

# RETAIL SPACE AND OUT PARCEL | 1,000SF TO 13,000SF | FOR LEASE

Plaza Allegheny | 400 W Allegheny Ave. & 3rd St. | Philadelphia, PA 19133

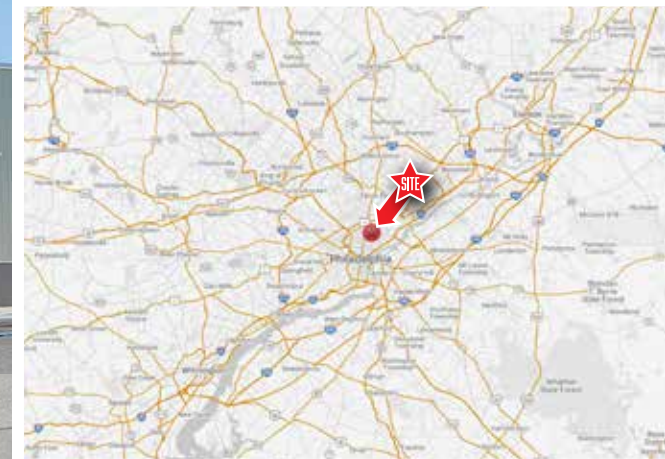
**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**1,000SF - 13,000SF**



**1,000 SF - 13,000 SF Spaces Available**

**IMMEDIATE Availability**

**LEASE RATE Upon Request**

## PROPERTY INFORMATION

- **For Lease: A-203: up to 2,000 sf End Cap w/Drive Thru (pending approval), B-2: 1,000 sf, F: 6000-13,000 sf, LL-2: 2,060 sf, LL-3: 1,200 sf, LL-5: 1,127 sf**
- Located at the signalized intersection of N. 3rd Street & Allegheny Ave.
- Ample parking and access to public transportation
- Situated across from Maria De Los Santos Health Center
- Join Save A Lot, Advance Auto Parts, The Laundry Cafe, Metro PCS, Little Caesar's and many others
- Ideal for Take Out, Restaurants, Nail Salon, Beauty Supply, Medical and many other opportunities

| Demographics        | 1 Mile                                 | 2 Miles  | 3 Miles  |
|---------------------|--|----------|----------|
| Population          | 65,938                                 | 262,939  | 451,846  |
| Average HH Income   | \$51,329                               | \$67,286 | \$75,718 |
| Total Businesses    | 1,769                                  | 6,620    | 13,058   |
| Number of Employees | 20,040                                 | 60,170   | 119,506  |
| Traffic Counts      | W Allegheny Ave & N 3rd St: 18,469 ADT |          |          |

