

**10169-75 NORTHEAST BLVD. AND 1100 RED LION RD.**  
PHILADELPHIA, PA

AVAILABLE FOR LEASE  
**LAND**

14.87 Acres



## PROPERTY HIGHLIGHTS

- Population of 139,319 within 3 miles, with average household income of \$76,981
- Traffic count on Red Lion Road / Jamison Avenue is 35,422 daily
- Located between Bustleton Ave. and Roosevelt Blvd., with great access to Route 1, Woodhaven Rd., I-95, and the PA turnpike.

## DESCRIPTION

### Parcel 1: 1100 Red Lion Road

Site - 3.17 Acres

Parcel #88-4-2390-10

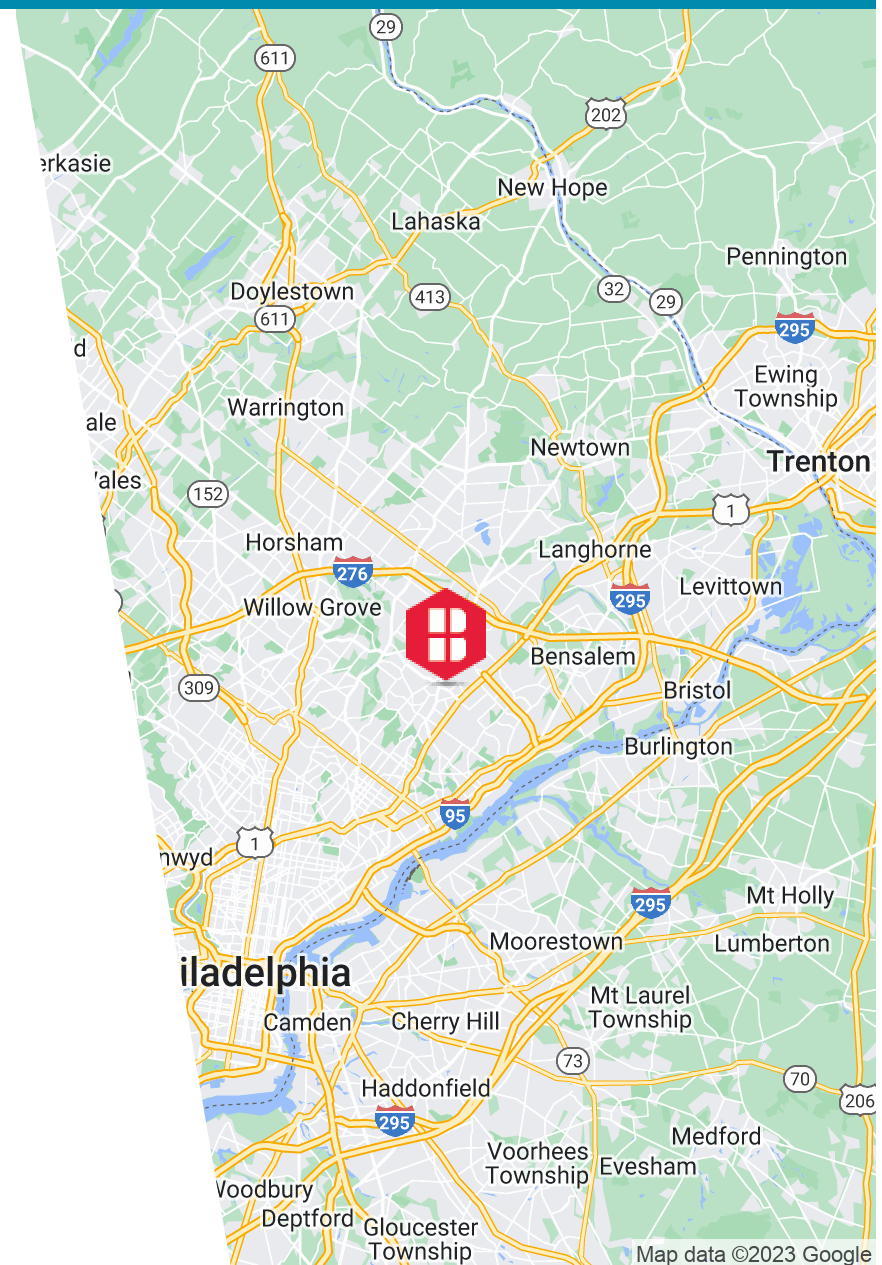
Zoned RM-2

### Parcel 2: 10169-10175 Northeast Blvd

Site - 11.7 Acres

Parcel #88-4-2390-01

Zoned I-1 (Light Industrial)



