

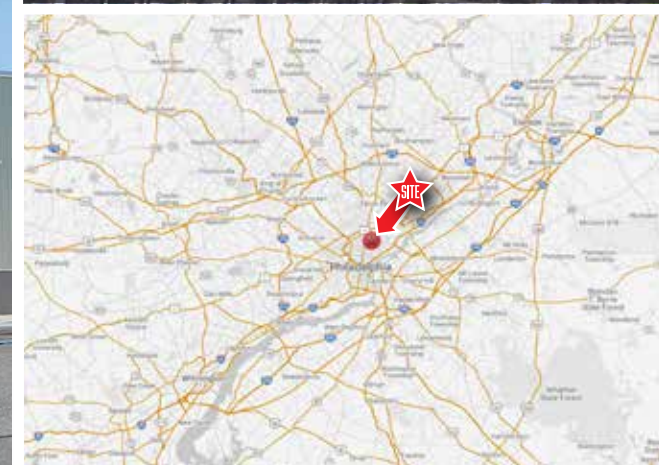
RETAIL SPACE AND OUT PARCEL | 1,000sf TO 13,000sf | FOR LEASE

Plaza Allegheny | West Allegheny & 3rd St. | Philadelphia, PA 19133

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



1,000SF -
13,000SF

FOR LEASE | 400 W Allegheny Ave. Philadelphia PA 19133

**1,000 SF -
13,000 SF
Spaces Available**

**+/- 1 ACRE
Out Parcel Size**

**IMMEDIATE
Availability**

**SALE/RENT
Upon Request**

PROPERTY INFORMATION

- **For Lease: A-203: 1,500 sf End Cap w/Drive Thru (pending approvals), B-2: 1,000 sf, F: 6000-13,000 sf, LL-2: 2,060 sf, LL-3: 1,200 sf, LL-5: 1,127 sf**
- Located at the signalized intersection of N. 3rd Street & Allegheny Ave.
- Ample parking and access to public transportation
- Situated across from Maria De Los Santos Health Center
- Join Save A Lot, Advance Auto Parts, The Laundry Cafe, Metro PCS, Little Caesar's and many others
- Ideal for Take Out, Restaurants, Nail Salon, Beauty Supply, Medical and many other opportunities

Demographics	1 Mile	2 Miles	3 Miles
Population	65,938	262,939	451,846
Average HH Income	\$51,329	\$67,286	\$75,718
Total Businesses	1,769	6,620	13,058
Number of Employees	20,040	60,170	119,506
Traffic Counts	W Allegheny Ave & N 3rd St: 18,469 ADT		

*Data Source: Sites USA REGIS™ 2023

FOR MORE INFORMATION PLEASE CONTACT: **DAVID DEPETRIS**
610-941-4034 X107
856-912-1165 CELL
DDEPETRIS@LPRE.COM

MICHAEL KAUFFMAN
610-941-4034 X111
215-882-2125 CELL
MKAUFFMAN@LPRE.COM



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 120125

RETAIL SPACE AND OUT PARCEL | 1,000sf TO 13,000sf | FOR LEASE

Plaza Allegheny | West Allegheny & 3rd St. | Philadelphia, PA 19133

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE PLAN



MARIA DE LOS SANTOS
HEALTH CENTER

N. 3rd St.

FAMILY DOLLAR

Allegheny Ave.

N. American St.

N 2nd St

Entrance

Furniture
Store

Available

Aceler
Daycare

Entrance

Proposed

Save
alot

Little Caesars

Trillion Dollar

THE
LAUNDRY
CAFE

Advance
Auto Parts
The Best Part Is Our People

metro
Santander

(To be completed)

Parking

f

PLAZA
ALLEGHENY

Building/Suite	Available Spaces
A-203	1,500 sf End Cap w/Drive Thru (pending approvals)
B-2	1,000 sf
F	6000-13,000 sf
LL-2	2,060 sf
LL-3	1,200 sf
LL-5	1,127 sf
LL Total	4,387 sf

LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

RETAIL SPACE AND OUT PARCEL | 1,000SF TO 13,000SF | FOR LEASE

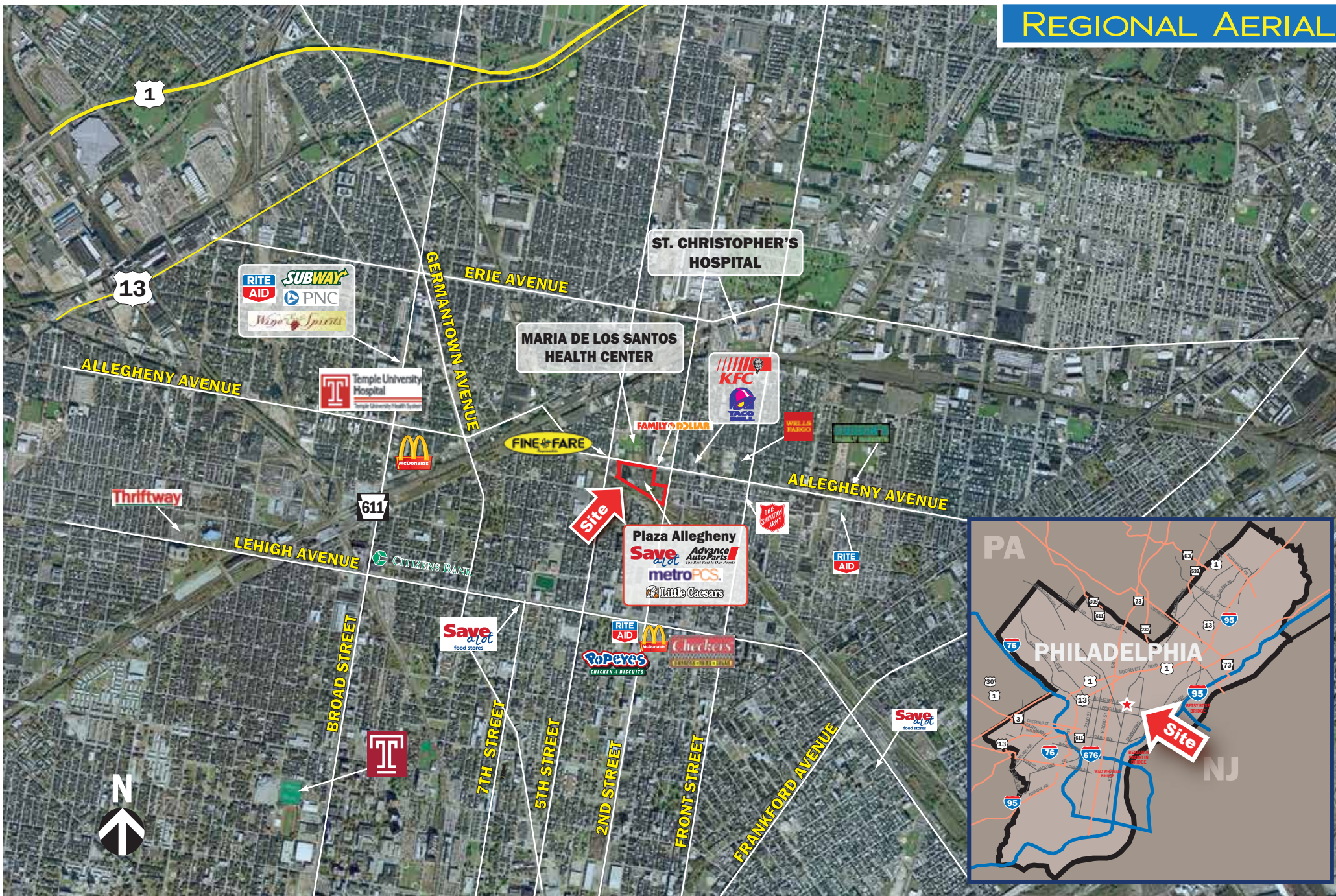
Plaza Allegheny | West Allegheny & 3rd St. | Philadelphia, PA 19133

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

RETAIL SPACE AND OUT PARCEL | 1,000sf TO 13,000sf | FOR LEASE

Plaza Allegheny | West Allegheny & 3rd St. | Philadelphia, PA 19133

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

DEMOGRAPHICS

Population	1 Mile	2 Miles	3 Miles
Population (Est. 2023)	65,938	262,939	451,846
Projected Population (2028)	62,960	256,113	444,242
Projected Annual Growth (2023 to 2028)	-0.9%	-0.5%	-0.3%

Daytime Population

Total Businesses (2023)	1,769	6,620	13,058
Number of Employees (2023)	20,040	60,170	28,167

Income

Average HH Income (Est. 2023)	\$51,329	\$67,286	\$75,718
Median HH Income (2023)	\$32,758	\$46,622	\$55,446