\*Data Source: Sites USA REGIS™ 2023

FOR MORE INFORMATION DAVID DEPETRIS 610-941-4034 x107  
PLEASE CONTACT: DDEPETRIS@LPRE.COM 856-912-1165 CELL



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## SITE PLAN



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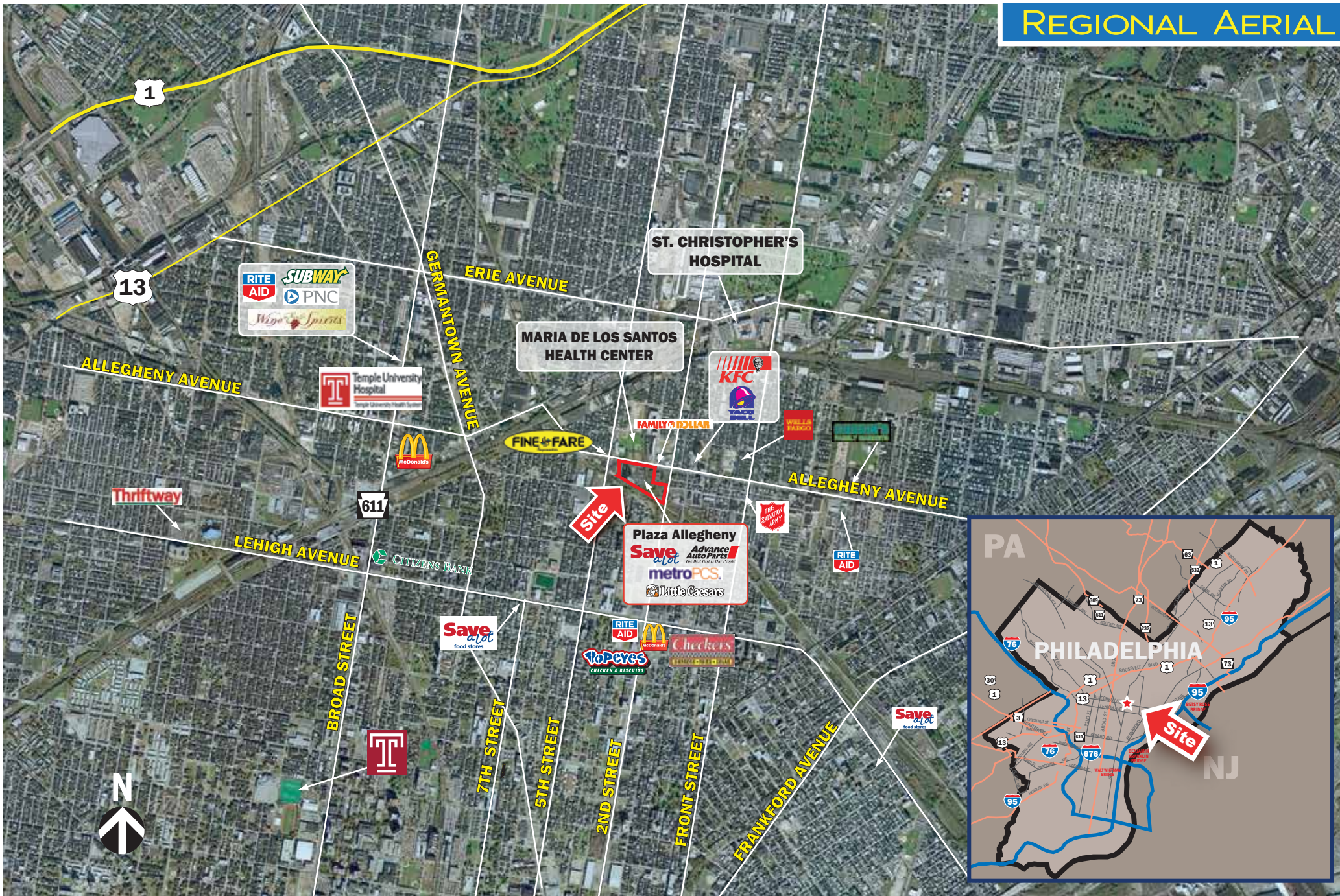
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## REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

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## DEMOGRAPHICS

| Population                             | 1 Mile | 2 Miles | 3 Miles |
|--|--------|---------|---------|
| Population (Est. 2023)                 | 65,938 | 262,939 | 451,846 |
| Projected Population (2028)            | 62,960 | 256,113 | 444,242 |
| Projected Annual Growth (2023 to 2028) | -0.9%  | -0.5%   | -0.3%   |

### Daytime Population

|                            |        |        |        |
|----------------------------|--------|--------|--------|
| Total Businesses (2023)    | 1,769  | 6,620  | 13,058 |
| Number of Employees (2023) | 20,040 | 60,170 | 28,167 |

### Income

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| Average HH Income (Est. 2023) | \$51,329 | \$67,286 | \$75,718 |
| Median HH Income (2023)       | \$32,758 | \$46,622 | \$55,446 |

### Households & Growth

|  |        |        |         |
|--|--------|--------|---------|
| Households                             | 21,569 | 90,330 | 168,429 |
| Projected HH (2028)                    | 21,246 | 91,004 | 172,968 |
| HH Growth with Children (2023 to 2028) | 39.1%  | 31.3%  | 27.8%   |

