

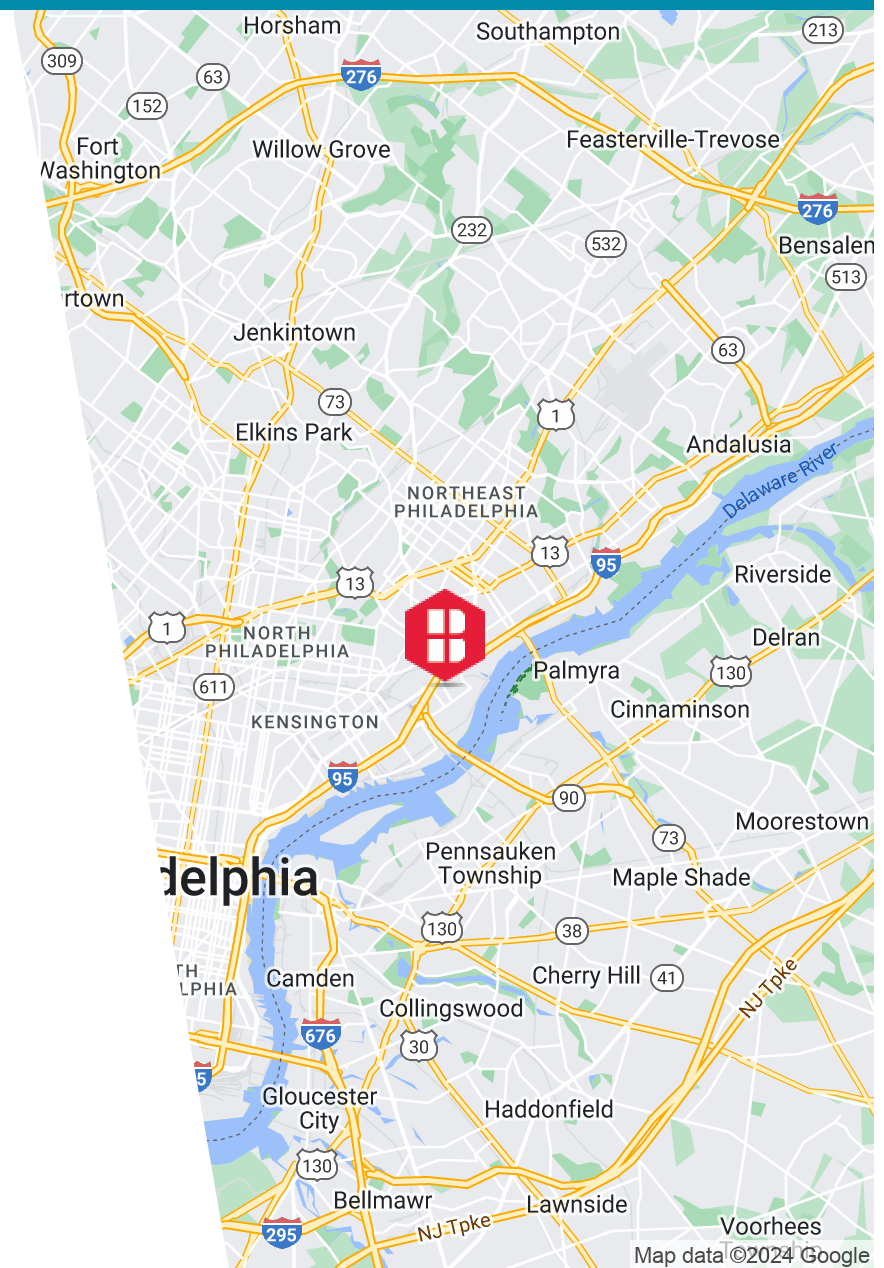
4501-03 BELGRADE & 4500-02 ALMOND STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

