

# 1818 Franklin Mills Circle

1818 Franklin Mills Cir, Philadelphia, PA 19154





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# OFFERING SUMMARY



Listing Price  
**\$1,995,000**



Lot Size  
**3.01 Acres**



EGI  
**\$120,000**

## FINANCIAL

Listing Price	\$1,995,000
Down Payment	100% / \$1,995,000
Price/Acre	\$662,791
Current EGI	120,000

## OPERATIONAL

Zoning	CA-1
Development Type	Land
Lot Size	3.01 Acres (131,115 SF)



# 1818 FRANKLIN MILLS CIRCLE

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## INVESTMENT OVERVIEW

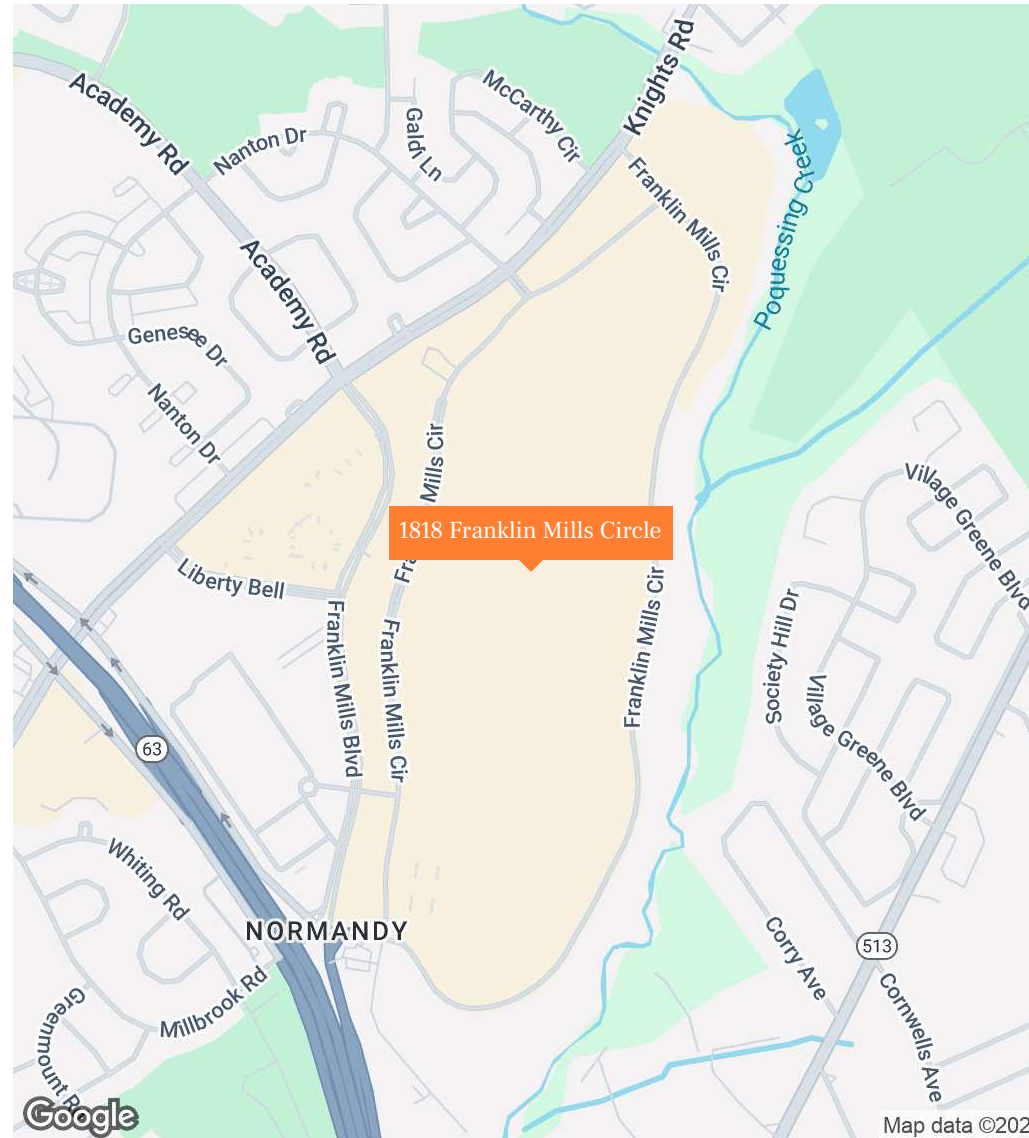
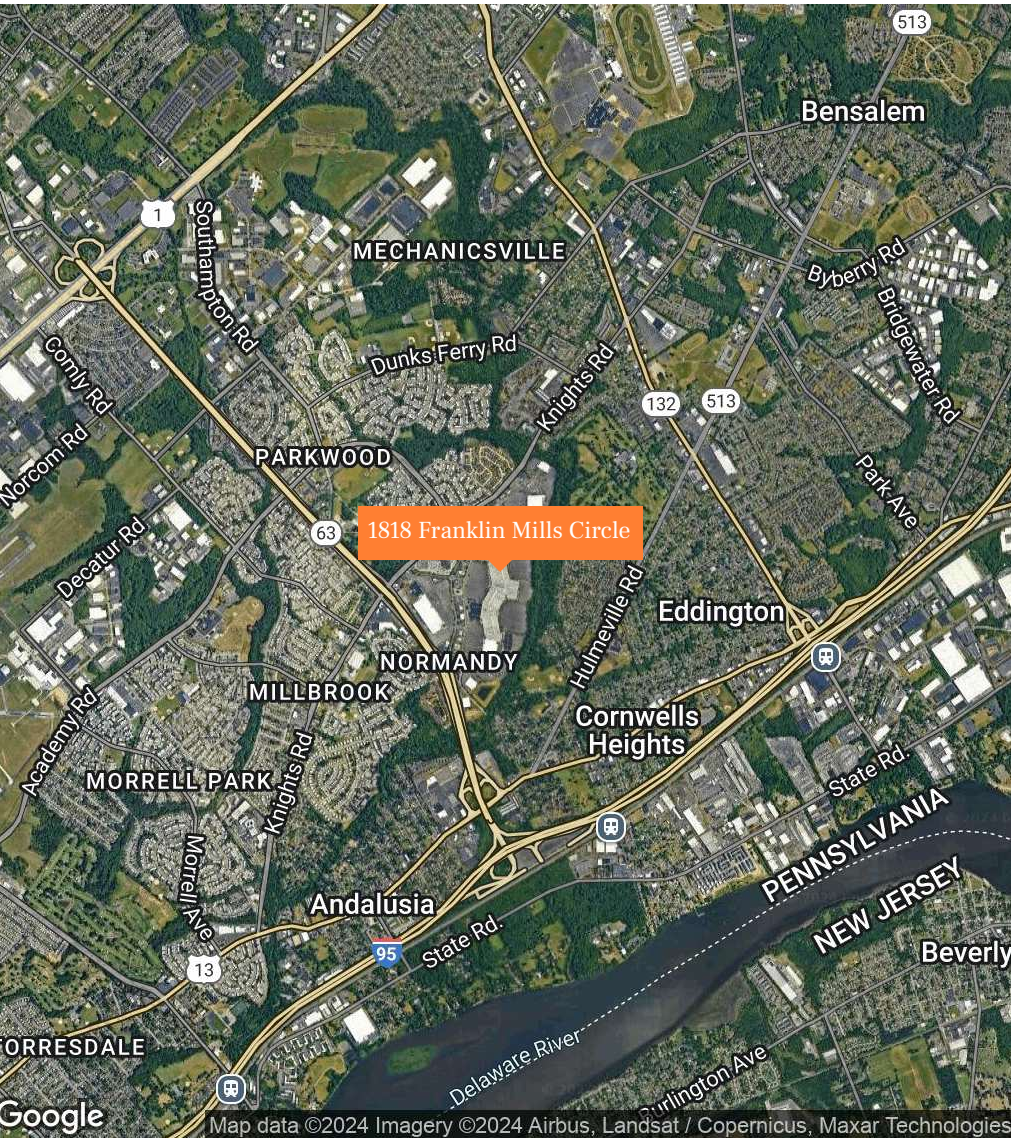
Marcus & Millichap is pleased to exclusively offer for sale, 1818 Franklin Mills Circle in Philadelphia, PA, a prime investment opportunity of 3+ acres of land zoned CA-1, allowing for a versatile range of uses including retail, industrial outdoor storage, and office space. Current IOS leases provide \$120,000 of Estimated Gross Income. Situated in a high-traffic commercial area within the Philadelphia Mills campus. The property is directly next to Sam's Club. This property benefits from excellent visibility and accessibility via major highways, making it an ideal location for businesses seeking exposure and convenience. The flexible zoning provides investors with the opportunity to capitalize on multiple development options, catering to the growing demand for retail establishments, logistics facilities, and professional offices. With its sizable, buildable land area, this property is ready for immediate development and presents a unique chance to secure a strategic foothold in one of Philadelphia's busiest commercial corridors.

