

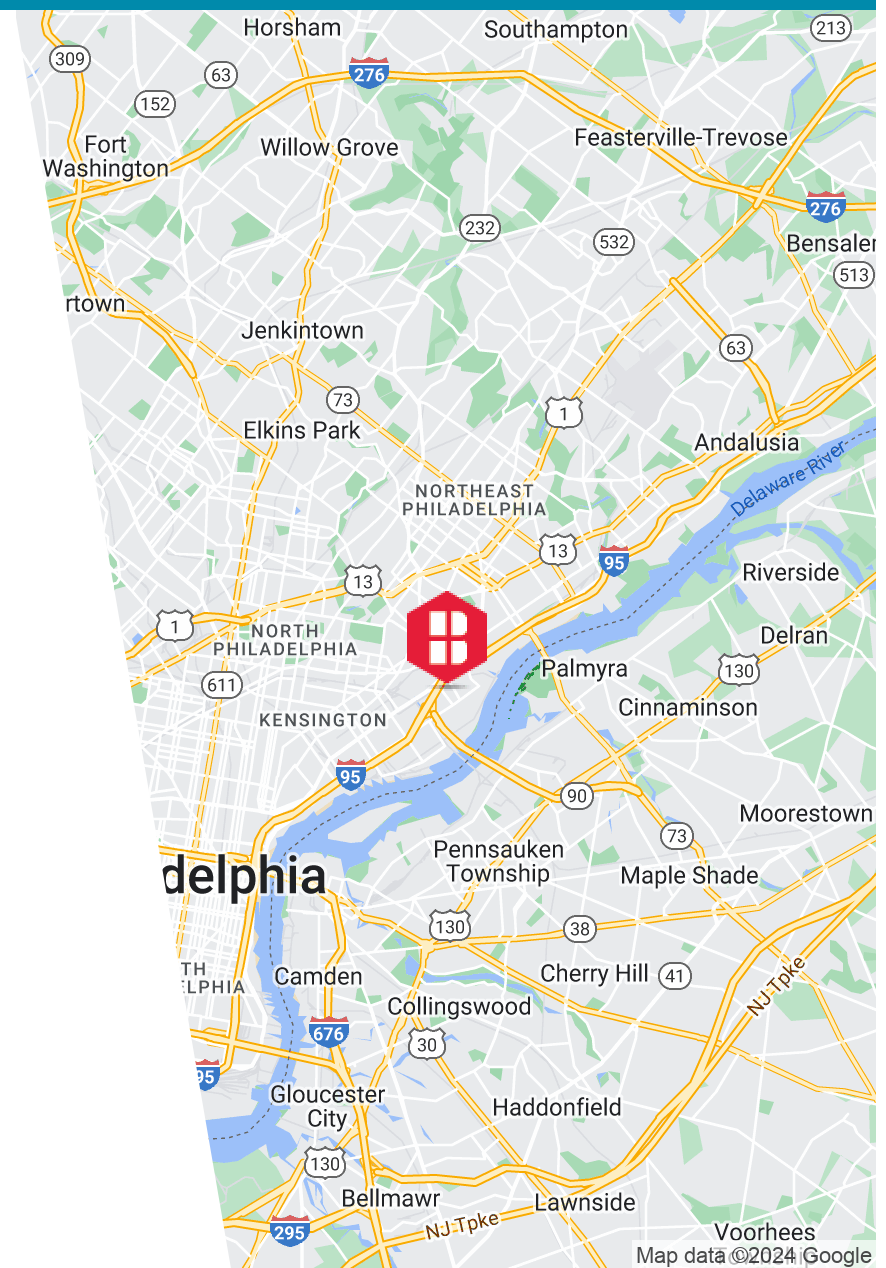
4419-23 BELGRADE STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

