

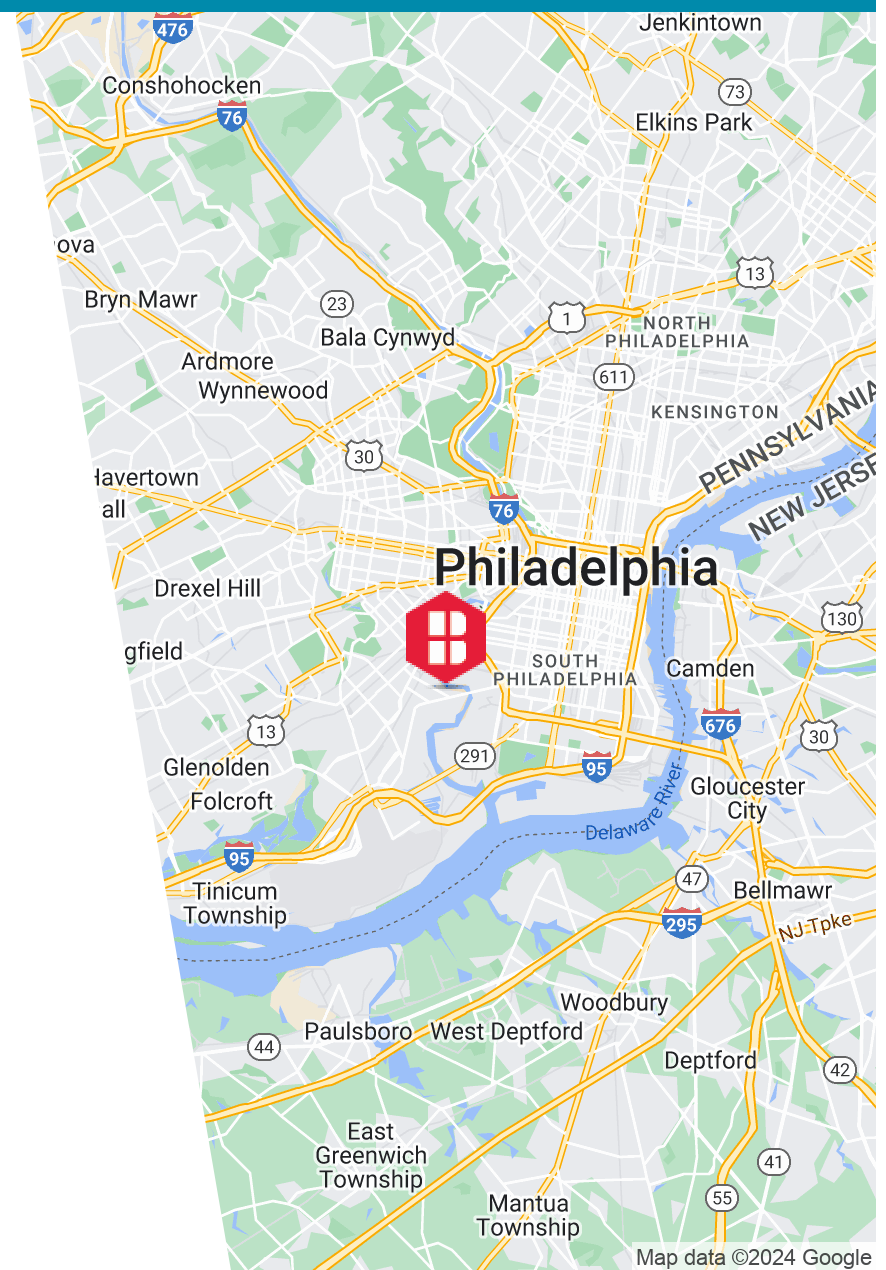
3225 SOUTH 61ST STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
PRIME SOUTHWEST PHILADELPHIA INDUSTRIAL OPPORTUNITY

