

**1043 SOUTH 9TH STREET**  
PHILADELPHIA, PA

AVAILABLE FOR SALE OR LEASE  
**POTENTIAL REDEVELOPMENT**

7,300 SF LOT



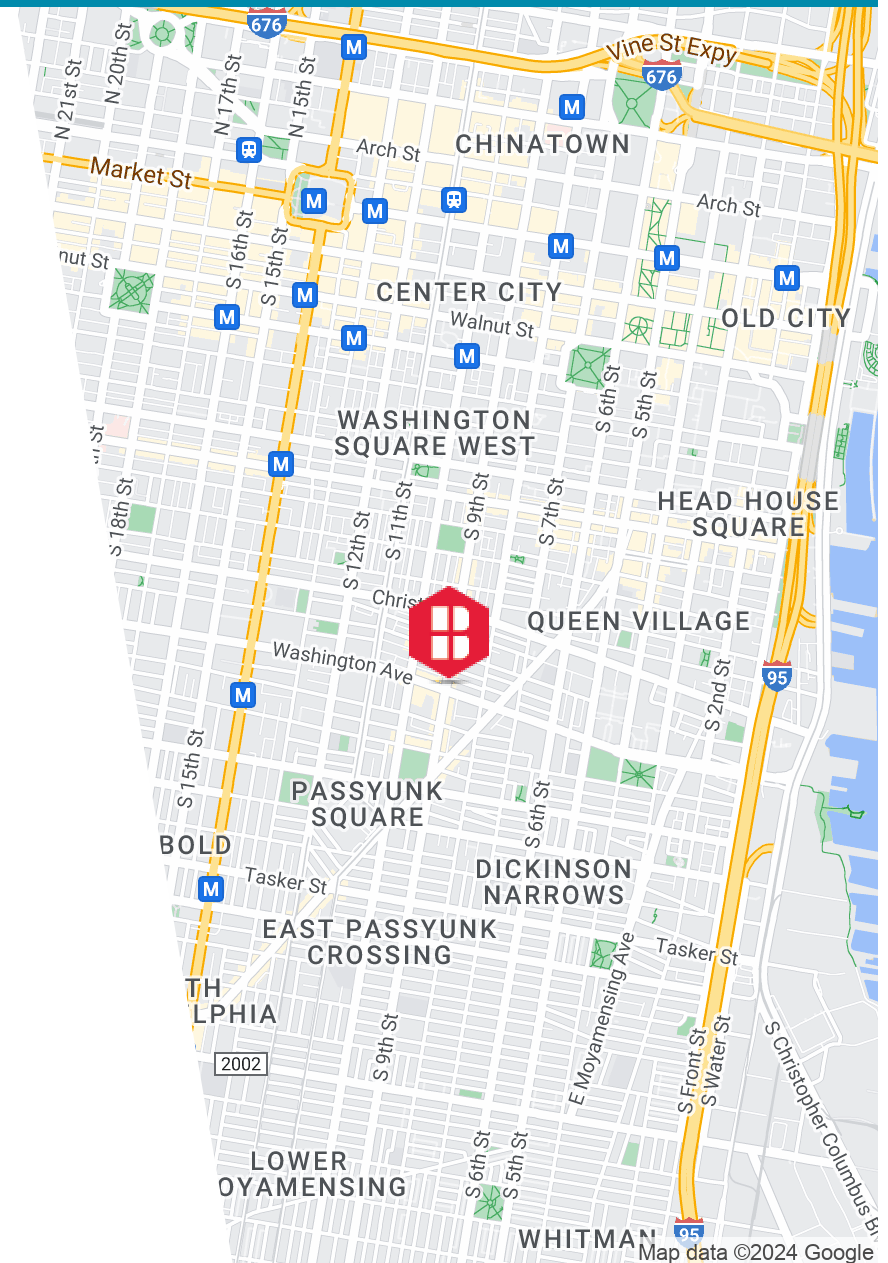
# PROPERTY HIGHLIGHTS

POTENTIAL REDEVELOPMENT OPPORTUNITY ON A PROMINENT CORNER OFF 9TH AND WASHINGTON AVE.

POTENTIAL SALE OR LEASE OPPORTUNITY IN THE HEART OF THE ITALIAN MARKET - ONE OF PHILADELPHIA'S MOST ICONIC RETAIL CORRIDORS

ROUGHLY 7,300 SQFT LOT WITH 110 FT OF FRONTAGE

ZONED CMX-2

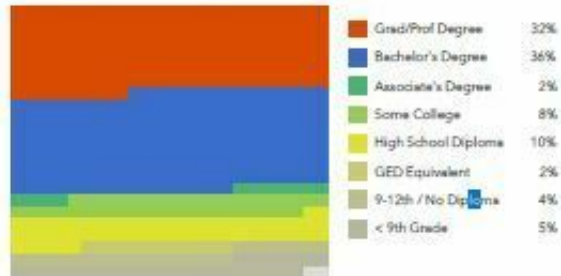


## Market Insights for Real Estate

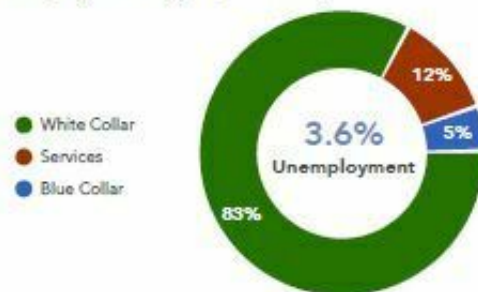
1043 S 9th St, Philadelphia, Pennsylvania, 19147

