

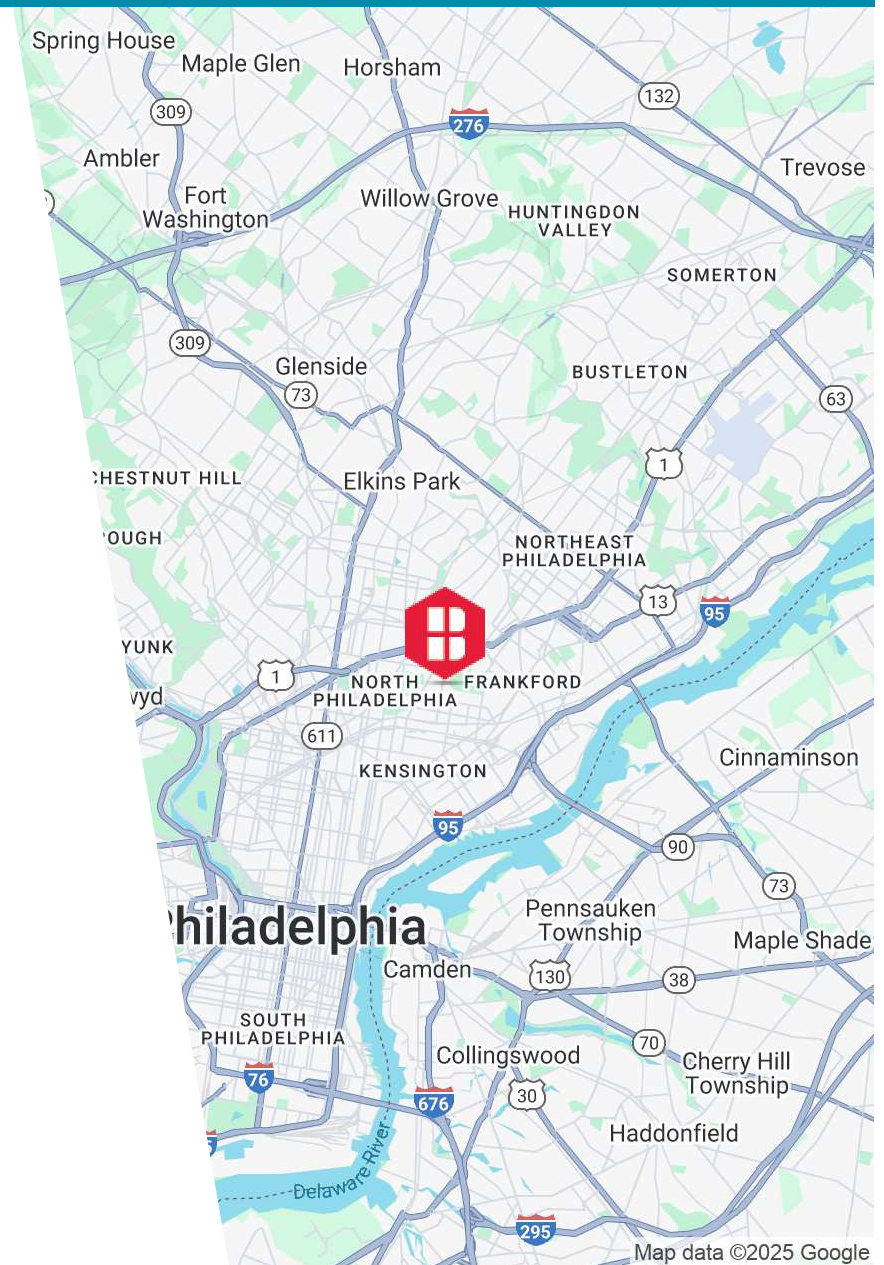
811 E CAYUGA STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