5,036 SF
0.14 Acres

PROPERTY HIGHLIGHTS

- 5,036 SF
- .14 acres
- 3 drive-in doors
- ICMX – Industrial Commercial Mixed-Use (City of Philadelphia)
- \$2,819 (Est. 2023)
- The subject property is 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 MAP & REPORT

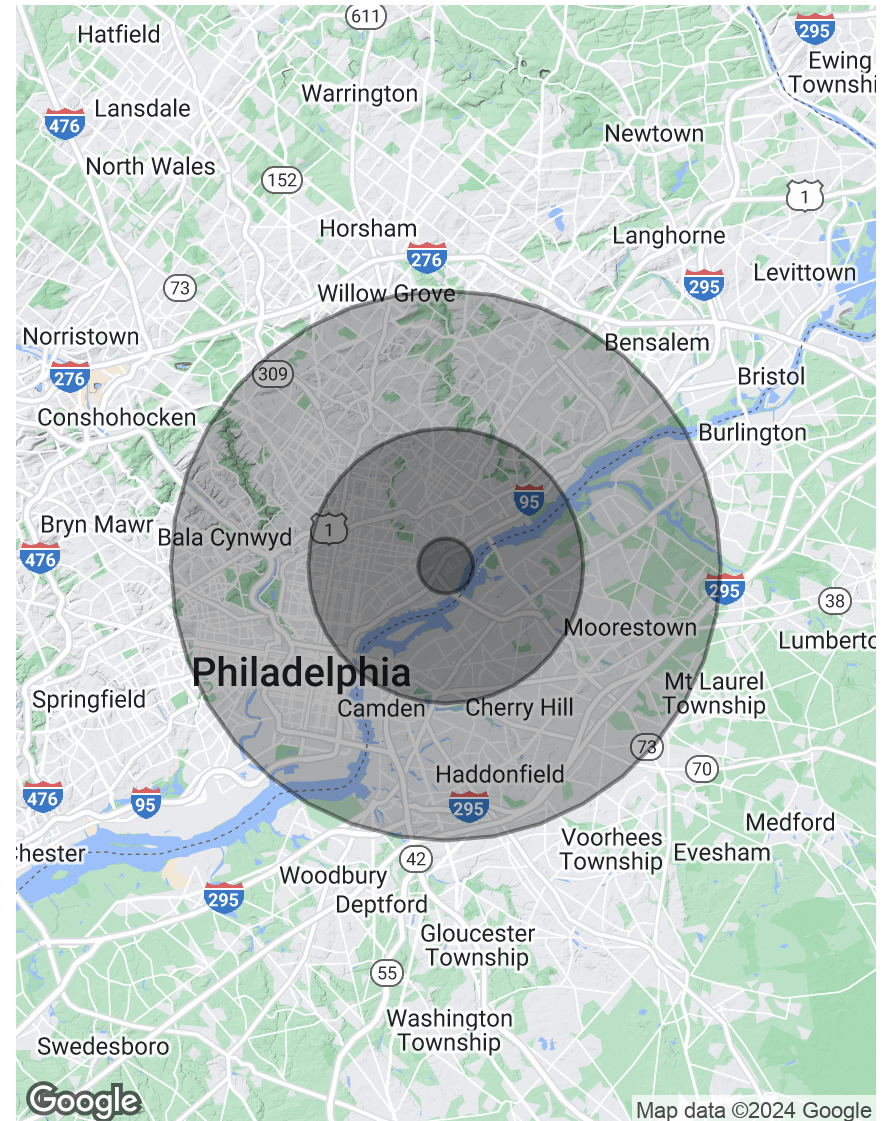
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	18,714	769,698	2,123,537
Average Age	33.4	34.8	37.2
Average Age (Male)	29.1	32.8	35.7
Average Age (Female)	36.1	36.7	38.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,268	298,955	911,723
# of Persons per HH	2.6	2.6	2.3
Average HH Income	\$48,088	\$56,495	\$73,577
Average House Value	\$124,444	\$150,559	\$219,455

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



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