

451 RHAWN STREET

Philadelphia, PA 19111



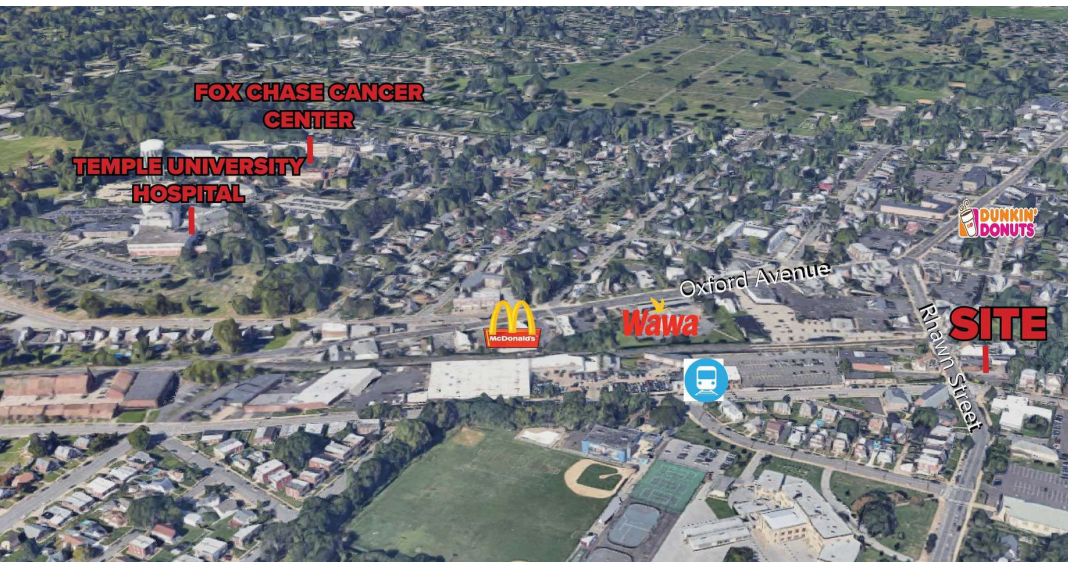
FOR LEASE



1ST FLOOR RETAIL



3,500+/- SF



PROPERTY DESCRIPTION

- 3,500+/- SF of retail space on first floor
- Located nearby: Dunkin Donuts, Wawa, McDonald's, Fox Chase train station, Fox Chase Cancer Center, Temple University Hospital
- Traffic volume on Rhawn Street: 14,800+/- vehicles daily
- 1.2 miles to Route 73
- 3 miles to Route 1
- 5.5 miles to I-95 Interchange 30
- 5.5 miles to Tacony-Palmyra Bridge
- 6.8 miles to Betsy Ross Bridge

LEASE RATE:

