

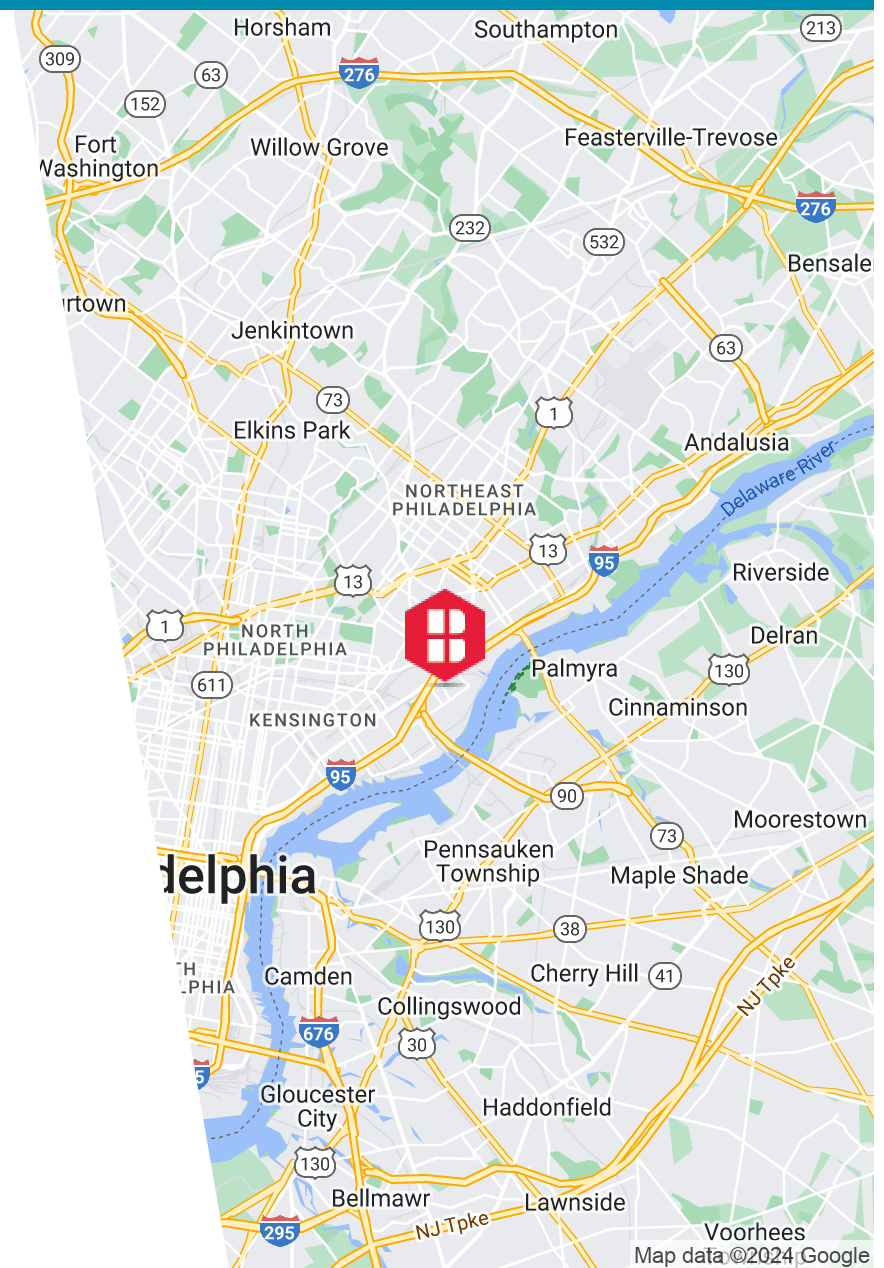
4505 ALMOND STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

720 SF
0.035 Acres

PROPERTY HIGHLIGHTS

- 720 SF
- .035 acres
- RSA5 – Residential Single Family Attached 5 (City of Philadelphia)
- One (1) drive-in door
- \$563 (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