## INVESTMENT HIGHLIGHTS

- Strategically located near Philadelphia Mills Mall, offering high visibility and easy access to major highways.
- (CA-1): Permits a range of uses including retail, industrial outdoor storage, and office.
- Positioned in a rapidly growing commercial area, ideal for capitalizing on the increasing need for retail, logistics, and office space.
- Daily traffic volume of 20,000 vehicles
- Current EGI of \$120,000



# 1818 Franklin Mills Circle // REGIONAL MAP








RETAILER MAP // 1818 Franklin Mills Circle



# 1818 Franklin Mills Circle // SALE COMPS

	SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	CLOSE
	<b>1818 Franklin Mills Circle</b> 1818 Franklin Mills Cir Philadelphia, PA 19154	\$1,995,000	3.01 AC	\$662,791	On Market
	SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	CLOSE
	<b>700 E Johnson St</b> 700 E Johnson St Philadelphia, PA 19138	\$1,200,000	1.97 AC	\$609,137	10/02/2023
	<b>6420 Passyunk Ave</b> 6420 Passyunk Ave Philadelphia, PA 19153	\$3,000,000	4.59 AC	\$653,594	03/02/2023
	<b>AVERAGES</b>	<b>\$2,100,000</b>	<b>3.28 AC</b>	<b>\$631,365</b>	-

## DEMOGRAPHICS // 1818 Franklin Mills Circle

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate	18,128	103,258	308,231
0 to 4 Years	5.8%	5.4%	5.3%
5 to 14 Years	11.6%	11.2%	10.8%
15 to 17 Years	3.1%	3.1%	3.0%
18 to 19 Years	1.7%	1.8%	1.7%
20 to 24 Years	5.0%	4.8%	4.8%
25 to 29 Years	7.1%	7.1%	7.0%
30 to 34 Years	8.3%	8.1%	7.7%
35 to 39 Years	7.6%	7.4%	7.0%
40 to 49 Years	11.4%	11.8%	11.5%
50 to 59 Years	11.9%	13.1%	13.5%
60 to 64 Years	6.9%	7.4%	7.7%
65 to 69 Years	6.3%	6.6%	6.8%
70 to 74 Years	5.7%	5.3%	5.3%
75 to 79 Years	3.9%	3.4%	3.5%
80 to 84 Years	2.1%	2.0%	2.2%
Age 85+	1.4%	1.8%	2.4%
Median Age	39.9	40.9	42.3

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	13,200	76,164	229,487
Elementary (0-8)	4.6%	3.3%	3.1%
Some High School (9-11)	7.0%	7.5%	6.7%
High School Graduate (12)	39.2%	38.7%	36.4%
Some College (13-15)	19.1%	18.8%	18.0%
Associate Degree Only	6.0%	6.8%	7.5%
Bachelor's Degree Only	17.0%	16.8%	18.8%
Graduate Degree	7.1%	8.1%	9.5%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2028 Projection	7,588	42,529	129,767
2023 Estimate	7,322	41,687	127,775
Owner Occupied	4,250	26,388	78,738
Renter Occupied	2,809	13,656	43,959
Vacant	263	1,644	5,078
<b>Persons in Units</b>			
2023 Estimate Total Occupied Units	7,059	40,043	122,697
1 Person Units	24.7%	25.8%	27.9%
2 Person Units	31.1%	32.2%	32.3%
3 Person Units	18.5%	18.1%	17.5%
4 Person Units	14.2%	13.5%	13.0%
5 Person Units	6.8%	6.2%	5.7%
6+ Person Units	4.7%	4.1%	3.6%





## POPULATION

In 2023, the population in your selected geography is 308,231. The population has changed by 3.41 since 2010. It is estimated that the population in your area will be 312,727 five years from now, which represents a change of 1.5 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 42.3, compared with the U.S. average, which is 38.7. The population density in your area is 3,919 people per square mile.



## HOUSEHOLDS

There are currently 122,697 households in your selected geography. The number of households has changed by 5.61 since 2010. It is estimated that the number of households in your area will be 124,787 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 2.5 people.



## INCOME

In 2023, the median household income for your selected geography is \$66,518, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 18.08 since 2010. It is estimated that the median household income in your area will be \$77,812 five years from now, which represents a change of 17.0 percent from the current year.