NEGOTIABLE

FOR MORE INFORMATION

Rick Gordon

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NAI Mertz



NAI Mertz | 210 E. Street Road, Suite 3B

Feasterville-Trevose, PA 19053

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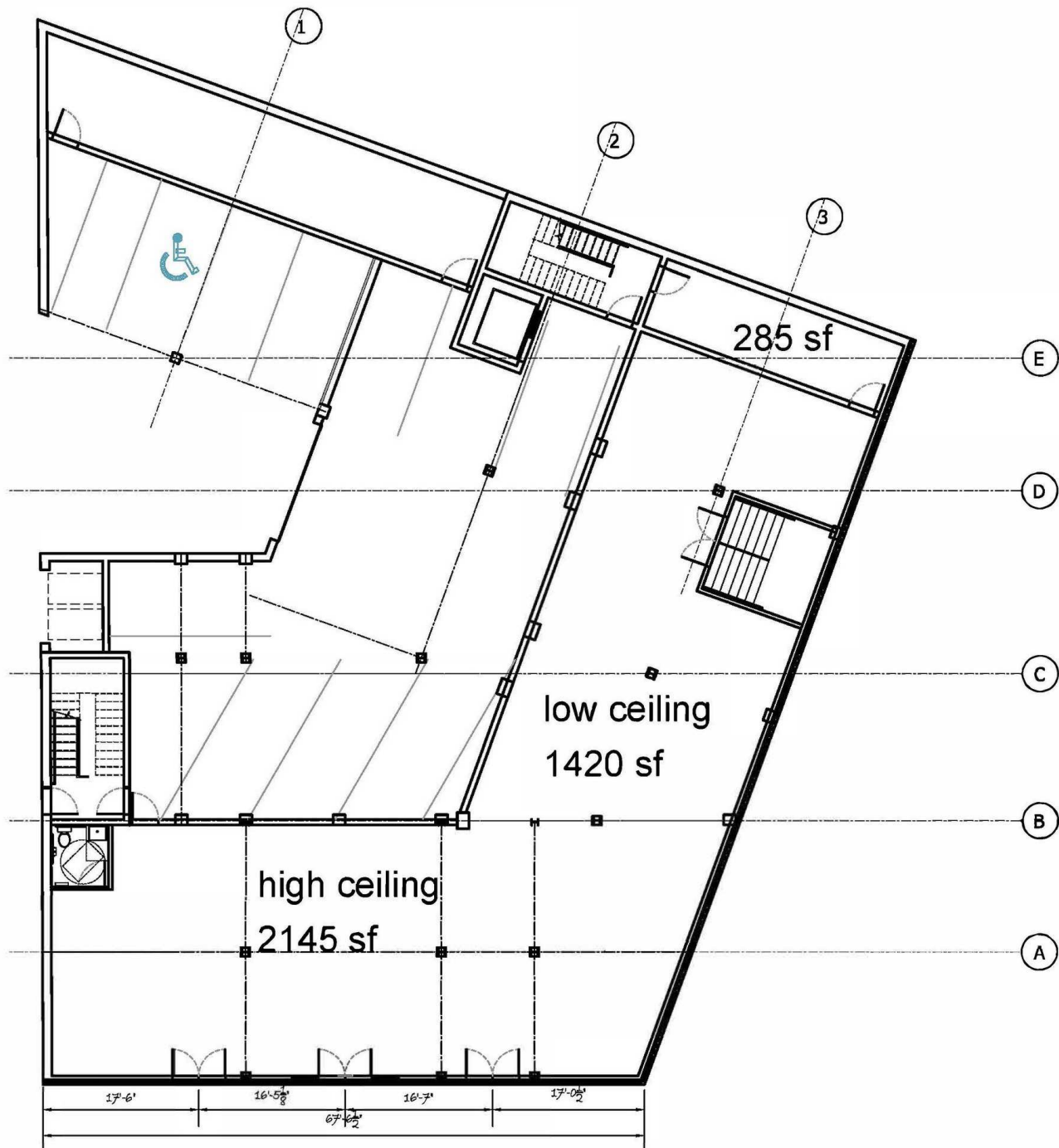
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1ST FLOOR PLAN



