

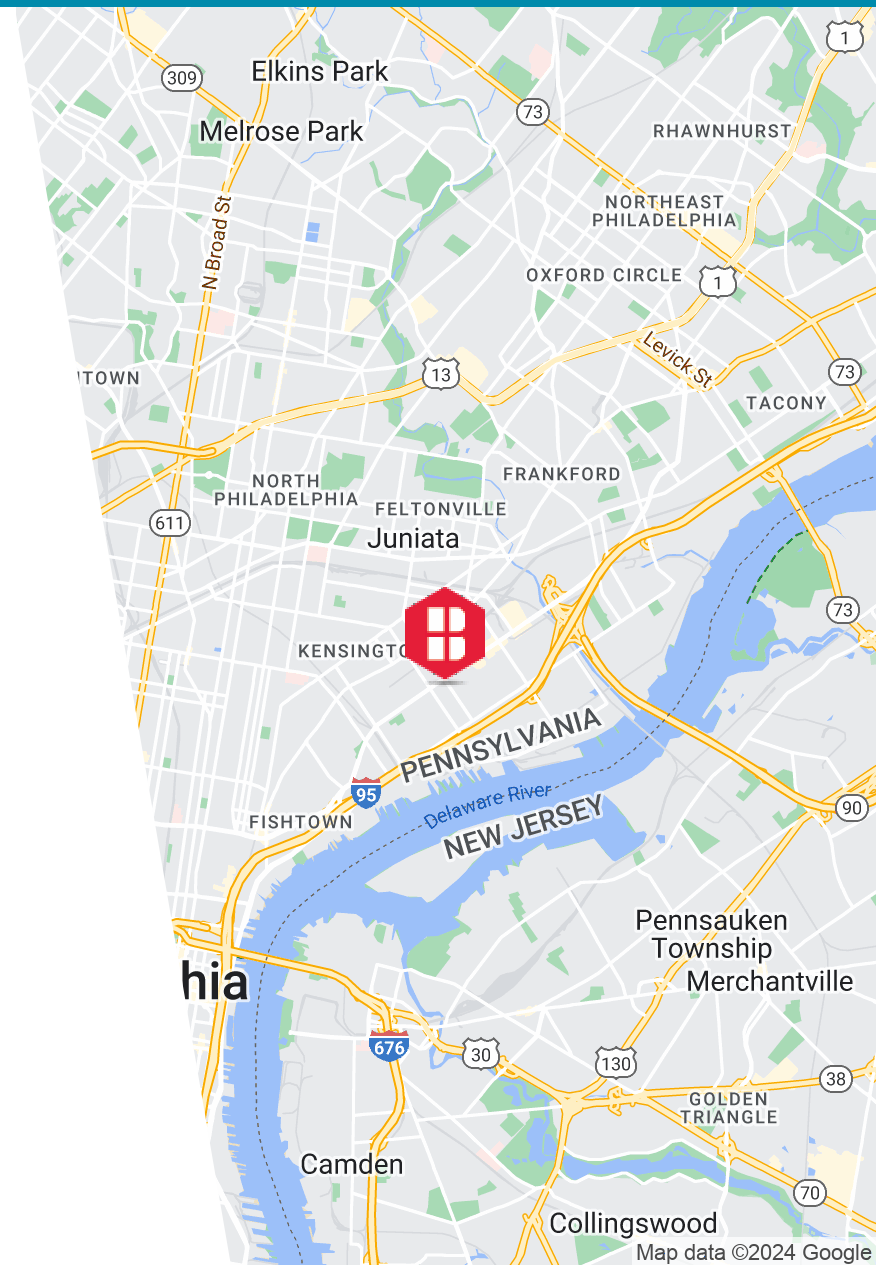
3251 CEDAR STREET
PHILADELPHIA, PA

AVAILABLE FOR LEASE
RETAIL PROPERTY

6,100 SF
End Cap Unit

PROPERTY HIGHLIGHTS

- Total Building 44,820 SF
- Approximately 6,100 SF Available for Lease
- 12'10" clear ceiling
- End Cap Unit Available
- Parking available to customers/employees on-site
- Zoning I1-Light Industrial
- Taxes 2024 Est. \$11,092
- This property is located in the densely-populated Philadelphia neighborhood of Port Richmond and provides immediate access to the heavily trafficked Aramingo Avenue as well as nearby access to I-95, Betsy Ross Bridge and Center City Philadelphia.