Households & Growth

Households	21,569	90,330	168,429
Projected HH (2028)	21,246	91,004	172,968
HH Growth with Children (2023 to 2028)	39.1%	31.3%	27.8%

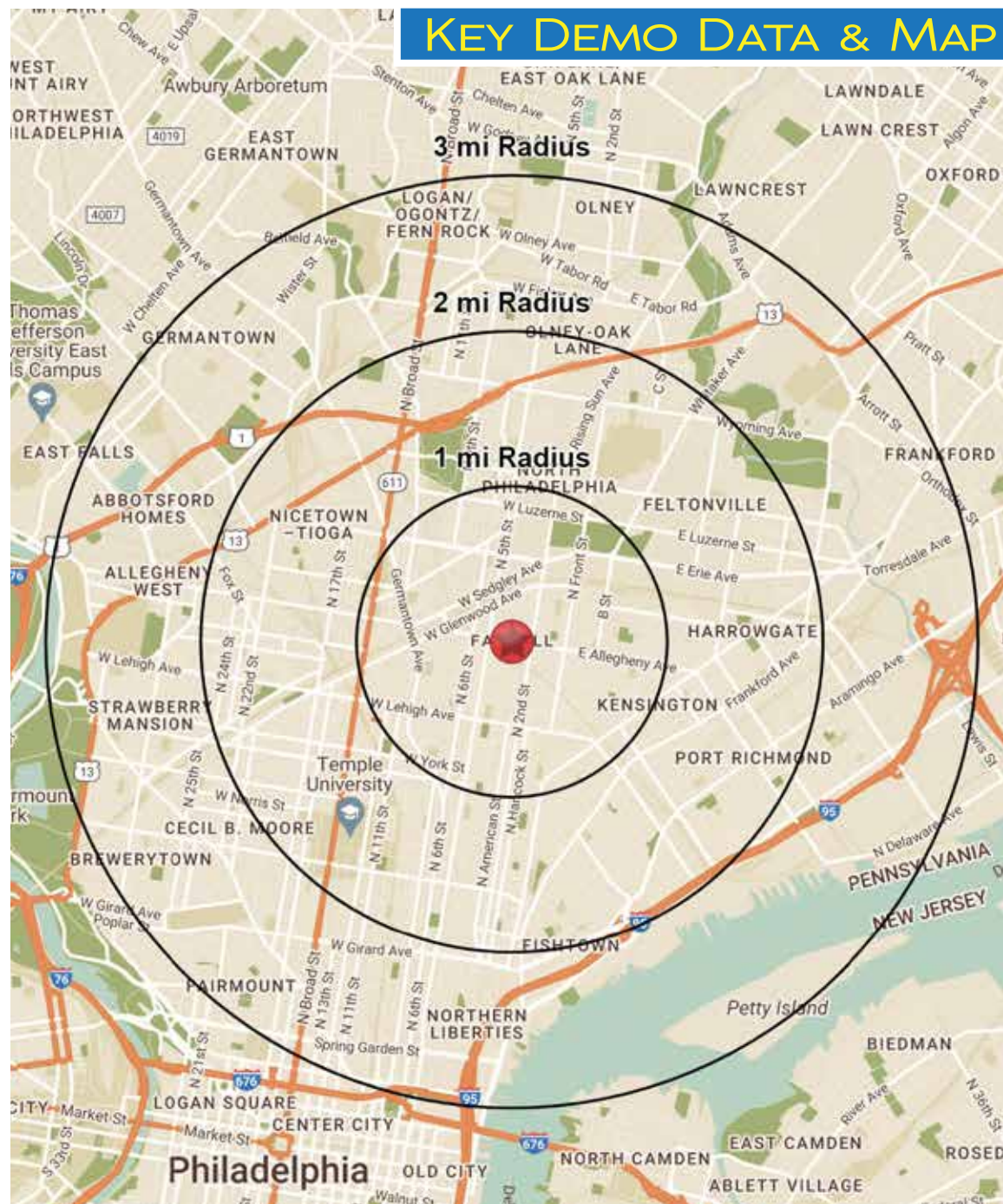
Education

High School Graduate	35.4%	36.3%	33.5%
Some College	14.7%	15.3%	15.6%
Bachelor Degree	8.5%	13.4%	16.4%
Graduate	4.4%	8.2%	11.0%

Traffic Counts: W Allegheny Ave & N 3rd St: 18,469 ADT

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.