748 SF
3.94 Acres

PROPERTY HIGHLIGHTS

- 748 SF on Approximately 3.94 Acres
- One (1) drive-in loading
- Frontage – 450' – 61st St (Approximate)
- Zoned I3 – Heavy Industrial – City of Philadelphia
- \$55,712 Taxes (Est 2024) - City of Philadelphia
- Conveniently located in Southwest Philadelphia, with easy access to the Route 36 Light Rail Line, Interstate-76, Interstate-95, and Philadelphia International Airport



DEMOGRAPHICS MAP & REPORT

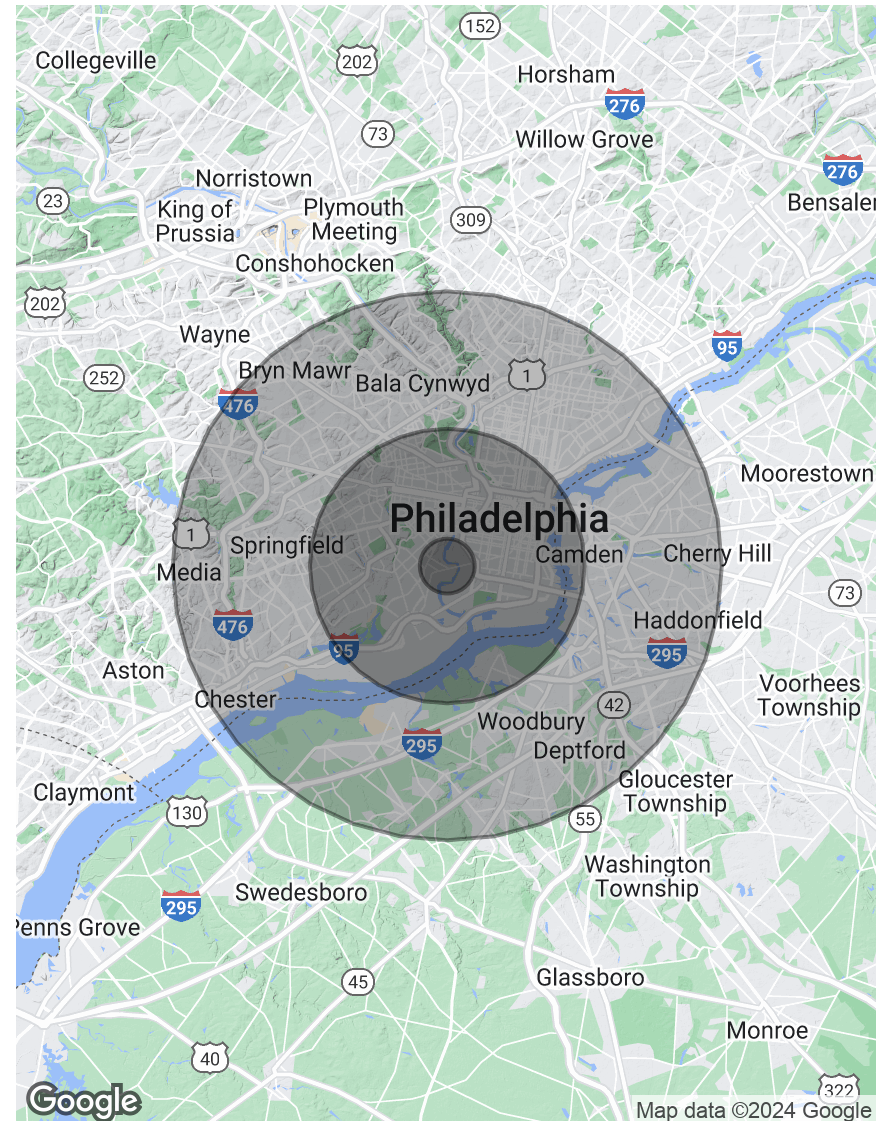
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	10,876	725,230	1,898,377
Average Age	30.4	35.3	36.8
Average Age (Male)	28.5	34.4	35.3
Average Age (Female)	35.0	36.9	38.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,258	338,503	827,637
# of Persons per HH	2.6	2.1	2.3
Average HH Income	\$36,527	\$69,318	\$74,674
Average House Value	\$90,181	\$237,779	\$221,047

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



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