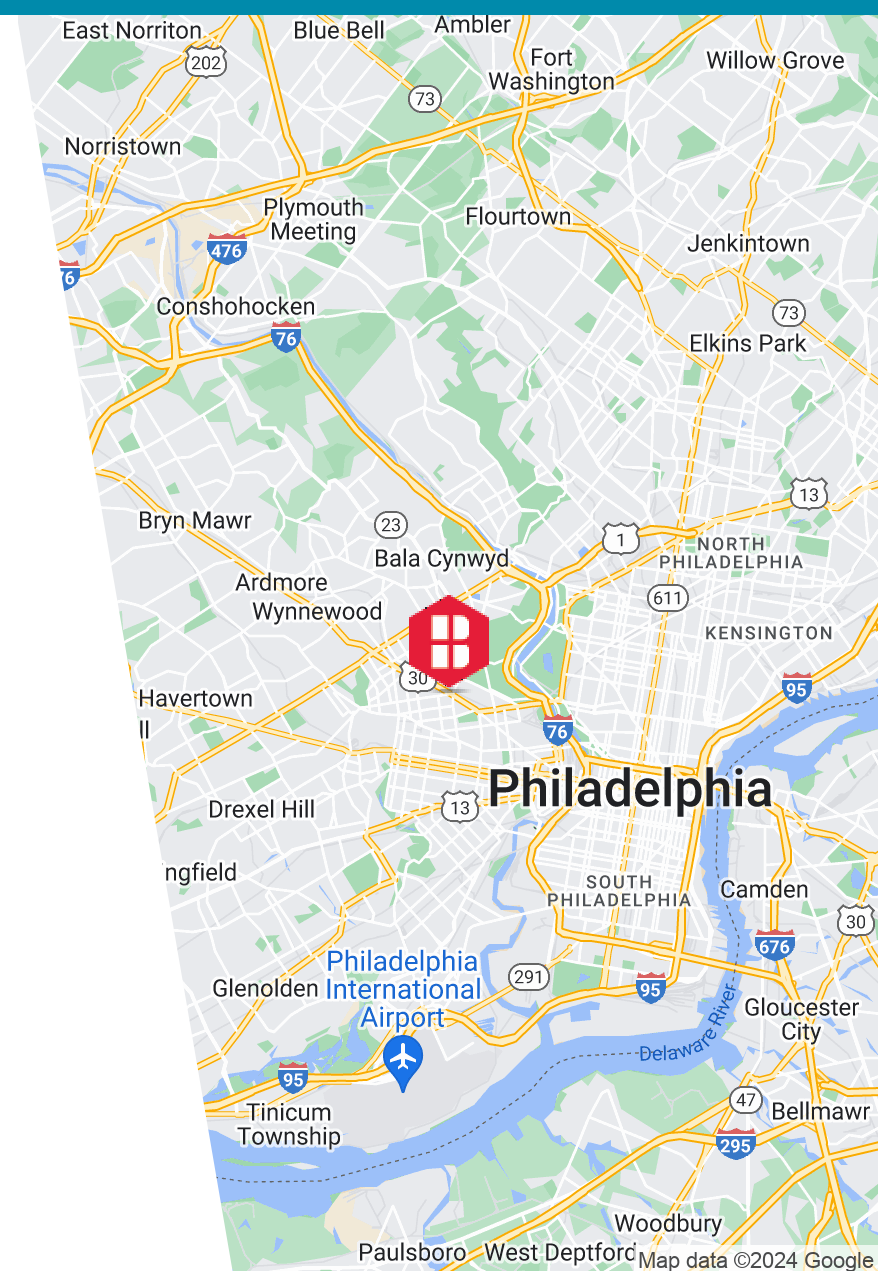
5300 LANSDOWNE AVENUE
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

