



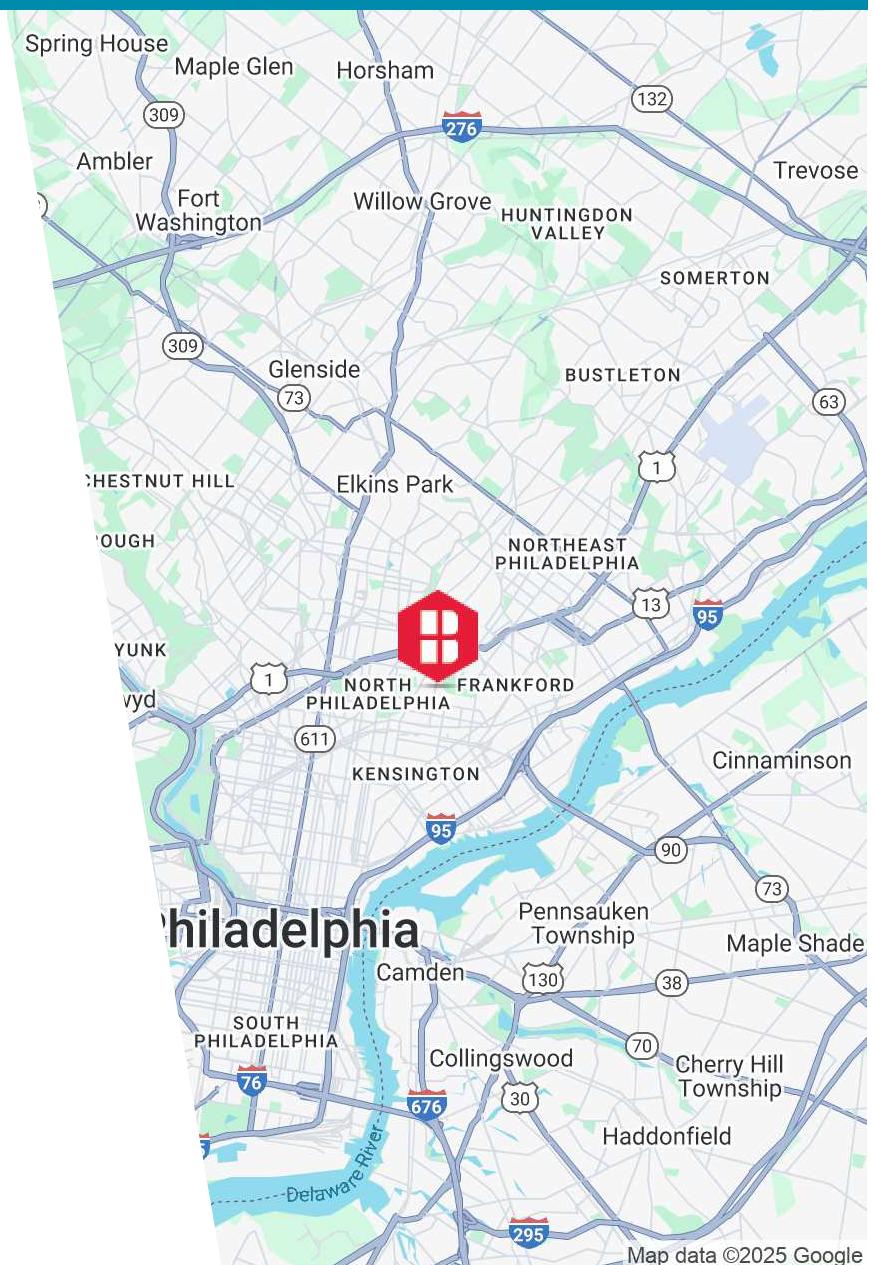
**811 E CAYUGA STREET**  
PHILADELPHIA, PA

