

RETAIL PROPERTY FOR SALE OR LEASE

4,548 SF on 0.31 Acres

5052 City Avenue

Philadelphia, PA 19131



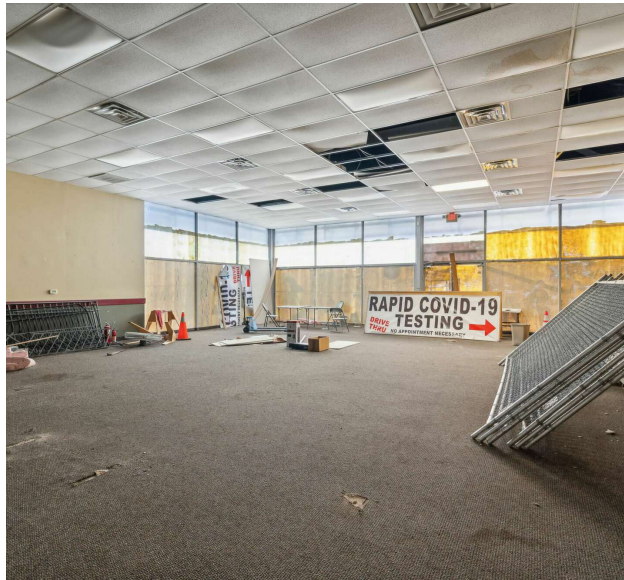
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

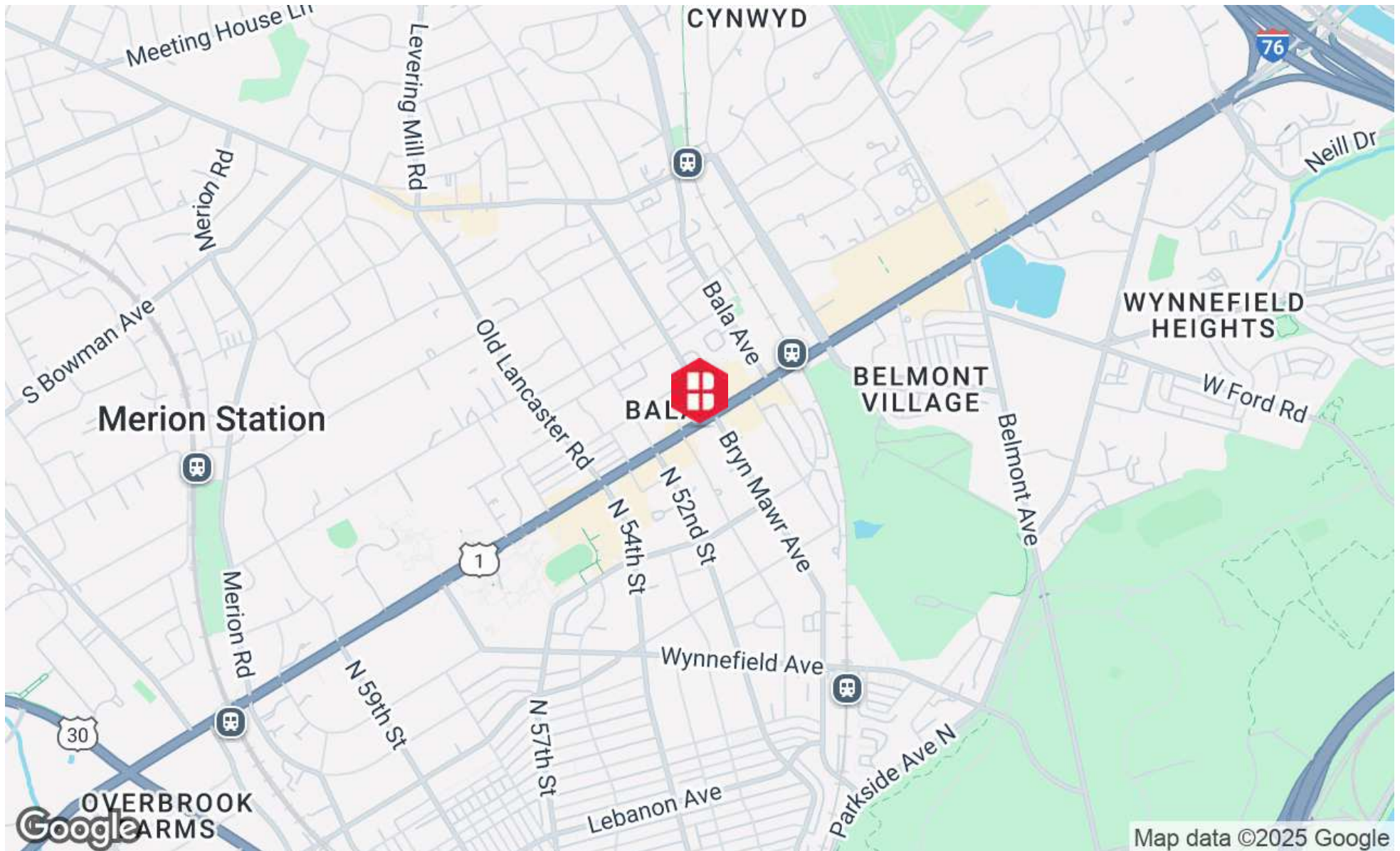
- 4,548 SF on 0.31 Acres
- \$40/SF
- Zoned CMX-2.5 (City of Philadelphia)
- Located directly on City Avenue, one of Philadelphia's busiest retail and commuter corridors, this high-visibility site is just steps from St. Joseph's University and surrounded by dense residential neighborhoods, national retailers, and popular dining options. Vacant and ready for immediate occupancy or customization, it offers a prime opportunity to capture steady foot traffic and long-term retail demand.



