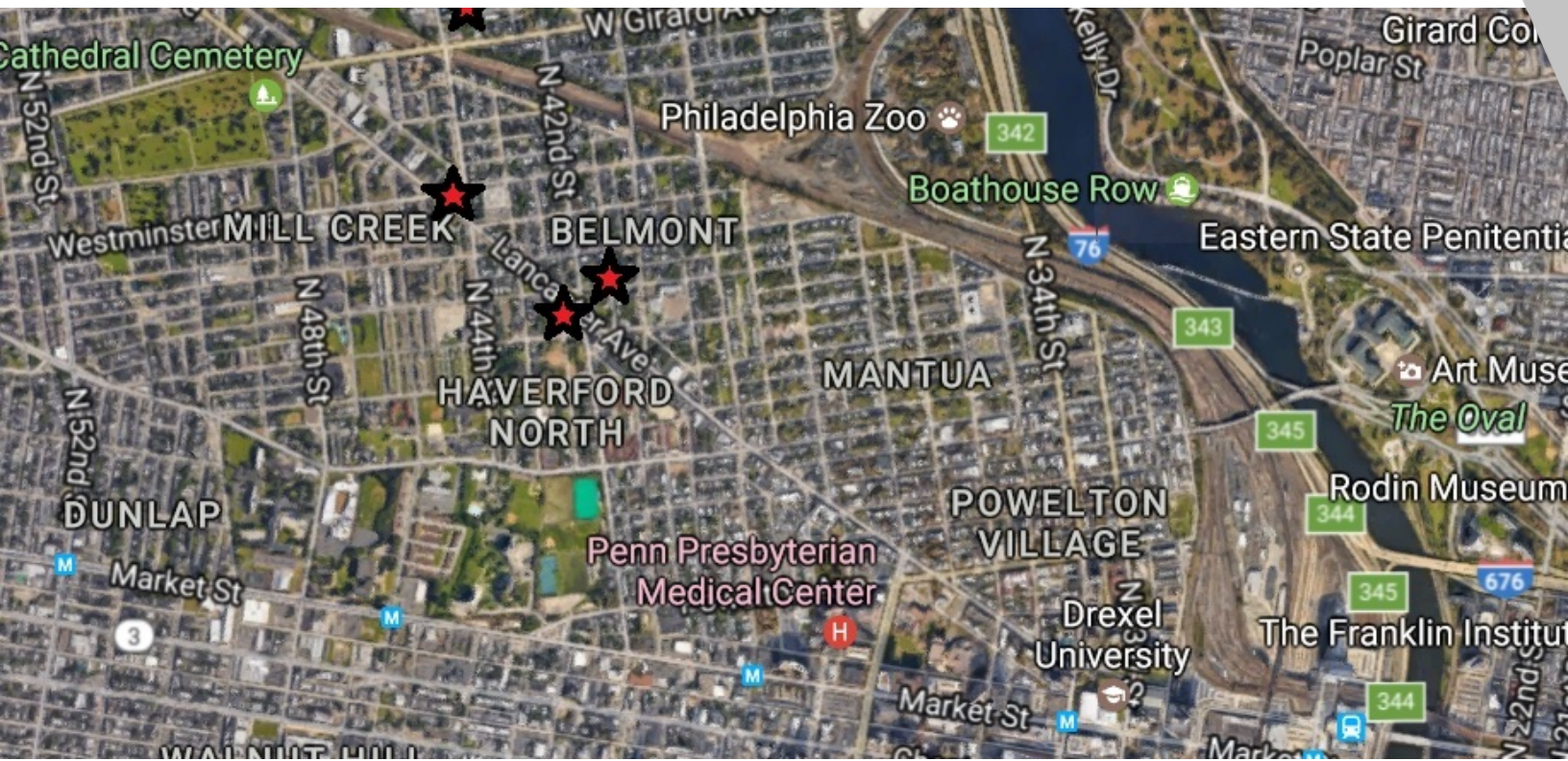


INVESTMENT FOR SALE



4431- 4435 Lancaster Ave, Philadelphia, PA 19104

**SALES PRICE:**

Subject To Offer

LOT SIZE:

19,019 Total SF

APN #:

882008520, 061157800,
061157900, 884466217,
882933765, 882933870

ZONING:

CMX-2 , RM-1

PROPERTY OVERVIEW

West Philadelphia, 5 property investment portfolio has made itself available for purchase. In the direct path of University City expansion, this is an opportunity to enter the University City Market at a price point that in the next few years will most likely become unattainable. The unrelenting expansion of University City by Drexel University and University of Pennsylvania has been the driving force that has continued to cause the property values to rise along the Lancaster Ave corridor. This proven and stable history of property appreciation in this area allows investors that seek the opportunity to buy, improve, and hold a compelling opportunity to do so.

