



INDUSTRIAL PROPERTY/REDEVELOPMENT FOR SALE

6,366 SF on 0.13 Acres

1326 South 20th Street

Philadelphia, PA 19146

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

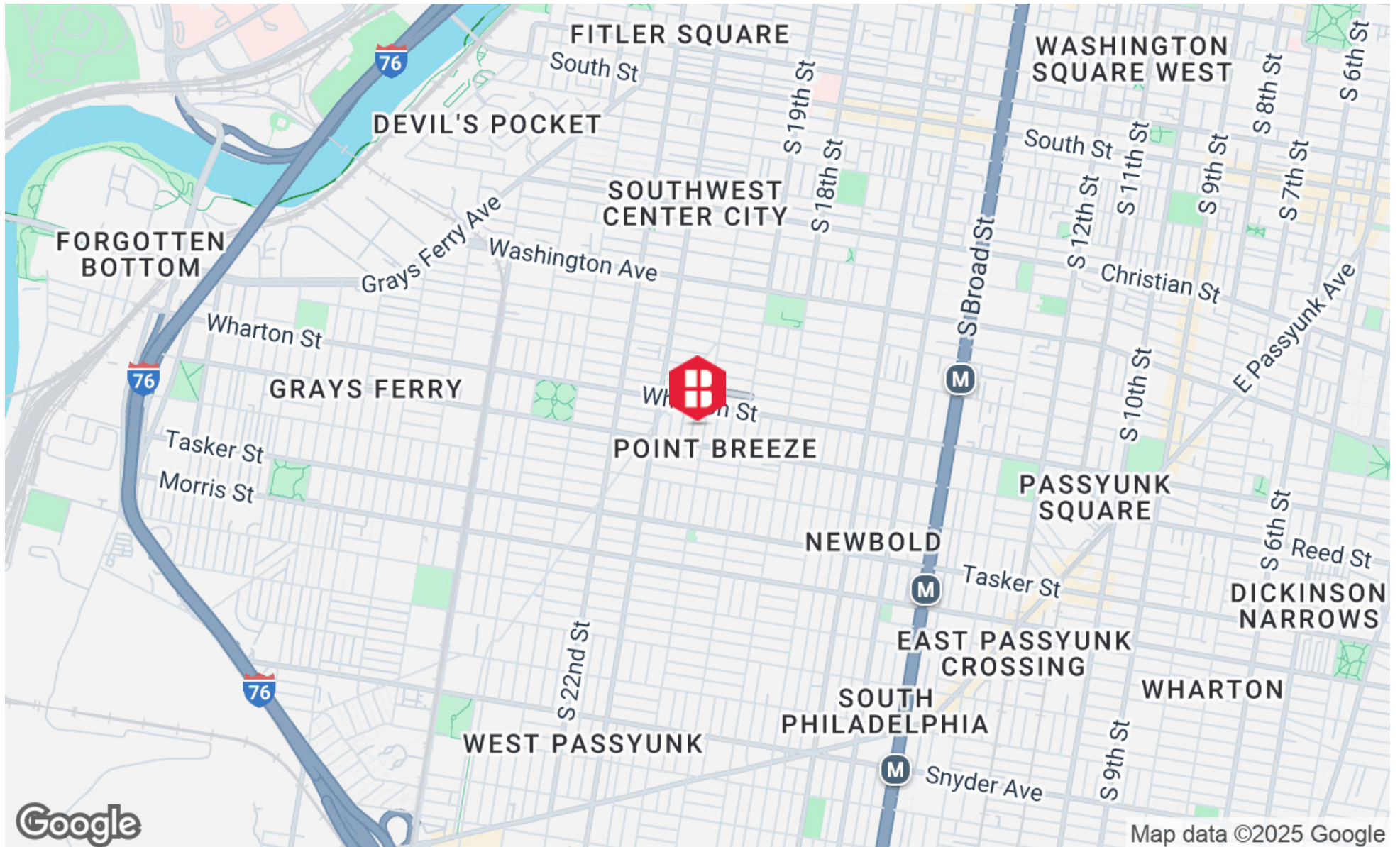
- Building Size: 6,366 SF
- Lot: 0.13 Acres
- Floor(s): Two (2) - 3,183 SF Each
- Clear Height: 12' Each Floor
- Front Drive-in: One (1) - 9'4" H x 10'10" W
- Rear Drive-in: One (1) - 10'4" H x 11' W
- Construction: Steel Support
- Estimated 2025 Taxes: \$5,697
- Zoned ICMX - Industrial Commercial Mixed-Use (City of Philadelphia)
- Located in the heart of Point Breeze, one of South Philadelphia's most rapidly developing neighborhoods, with close proximity to Center City and University City, offering strong labor access and central positioning