21,062 SF
1.14 Acres

PROPERTY HIGHLIGHTS

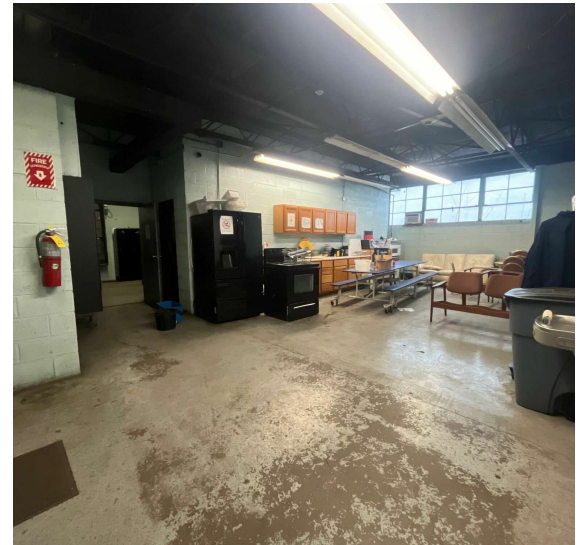
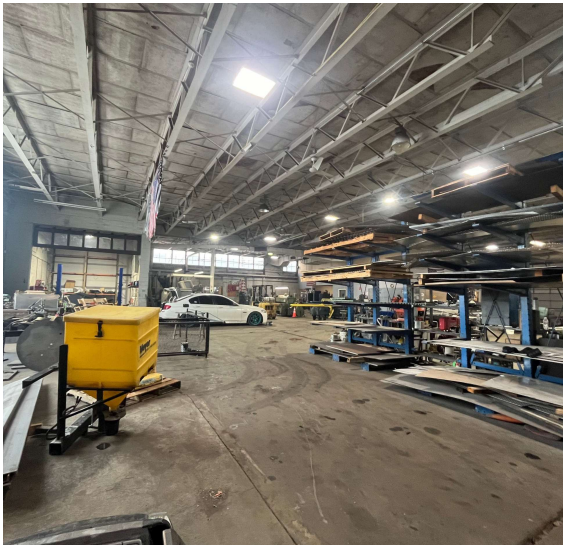
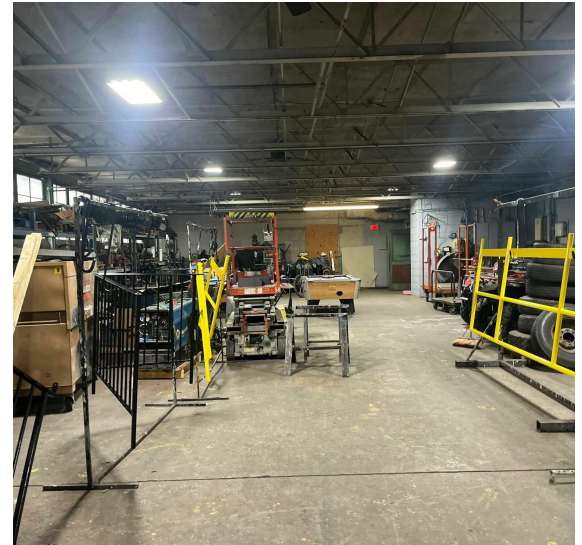
- 21,062 SF on 1.14 acres
- 15'7" - 17'3" clear height
- One (1) story
- Two (2) drive-in doors
- Three (3) dock doors
- Zoned I2 - Medium Industrial
- \$10,024 estimated 2025 taxes
- Located in the Feltonville neighborhood of Philadelphia and only two miles away from the Roosevelt Blvd and I-95, providing direct access to the Betsy Ross Bridge.



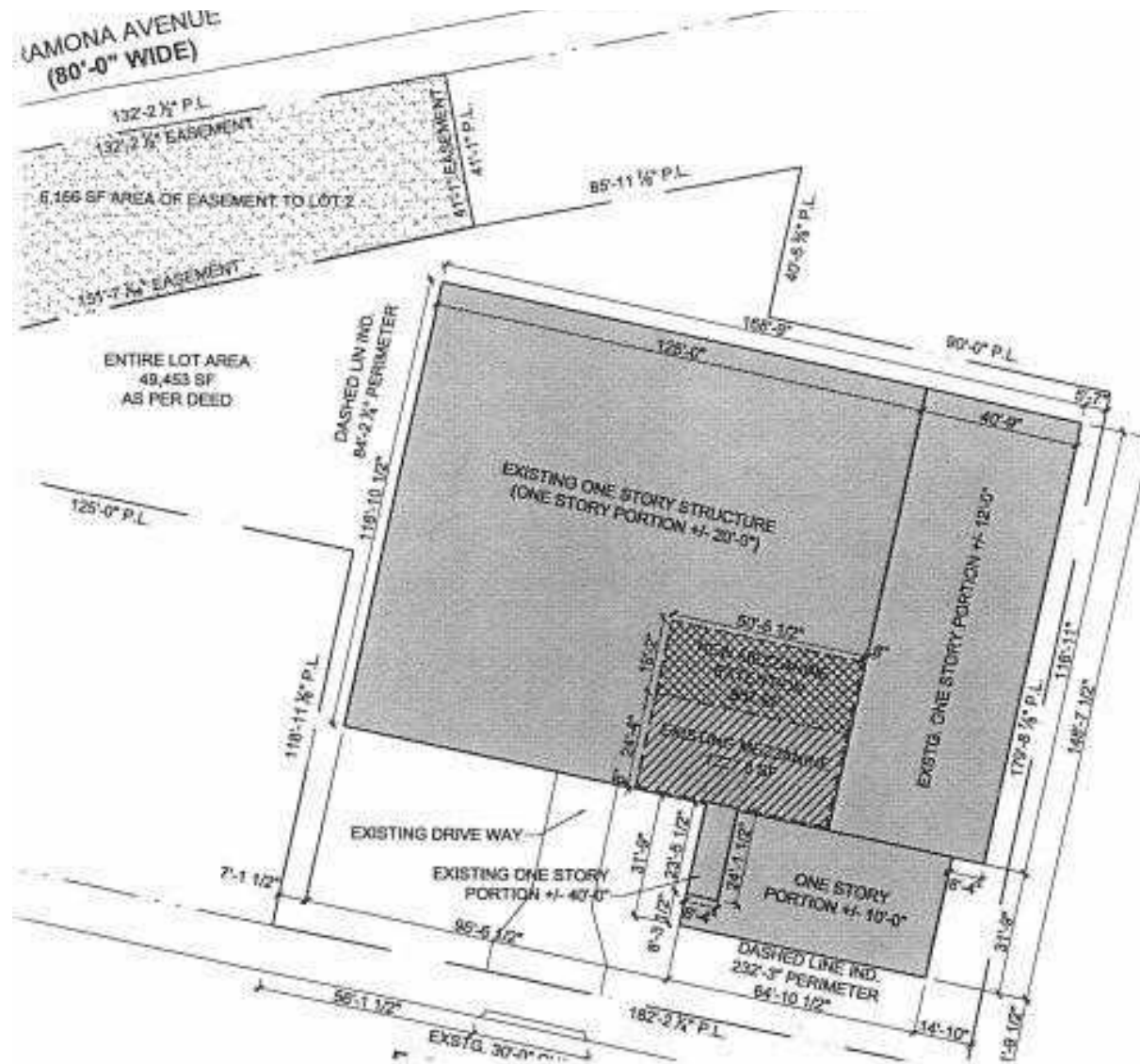
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