**AVAILABLE FOR SALE**  
**INDUSTRIAL PROPERTY**

21,062 SF  
1.14 Acres

## PROPERTY HIGHLIGHTS

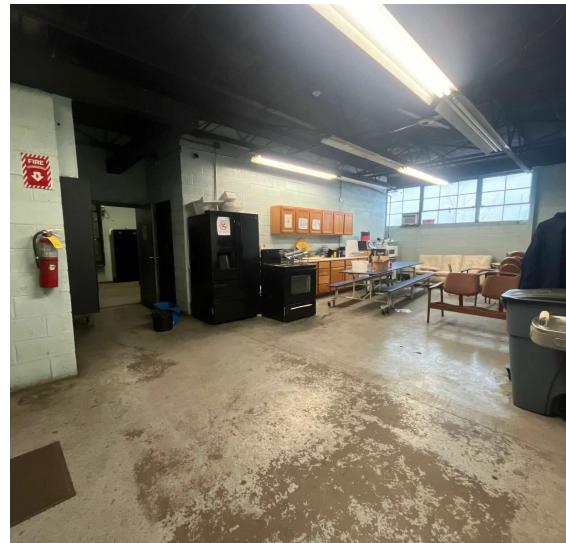
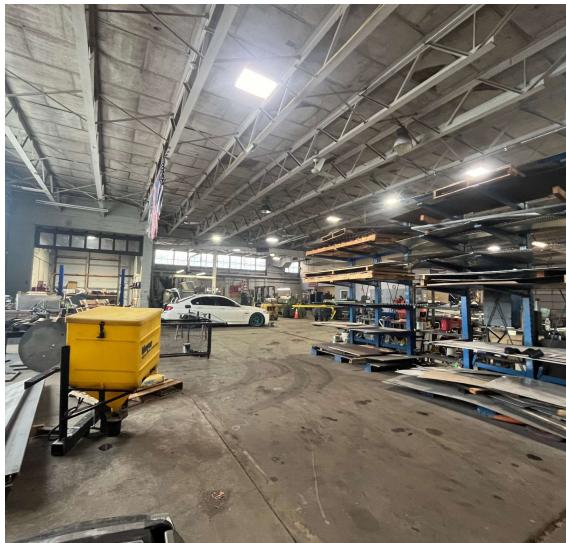
- 21,062 SF on 1.14 acres
- 15'7" - 17'3" clear height
- One (1) story
- Two (2) drive-in doors
- Three (3) dock doors
- Zoned I2 - Medium Industrial
- \$10,024 estimated 2025 taxes
- Located in the Feltonville neighborhood of Philadelphia and only two miles away from the Roosevelt Blvd and I-95, providing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



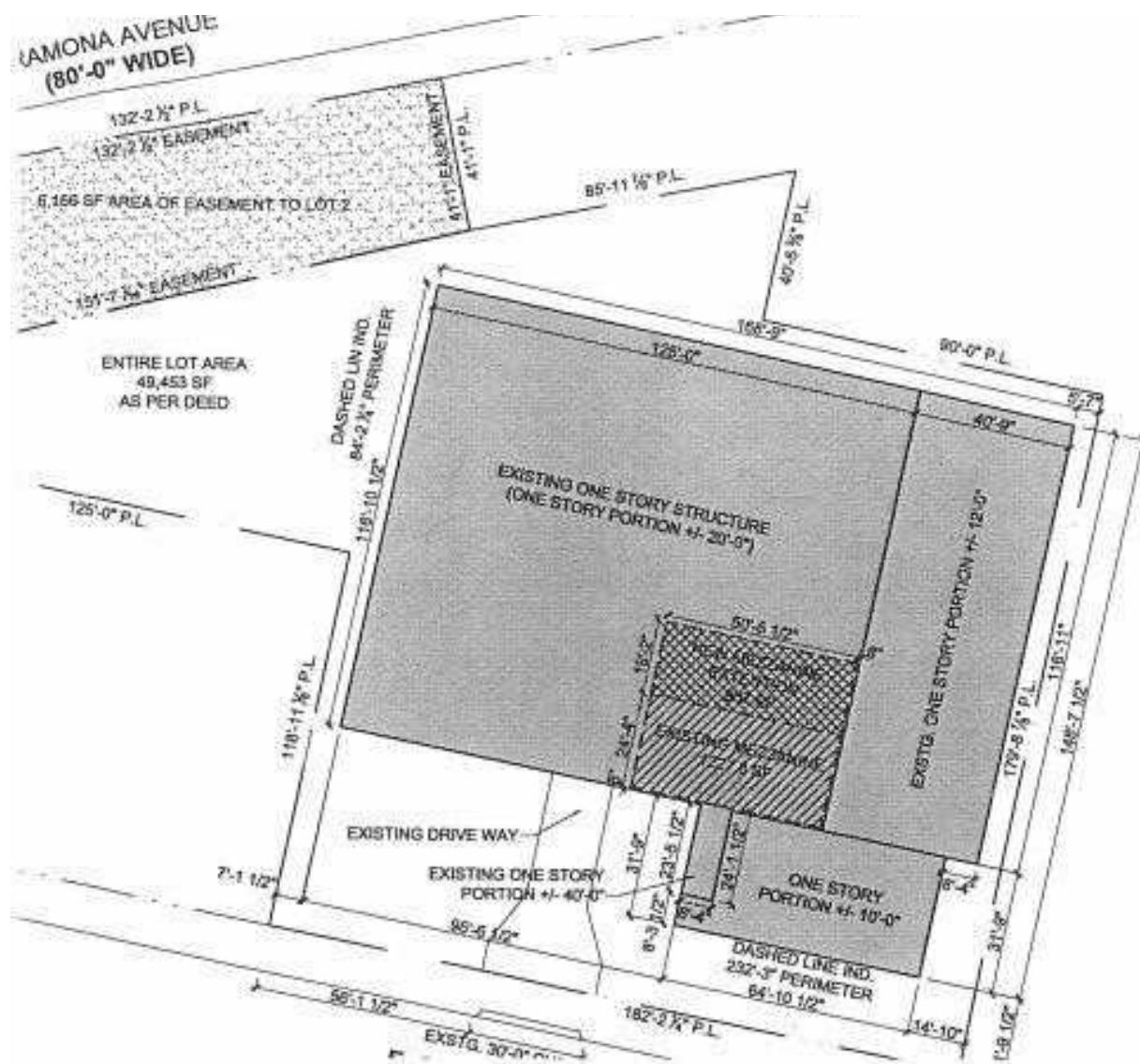
## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