The current year per capita income in your area is \$36,594, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$91,627, compared with the U.S. average, which is \$100,106.



## EMPLOYMENT

In 2023, 154,259 people in your selected area were employed. The 2010 Census revealed that 59.9 percent of employees are in white-collar occupations in this geography, and 21.8 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



## HOUSING

The median housing value in your area was \$257,267 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 76,229.00 owner-occupied housing units and 39,948.00 renter-occupied housing units in your area.



## EDUCATION

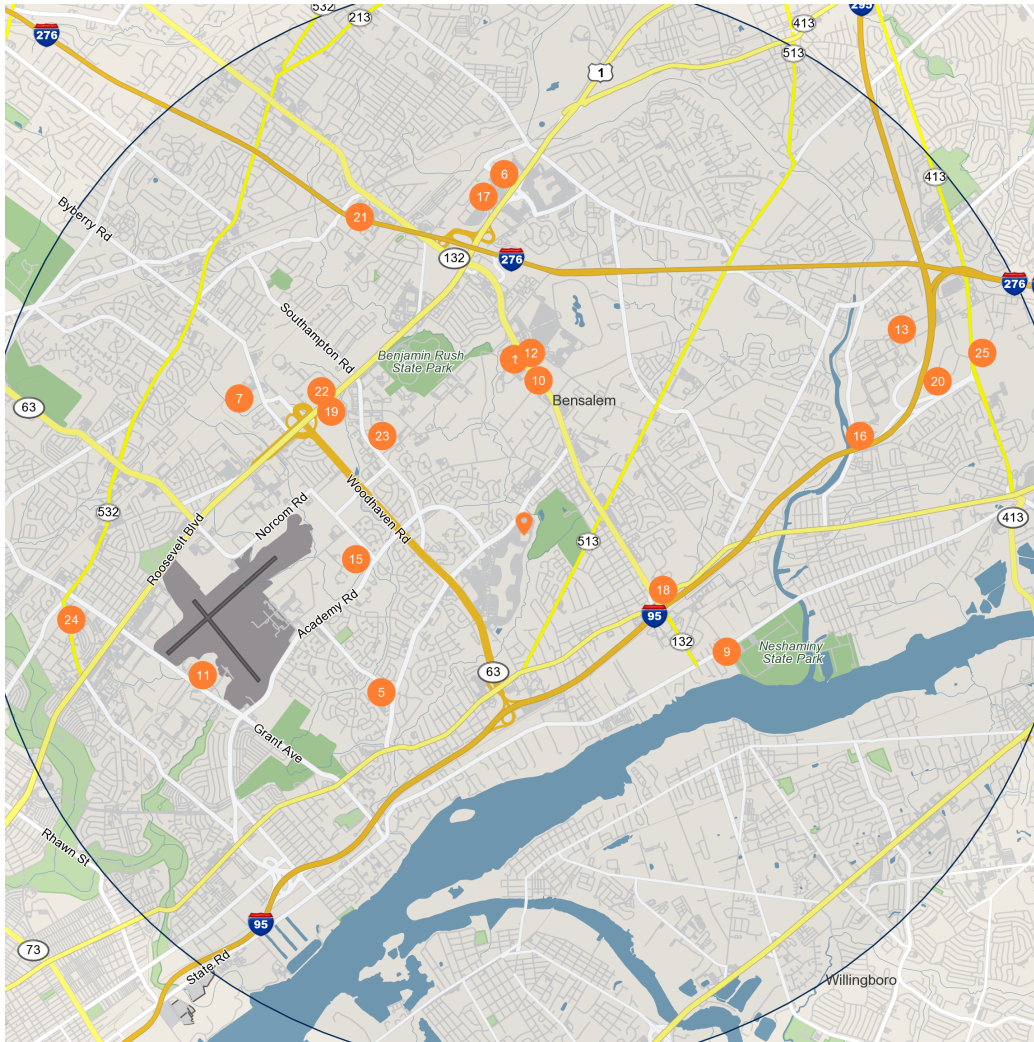
The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 9.5 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 18.8 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.5 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 36.4 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 18.0 percent in the selected area compared with the 20.1 percent in the U.S.