ADDITIONAL PHOTOS



LOCATION MAP

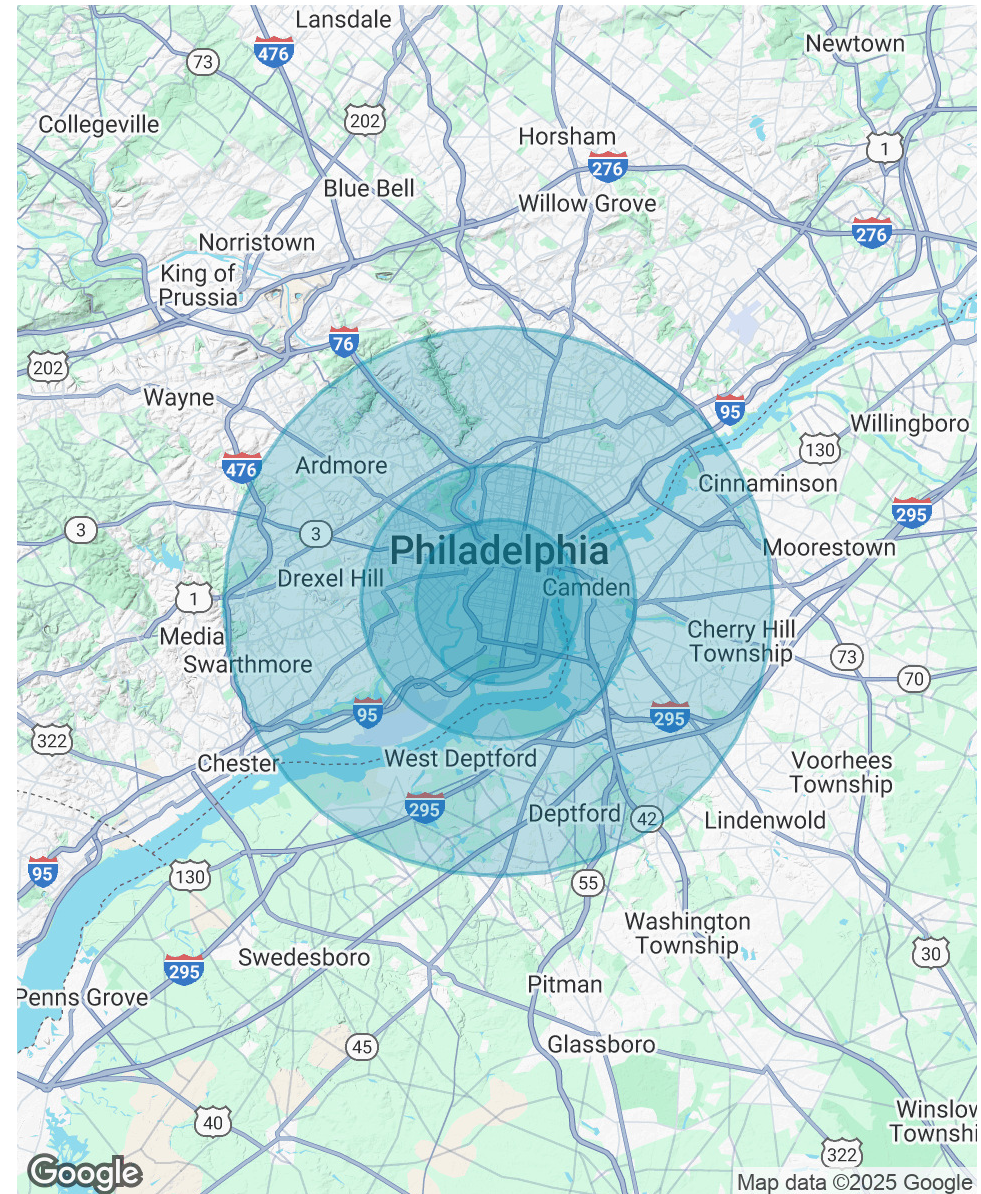


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	437,049	889,868	1,936,566
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	201,499	378,515	783,538
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$103,670	\$84,440	\$96,638
Average House Value	\$469,314	\$342,793	\$331,374

Demographics data derived from AlphaMap





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