9,911 SF
0.17 Acres

PROPERTY HIGHLIGHTS

- 9,911 SF
- .17 acres
- Zoned RSA-5 (City of Philadelphia)
- The property is served by SEPTA Bus Routes 25,73, and J
- \$6,829 (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

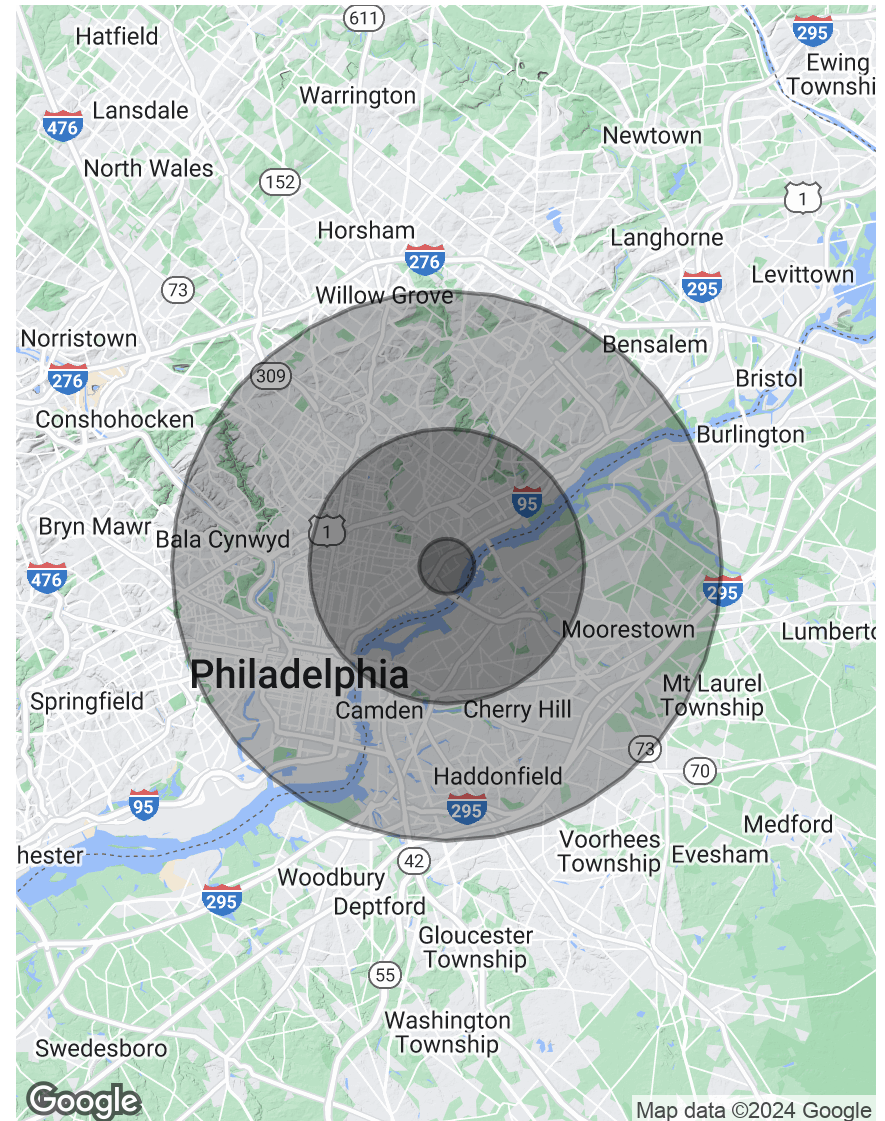
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	19,993	760,467	2,119,168
Average Age	33.2	34.9	37.3
Average Age (Male)	28.7	32.9	35.7
Average Age (Female)	36.1	36.7	39.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,696	293,708	909,833
# of Persons per HH	2.6	2.6	2.3
Average HH Income	\$47,219	\$56,717	\$73,603
Average House Value	\$126,049	\$148,838	\$219,583

* Demographic data derived from 2020 ACS - US Census



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