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

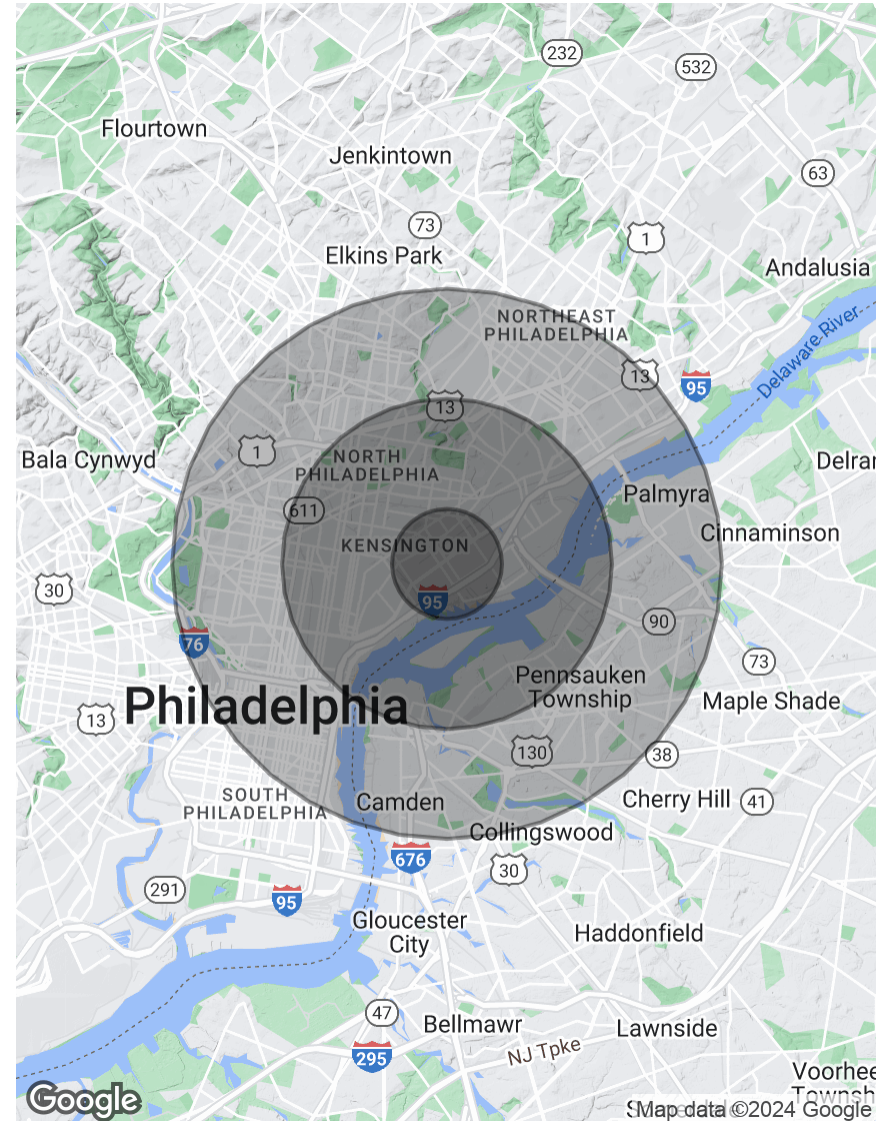
POPULATION 1 MILE 3 MILES 5 MILE

Total Population	43,231	300,561	889,121
Average Age	30.4	30.2	30.1
Average Age (Male)	28.6	28.7	28.6
Average Age (Female)	31.9	31.2	31.6

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILE

Total Households	14,923	100,171	318,121
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$36,919	\$37,277	\$46,121
Average House Value	\$79,901	\$133,464	\$175,121

* Demographic data derived from 2020 ACS - US Census



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