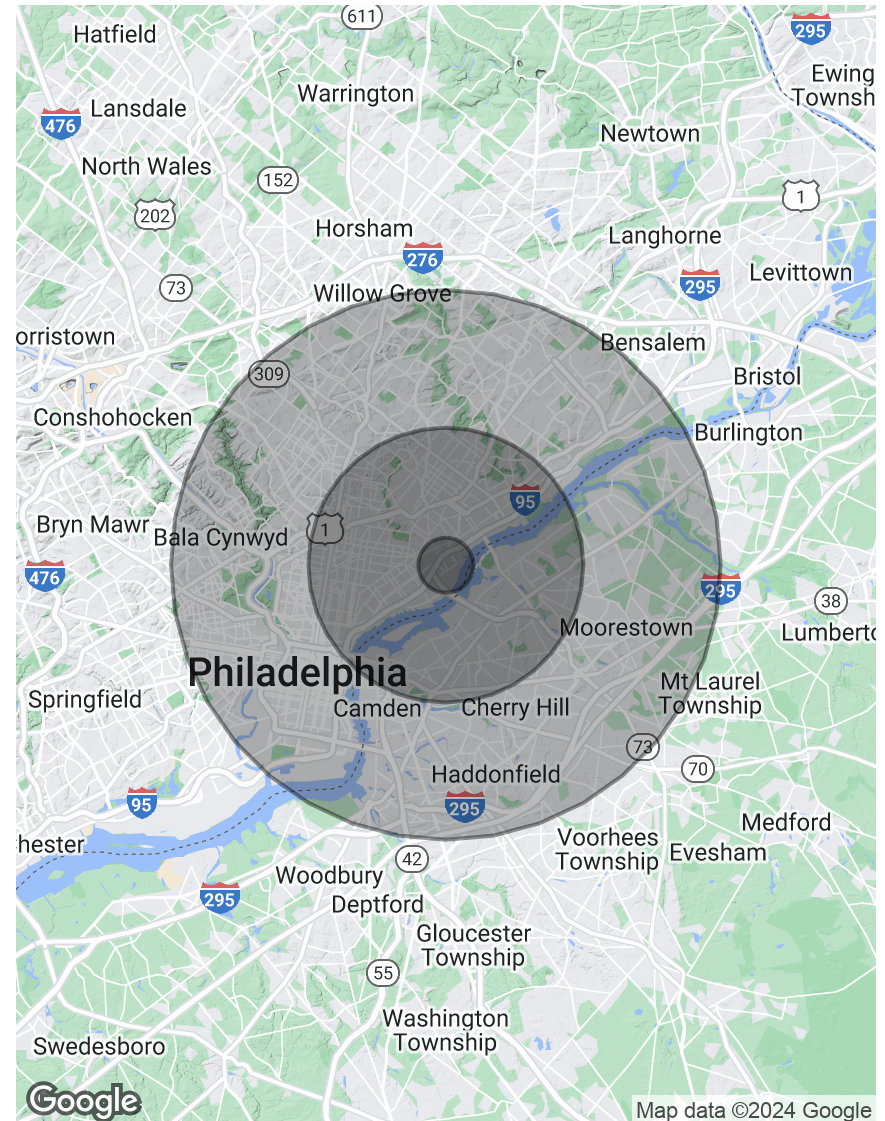
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	18,486	755,816	2,118,262
Average Age	33.4	34.8	37.3
Average Age (Male)	29.0	32.9	35.7
Average Age (Female)	36.6	36.7	39.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,119	291,569	909,551
# of Persons per HH	2.6	2.6	2.3
Average HH Income	\$48,623	\$56,824	\$73,587
Average House Value	\$128,260	\$148,650	\$219,441

* Demographic data derived from 2020 ACS - US Census



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