

2503 Welsh Rd

PHILADELPHIA, PA



OFFERING MEMORANDUM

KW COMMERCIAL
123 Business Center Drive
Austin, TX 78744

PRESENTED BY:



TY MARTIN, Sior, MBA
O: 980.766.8797
Ty@KWCNational.com
PA #RS347354

Table Of Contents

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW - National Advisory Team - Ty Martin its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW - National Advisory Team - Ty Martin its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW - National Advisory Team - Ty Martin will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW - National Advisory Team - Ty Martin makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW - National Advisory Team - Ty Martin does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW - National Advisory Team - Ty Martin in compliance with all applicable fair housing and equal opportunity laws.



TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DETAILS	6
LOCATION INFORMATION	7
LOCATION MAP	8
AERIAL MAP	9
FINANCIAL ANALYSIS	10
DEMOGRAPHICS	11
DEMOGRAPHICS MAP & REPORT	12
ADDITIONAL INFORMATION	13
ADDITIONAL PHOTOS	14
ADDITIONAL PHOTOS	15

2503 WELSH RD

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

Property Summary



PROPERTY DESCRIPTION

Freestanding Rite Aid building located at the signalized intersection of Welsh Road and Fairdale Road in Northeast Philadelphia.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$3,250,000
Lease Rate:	Negotiable
Available SF:	
Lot Size:	34,534 SF
Building Size:	10,416 SF
NOI:	\$202,808.00
Cap Rate:	6.24%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,005	3,966	11,362
Total Population	4,448	9,048	26,735



Property Description



PROPERTY DESCRIPTION

Freestanding Rite Aid building located at the signalized intersection of Welsh Road and Fairdale Road in Northeast Philadelphia.

LOCATION DESCRIPTION

Freestanding Rite Aid building located at the signalized intersection of Welsh Road and Fairdale Road in Northeast Philadelphia. The property consists of $\pm 10,416$ SF situated on ± 0.77 acres with direct frontage and visibility along a high-traffic corridor.

The building features open retail layout, high ceilings, multiple points of ingress/egress, and ample on-site parking. Zoned CMX-2, the site supports a range of retail, medical, and commercial uses. Existing pharmacy drive-thru infrastructure remains intact. Utilities and fire suppression systems are in place.

- $\pm 10,064$ SF freestanding retail building
- ± 0.77 -acre parcel with on-site parking
- Signalized corner location with excellent visibility
- Existing drive-thru setup
- CMX-2 zoning allows for multiple commercial uses
- Strong daytime population and residential density nearby
- Easy access to Route 1 (Roosevelt Blvd) and other major arterials



Property Details

Sale Price	\$3,250,000
------------	--------------------

Lease Rate	NEGOTIABLE
------------	-------------------

LOCATION INFORMATION

Street Address	2503 Welsh Rd
City, State, Zip	Philadelphia, PA 19114
County	Philadelphia

BUILDING INFORMATION

Building Size	10,416 SF
NOI	\$202,808.00
Cap Rate	6.24
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1990
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	RSA3
Lot Size	34,534 SF
APN #	88-2068130
Lot Depth	1,500 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