# SITE PLAN



# DEMOGRAPHICS MAP & REPORT

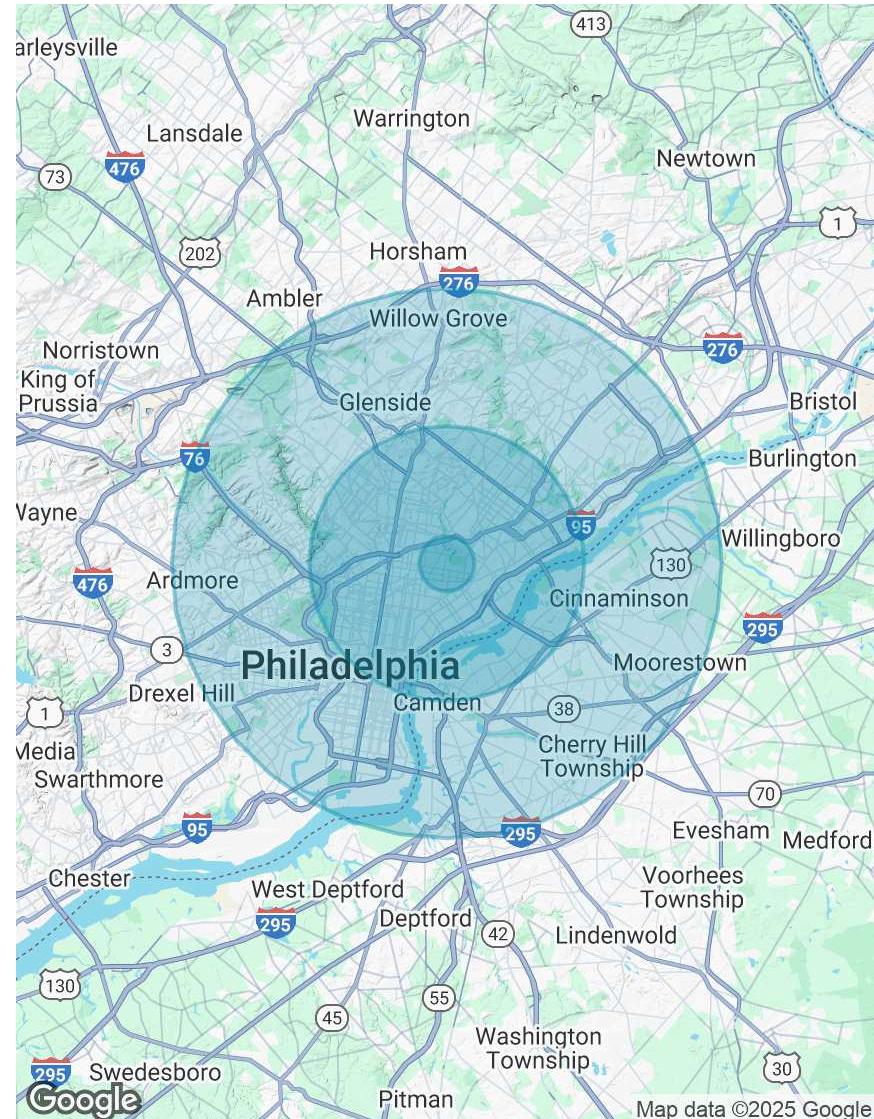
## POPULATION

	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](mailto:cpennington@binswanger.com)



**Michael Pennington**  
Vice President  
**215.448.6091**  
[mpennington@binswanger.com](mailto:mpennington@binswanger.com)



Three Logan Square  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
Phone: 215.448.6000  
[binswanger.com](http://binswanger.com)

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