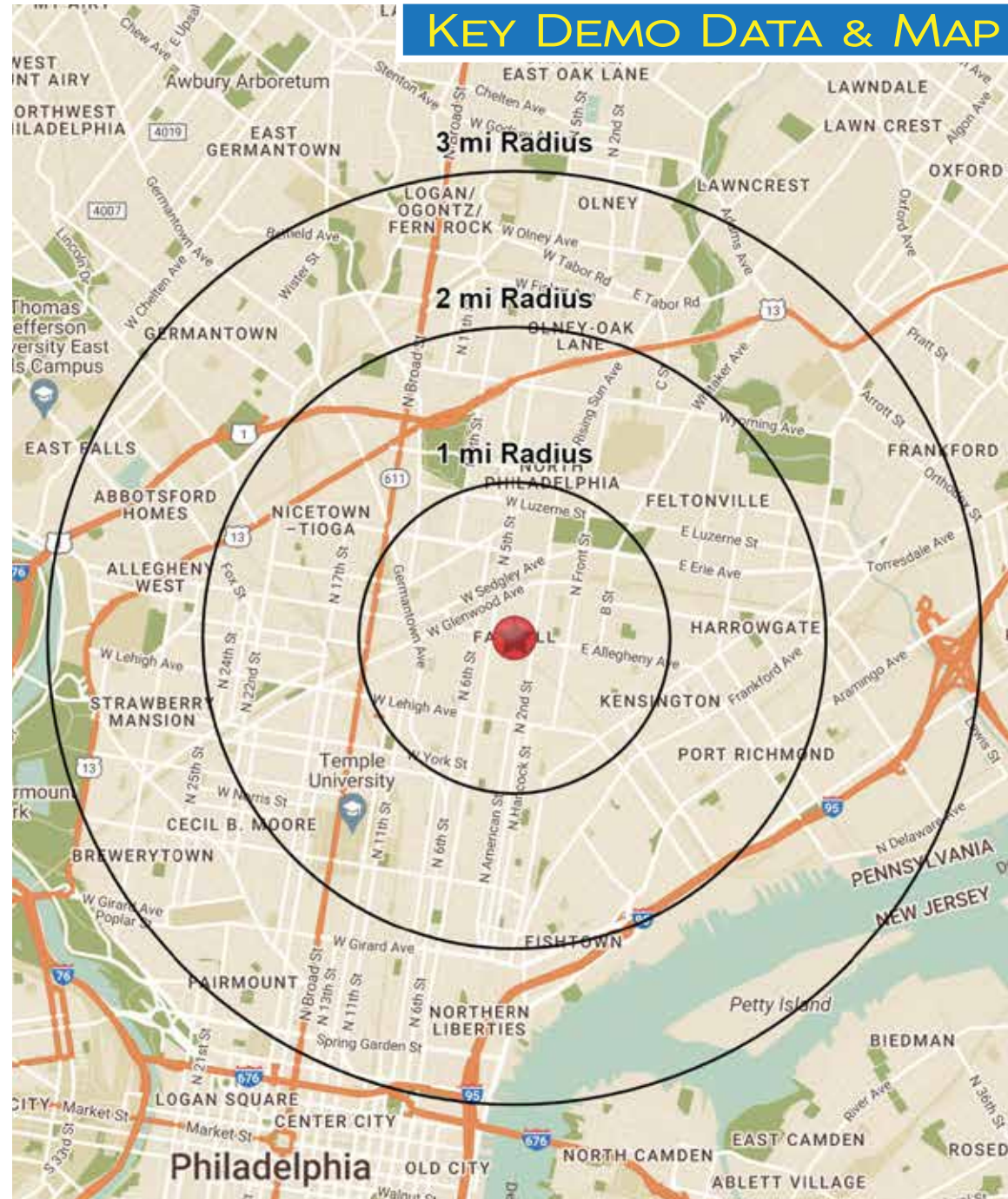
### Education

|                      |       |       |       |
|----------------------|-------|-------|-------|
| High School Graduate | 35.4% | 36.3% | 33.5% |
| Some College         | 14.7% | 15.3% | 15.6% |
| Bachelor Degree      | 8.5%  | 13.4% | 16.4% |
| Graduate             | 4.4%  | 8.2%  | 11.0% |

Traffic Counts: W Allegheny Ave & N 3rd St: 18,469 ADT

Data Source: Sites USA REGIS™ 2024

## KEY DEMO DATA & MAP



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