ADDITIONAL PHOTOS



LOCATION MAP

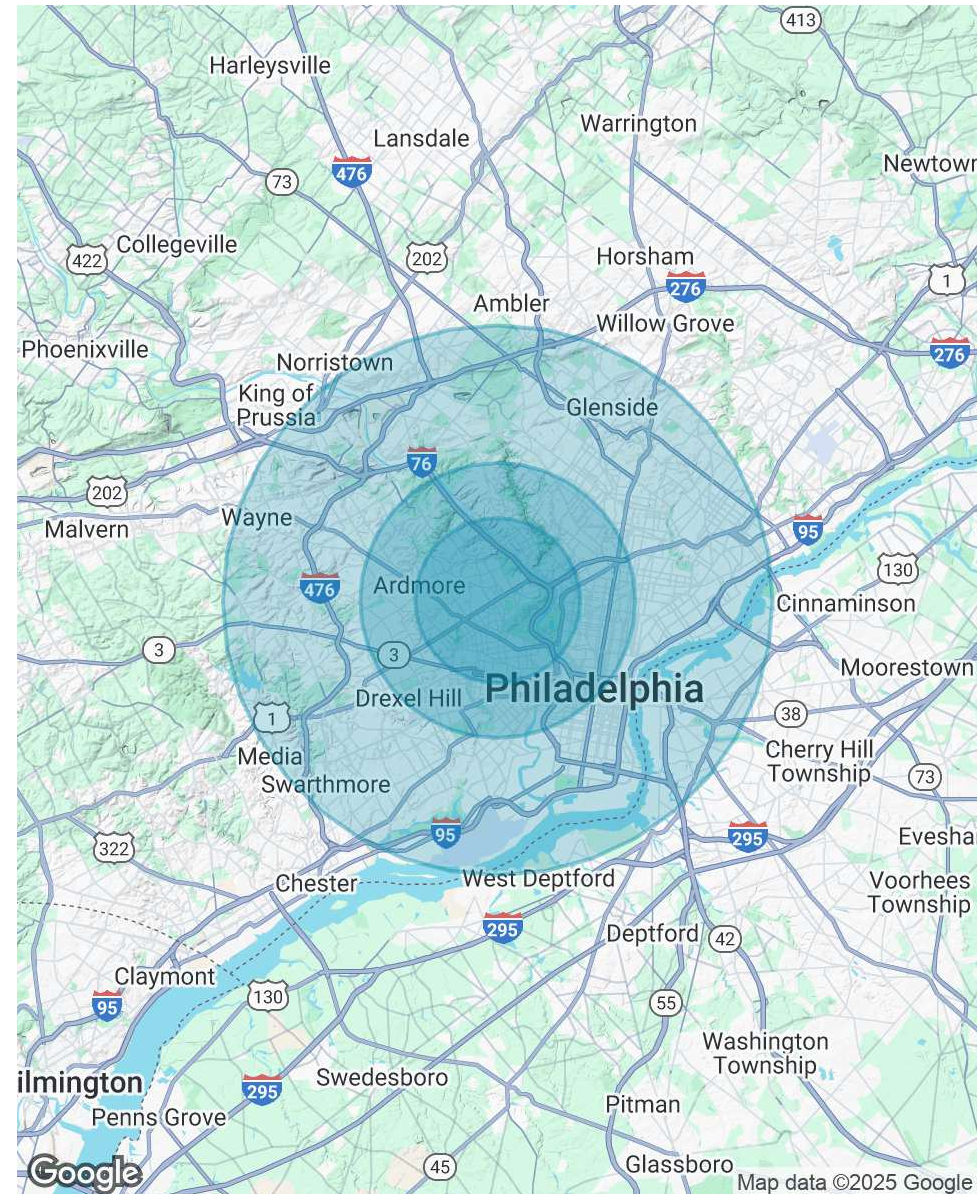


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	234,297	785,404	2,225,994
Average Age	40	38	39
Average Age (Male)	38	37	38
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	99,227	330,280	892,044
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$103,165	\$92,658	\$101,463
Average House Value	\$351,742	\$360,305	\$353,311

Demographics data derived from AlphaMap





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