# DEMOGRAPHICS // 1818 Franklin Mills Circle



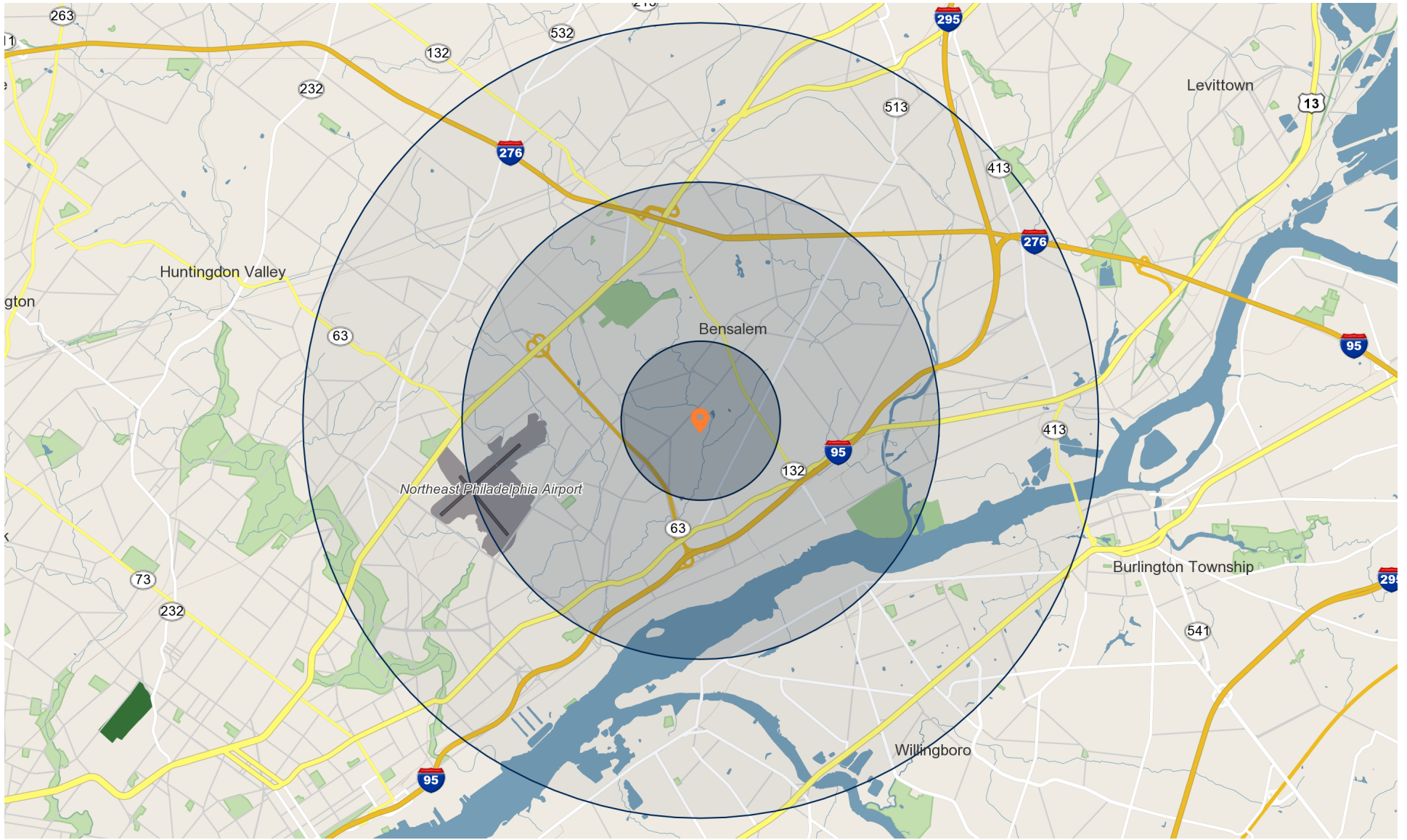
## Major Employers

## Employees

1		4,444
2		4,185
3		3,668
4		3,408
5	-Torresdale Campus	1,400
6	-Constar Plastics	1,238
7	-US Post Office	1,218
8		1,000
9	-Telstar	900
10	-Parx Casino	850
11	-Rainbowshopscom	833
12		800
13		700
14		700
15		687
16		667
17	-Suez Water Tech & Solutions	600
18	-Electronic Data Professionals	504
19		500
20		490
21	-A S I	480
22	-SPD Electrical Systems Inc	480
23		475
24		450
25	-Waste Management	431



# 1818 Franklin Mills Circle // DEMOGRAPHICS







**BROKER OF RECORD**

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**Marcus & Millichap**