SITE PLAN



DEMOGRAPHICS MAP & REPORT

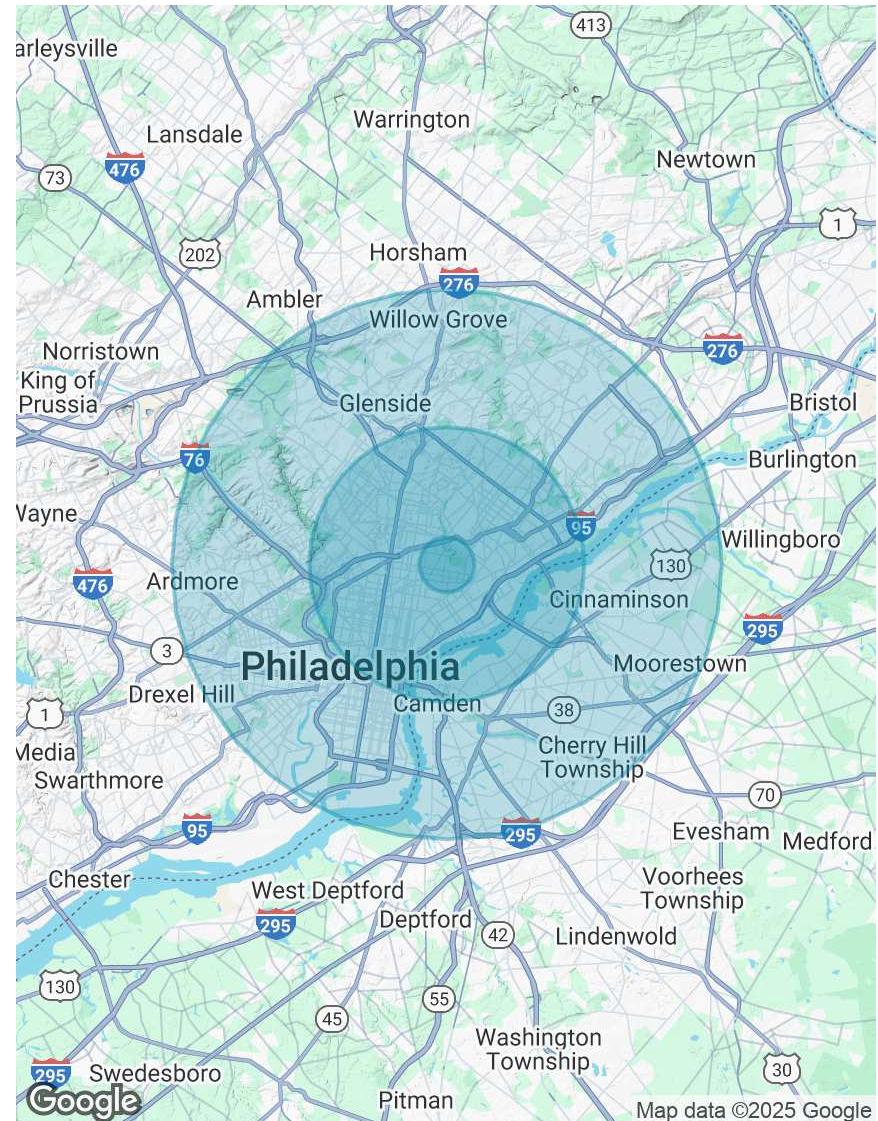
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	34,882	851,882	2,165,790
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	11,441	330,921	872,107
# of Persons per HH	3	2.6	2.5
Average HH Income	\$66,220	\$75,603	\$96,808
Average House Value	\$164,918	\$246,018	\$333,444

Demographics data derived from AlphaMap



CONTACT



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Michael Pennington
Vice President
215.448.6091
mpennington@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.