KW COMMERCIAL
1619 Walnut Street
Philadelphia, PA 19103

DEVAN ROBERTS
Associate Director
O: 267.539.1944
devangroberts@gmail.com

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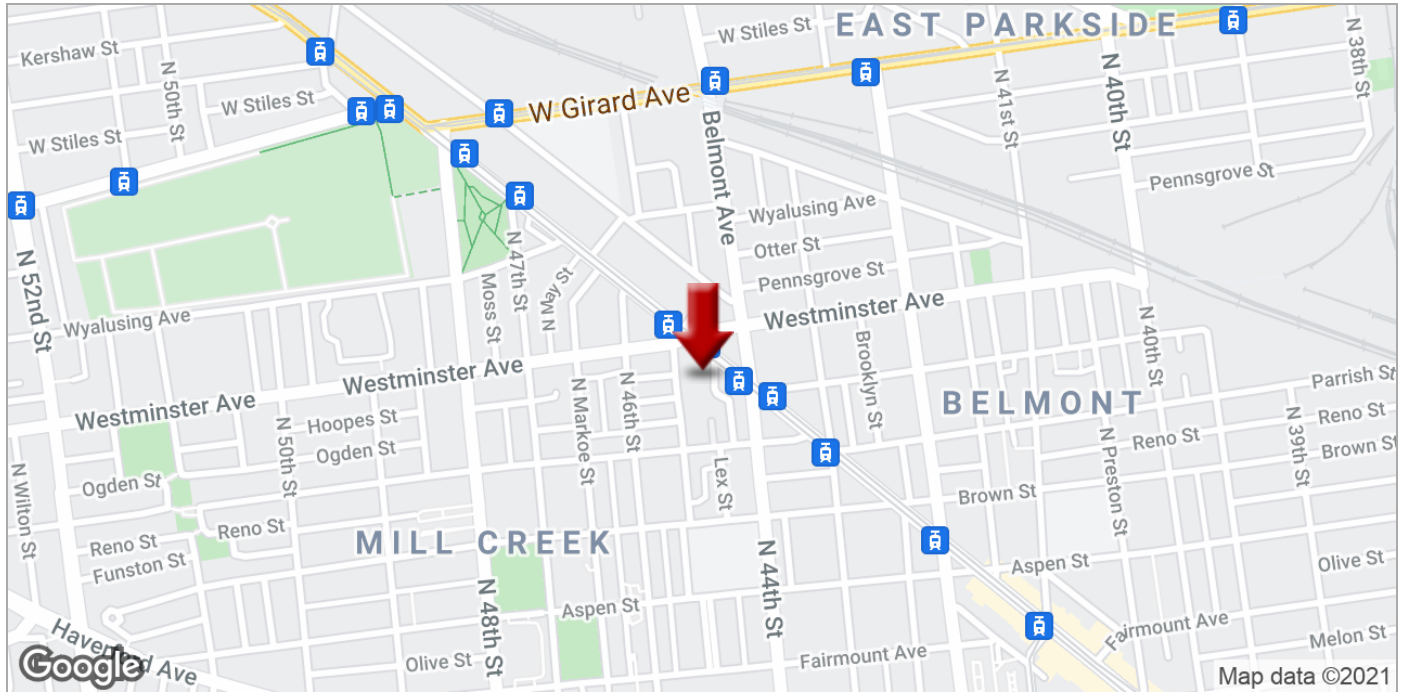
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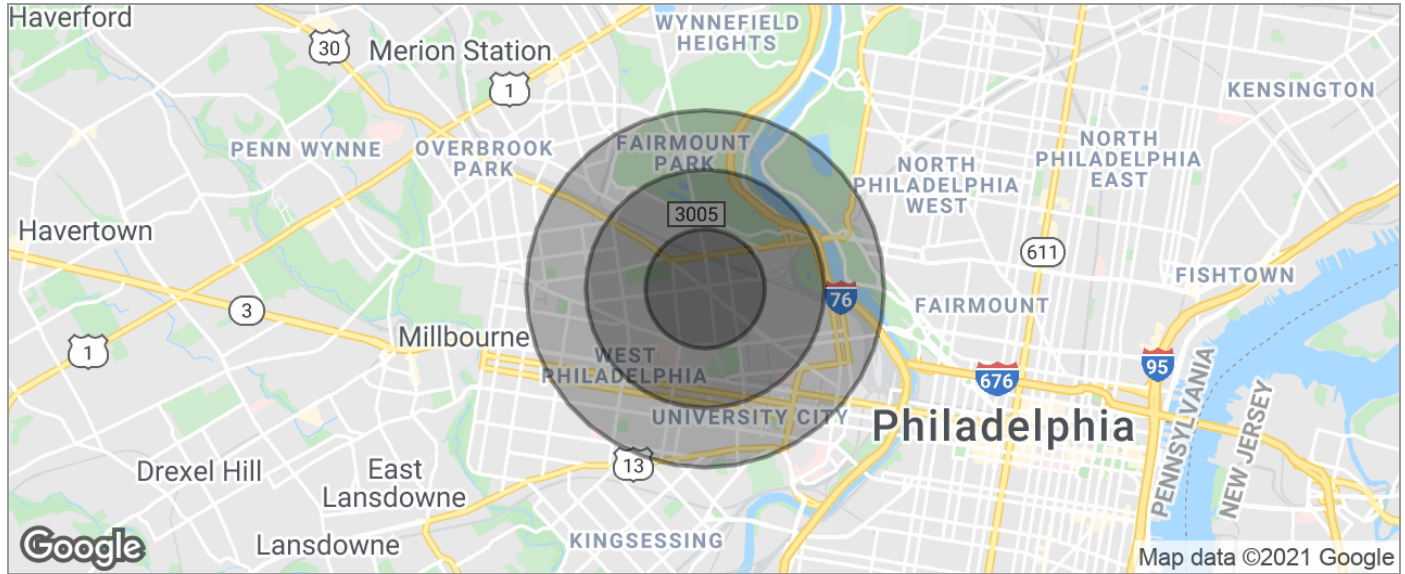
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,667	40,645	100,239
MEDIAN AGE	33.9	32.7	31.0
MEDIAN AGE (MALE)	28.1	28.9	28.0
MEDIAN AGE (FEMALE)	36.8	34.9	32.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,467	16,118	39,220
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$30,344	\$32,395	\$36,566
AVERAGE HOUSE VALUE	\$64,436	\$97,463	\$111,814
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	2.0%	7.2%	19.8%
% BLACK	95.8%	86.7%	70.5%
% ASIAN	0.3%	3.7%	6.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	0.3%	1.1%	1.5%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	3.3%	2.7%	3.5%

* Demographic data derived from 2010 US Census

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