5 Minutes

### Educational Attainment



### Employment Type (Residents)



  
1,595  
Residents  
Who Commute  
30+ Minutes

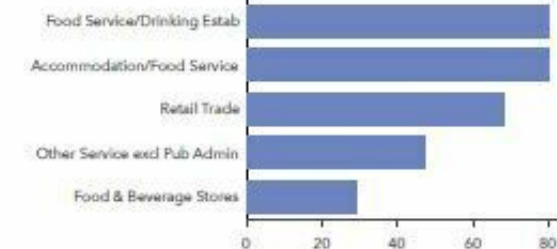
  
3  
Schools

  
338  
Businesses

### Daytime Population



### Top 5 Business Types



## DEMOGRAPHICS MAP & REPORT

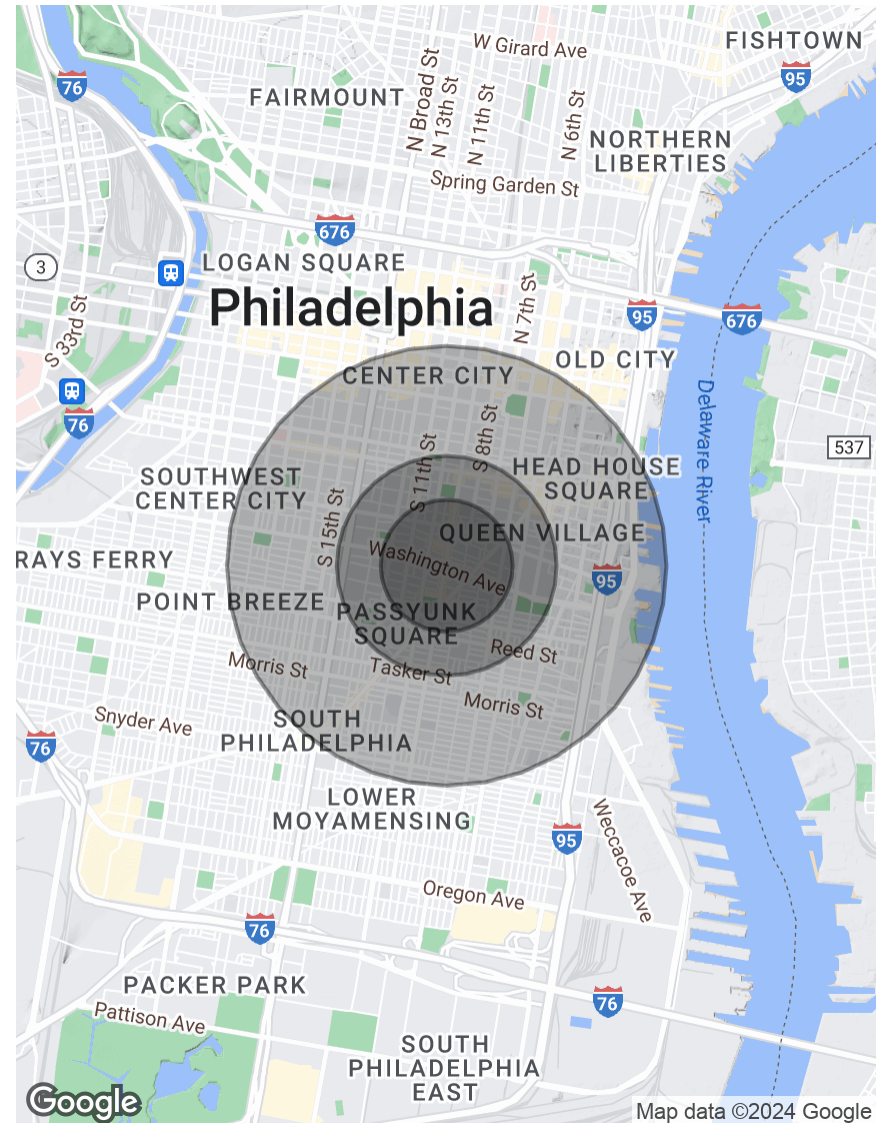
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,225	25,462	105,113
Average Age	39	38	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,892	11,794	52,056
# of Persons per HH	2.2	2.2	2
Average HH Income	\$133,486	\$137,846	\$133,252
Average House Value	\$551,779	\$585,240	\$598,545

*Demographics data derived from AlphaMap*



# CONTACT



**Jason Kramer**  
Managing Partner  
**215.448.6051**  
jkramer@binswanger.com



**Joshua Haber**  
Managing Partner  
**215.448.6099**  
jhaber@binswanger.com



Three Logan Square  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
Phone: 215.448.6000  
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.