2503 WELSH RD

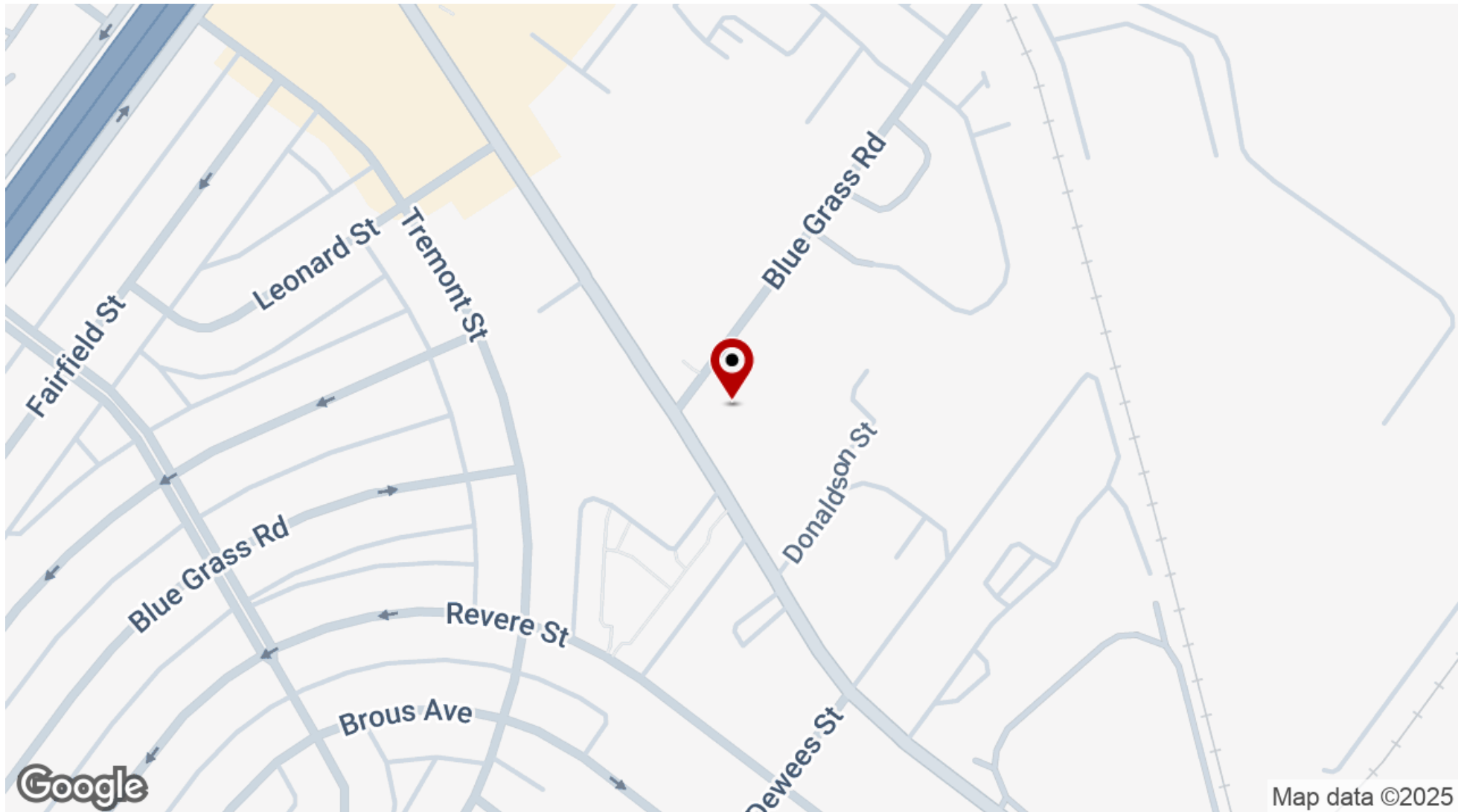
LOCATION INFORMATION

2

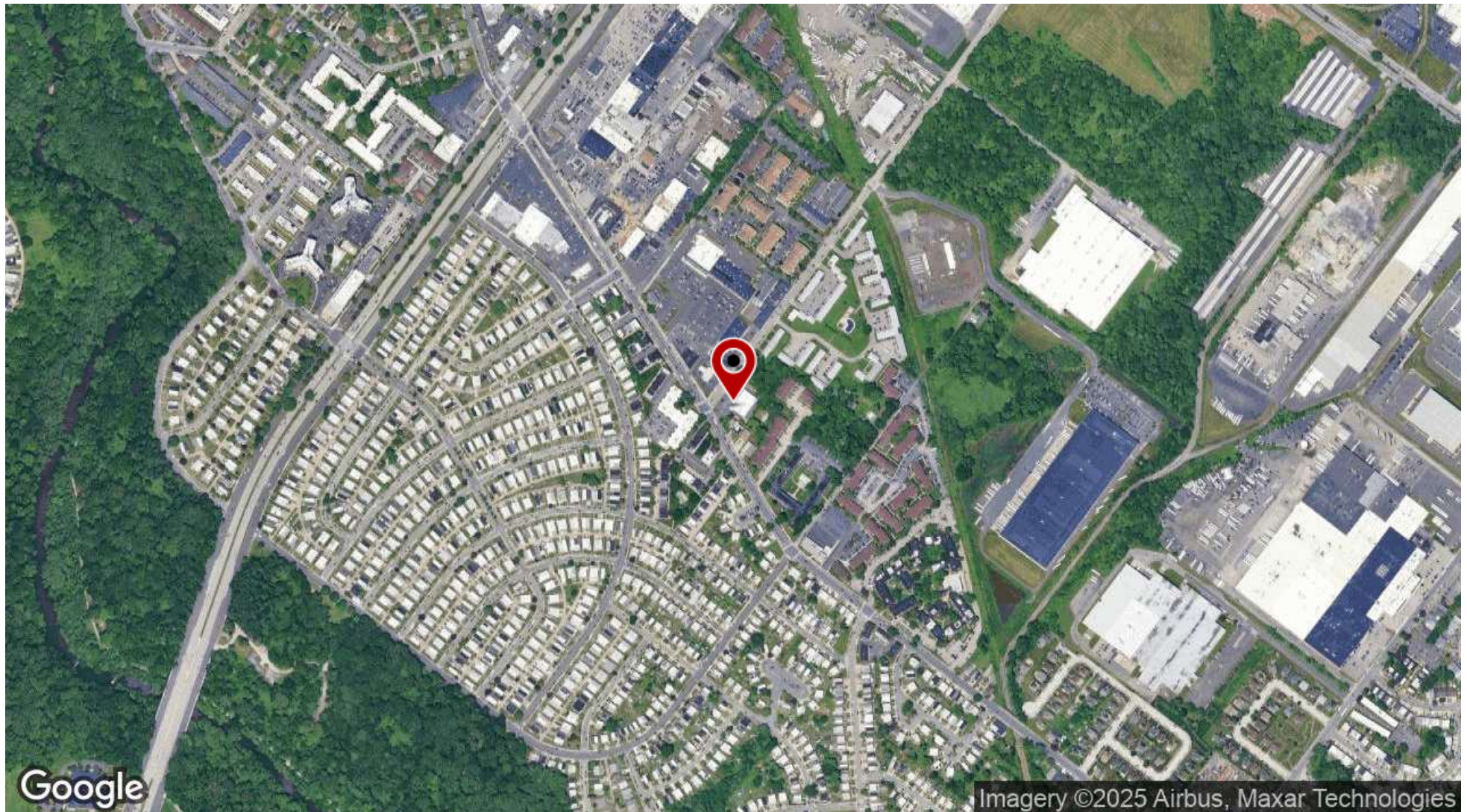
LOCATION MAP

AERIAL MAP

Location Map



Aerial Map



2503 WELSH RD

FINANCIAL ANALYSIS

3

2503 WELSH RD

DEMOGRAPHICS

4

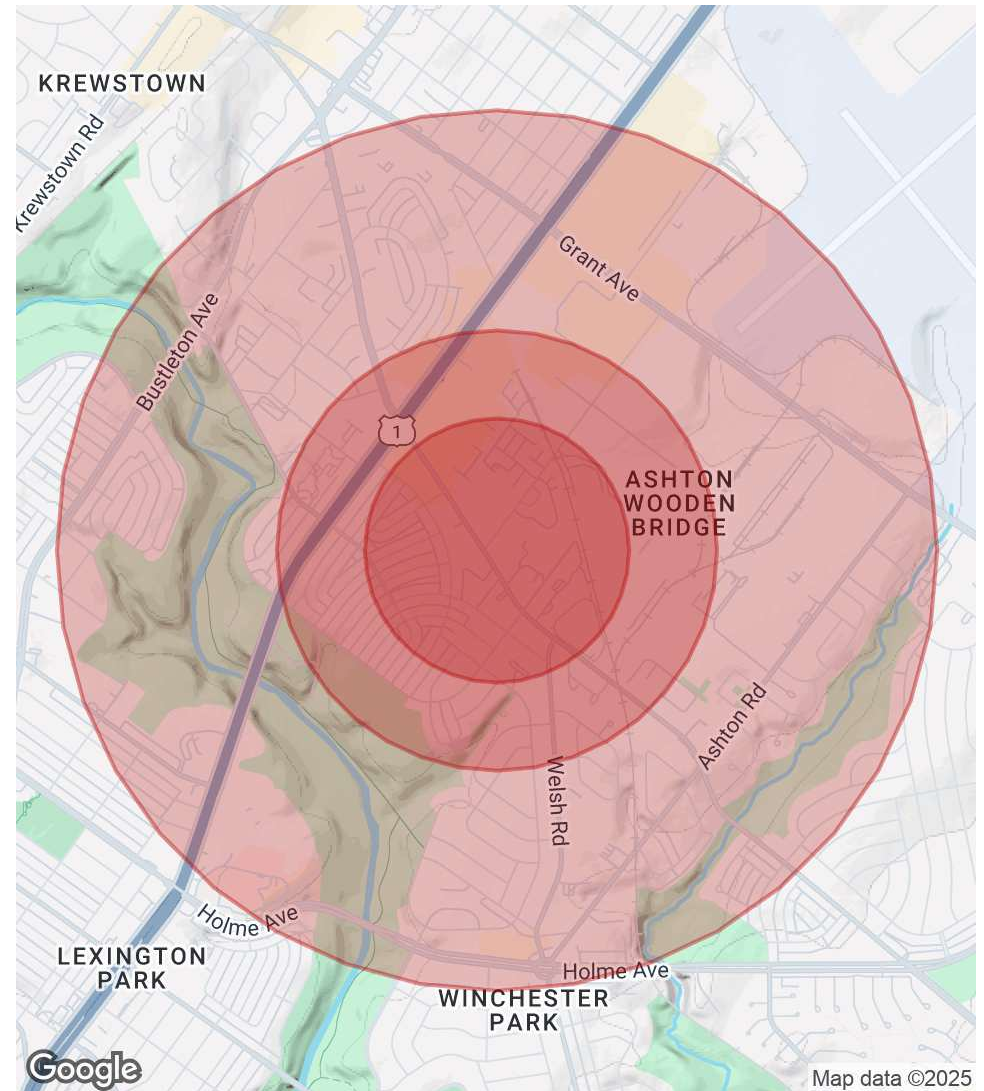
DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,448	9,048	26,735
Average Age	44	43	43
Average Age (Male)	42	42	41
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,005	3,966	11,362
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$78,496	\$82,195	\$84,467
Average House Value	\$368,503	\$355,050	\$323,505

Demographics data derived from AlphaMap



2503 WELSH RD

ADDITIONAL INFORMATION

5

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Additional Photos



Additional Photos