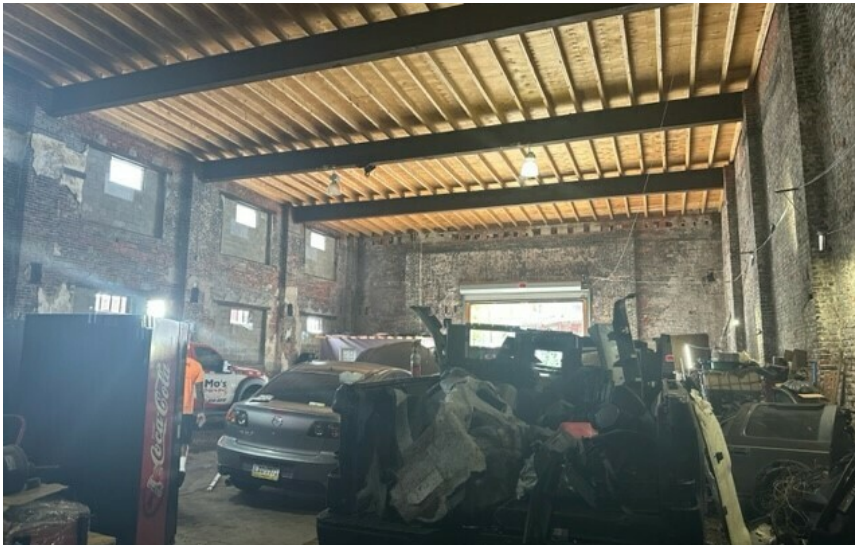
6,681 SF
0.17 Acres

PROPERTY HIGHLIGHTS

- 6,681 SF on .17 Acres
- Four (4) Drive-Ins (rear drive-in is oversized)
- Interior loading platform
- 75' of direct frontage on highly traveled Lansdowne Ave (approx.)
- Clear span warehouse area
- Finished office space
- Entire roof and structural supports recently replaced
- Zoned I2 - Medium Industrial (City of Philadelphia)
- \$2,256 (2024 Estimated) Taxes
- The property is located directly on highly traveled Lansdowne Avenue in the heart of West Philadelphia, offering nearby access to I-76, University City & Center City Philadelphia.



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

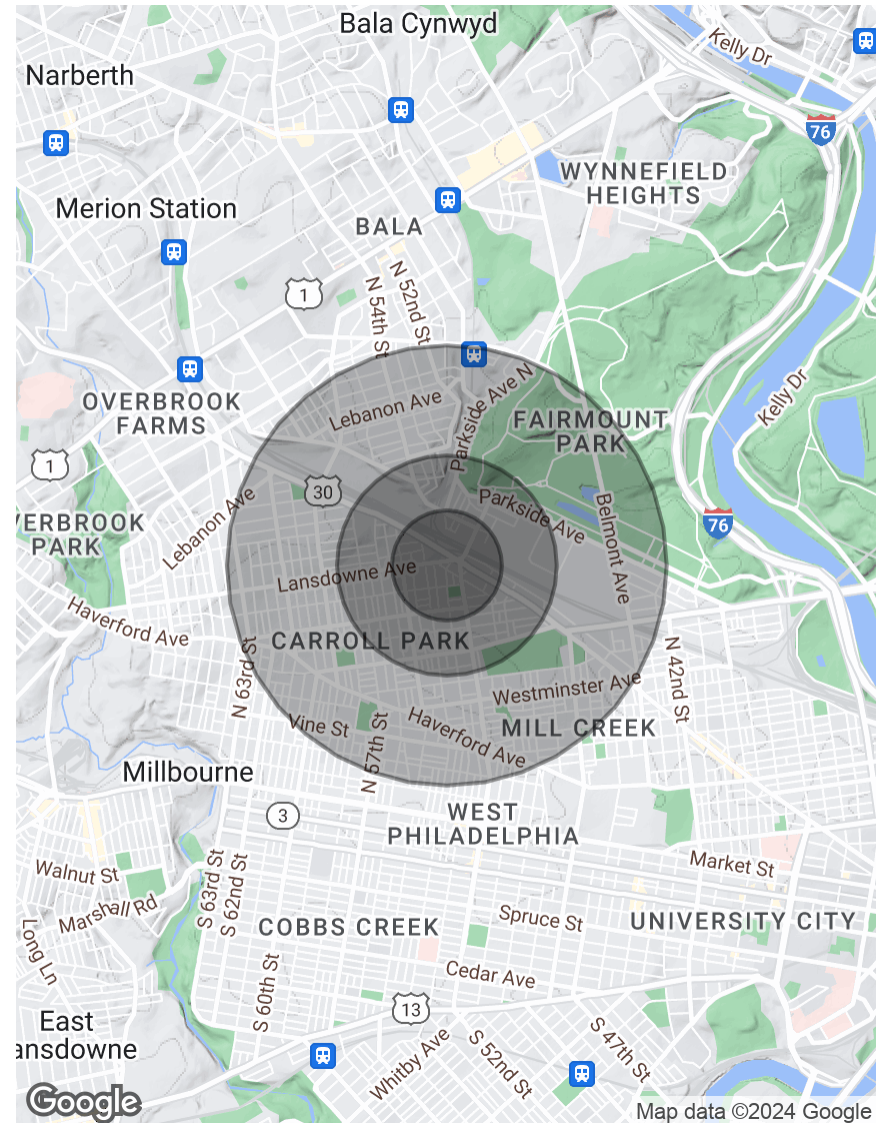
POPULATION 0.25 MILES 0.5 MILES

Total Population	4,118	12,438
Average Age	26.2	31.3
Average Age (Male)	23.6	29.3
Average Age (Female)	34.9	37.5

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES

Total Households	1,553	5,301
# of Persons per HH	2.7	2.3
Average HH Income	\$32,049	\$33,596
Average House Value	\$87,796	\$95,423

* Demographic data derived from 2020 ACS - US Census



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