3,500+/- SF



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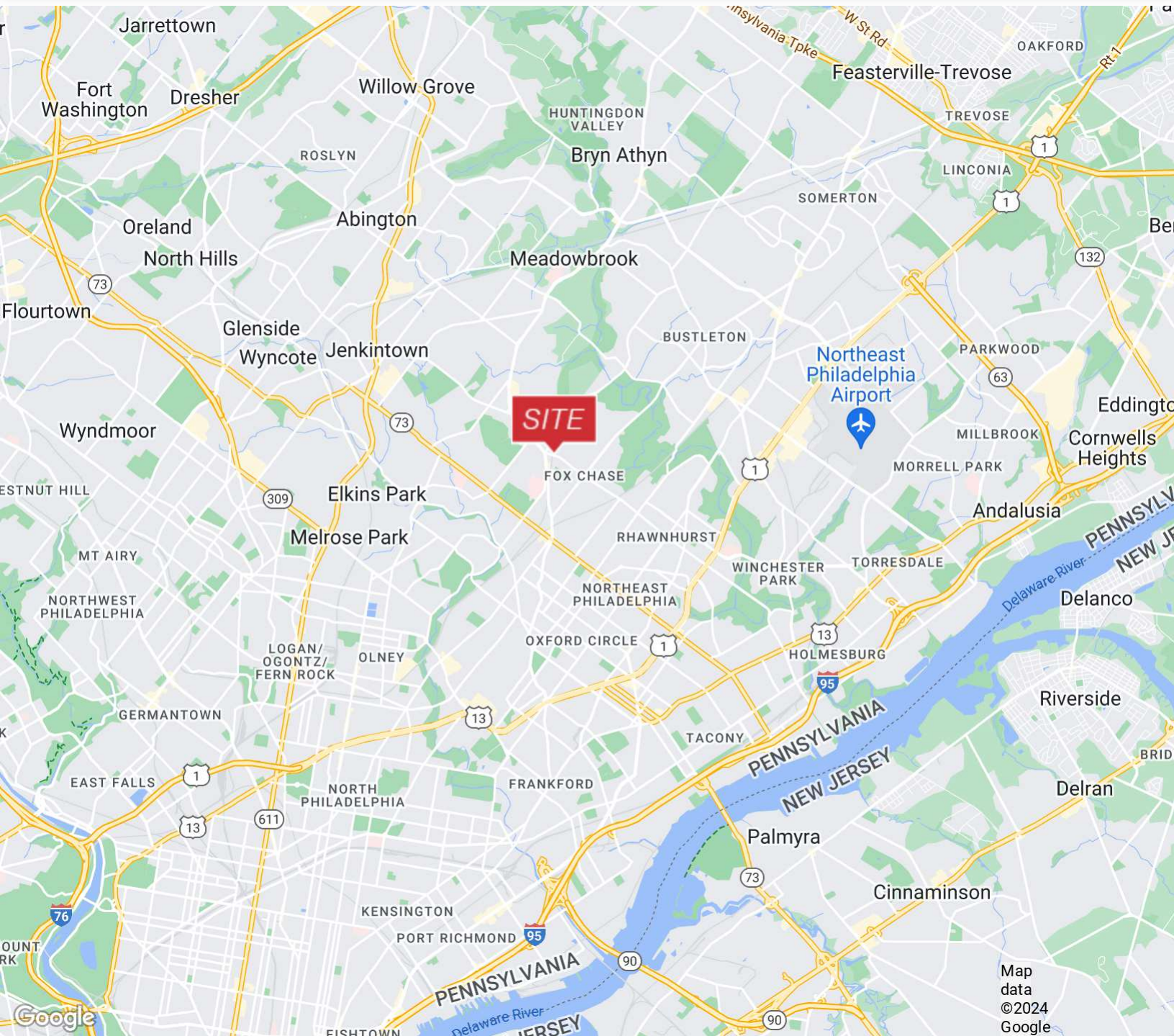
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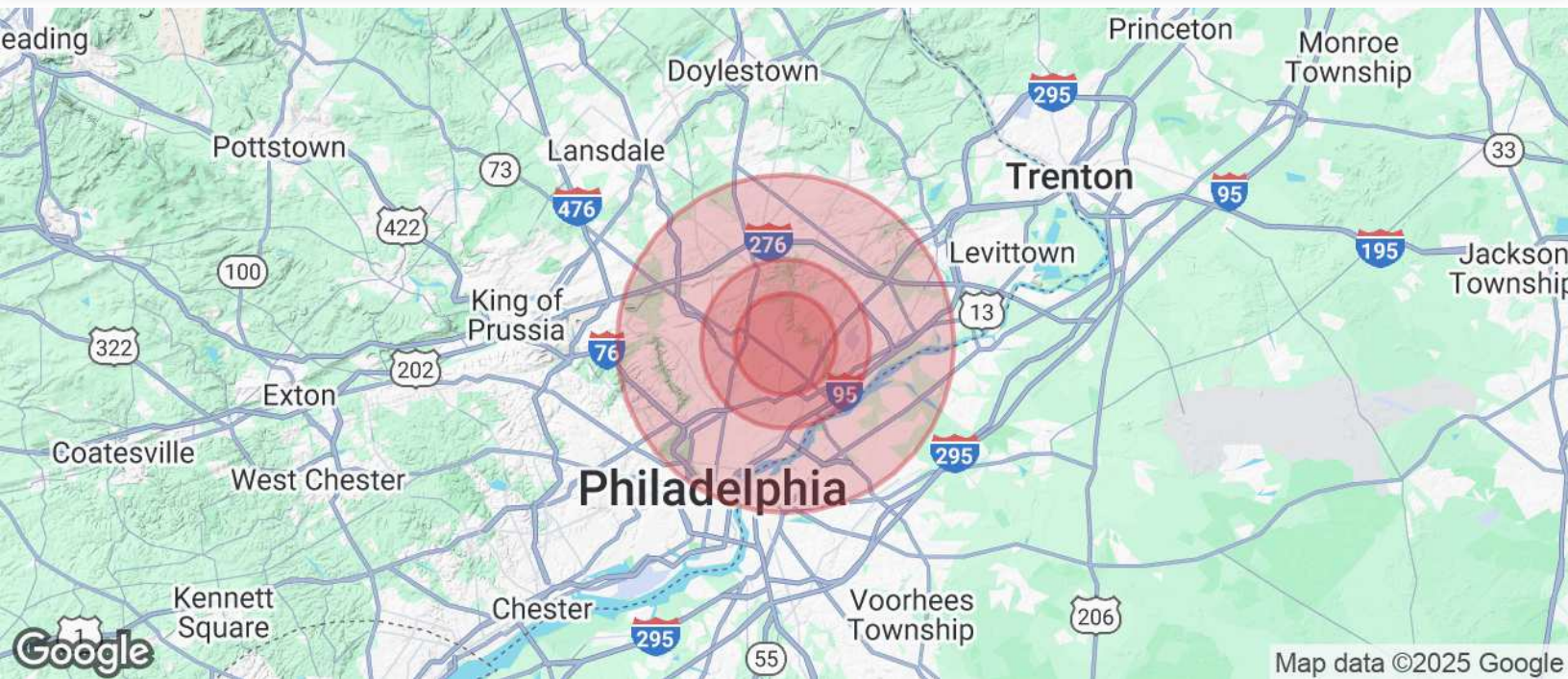
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3,500+/- SF



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	225,530	677,801	1,720,095
Average Age	39.5	37.7	38.3
Average Age (Male)	37.6	35.5	36.5
Average Age (Female)	41.2	39.7	39.9

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	85,526	261,145	720,274
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$77,635	\$67,311	\$77,092
Average House Value	\$220,815	\$186,347	\$226,752

2020 American Community Survey (ACS)

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