# TRUCK PARKING





# DEMOGRAPHICS MAP & REPORT

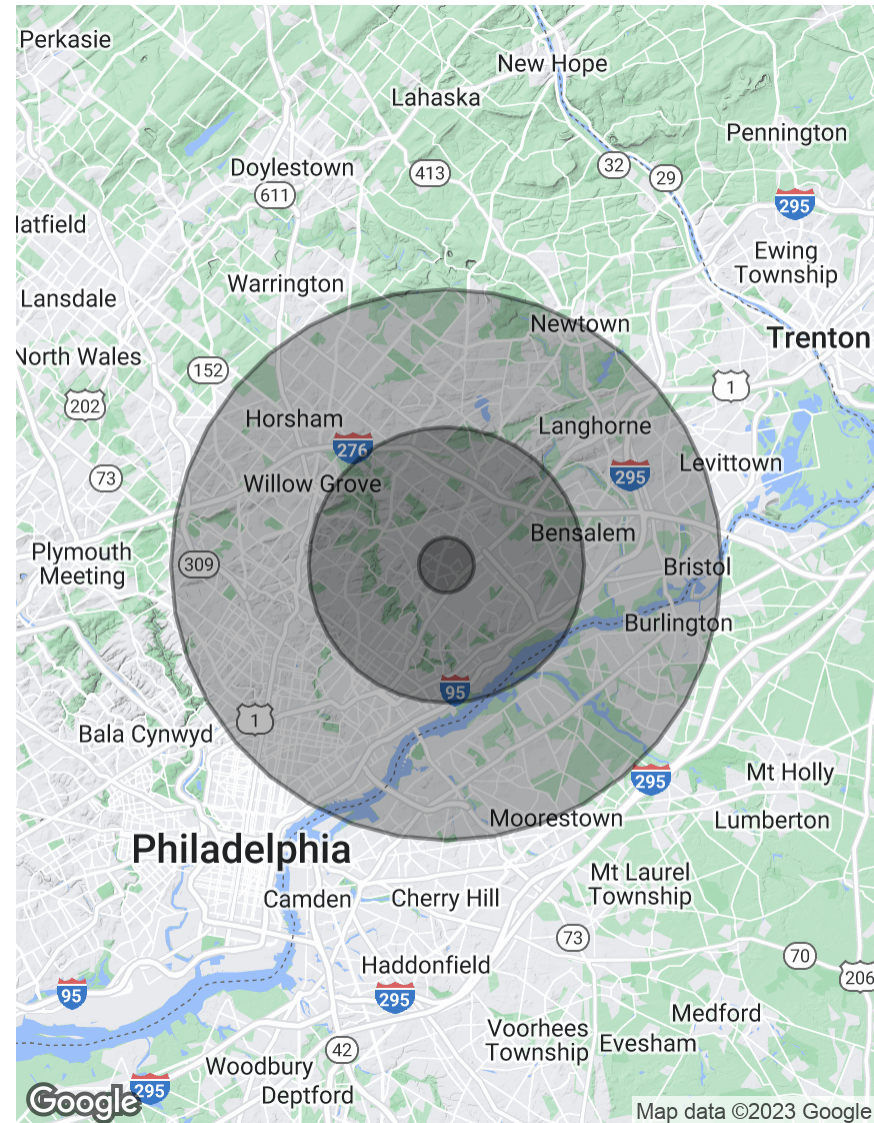
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	187	8,281	41,377
Average Age	41.4	40.1	40.7
Average Age (Male)	41.7	39.7	39.9
Average Age (Female)	41.3	41.0	41.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	70	3,188	16,490
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$64,261	\$55,937	\$54,260
Average House Value	\$157,235	\$138,435	\$137,484

\* Demographic data derived from 2020 ACS - US Census



# CONTACT



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