



INDUSTRIAL PROPERTY FOR LEASE

6,500 SF on .71 Acres

3220 S. 61st Street

Philadelphia, PA 19142



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 6,500 SF on .71 Acres
- Air Compressants
- 20' Ceiling Heights
- Potentially available spray booth and car lift
- Natural Gas Heat
- Heavy Power
- Zoning: I-3 (Industrial/Industrial Mixed-Use)
- Located in Southwest Philadelphia with excellent regional access. The property sits just minutes from I-95, I-76, and Route 291, providing direct connections to Center City, the Philadelphia International Airport, and surrounding suburbs. The location also offers convenient access to Island Avenue, Lindbergh Boulevard, and major freight and industrial corridors in the Southwest Philadelphia submarket. Public transit, including nearby SEPTA bus and trolley routes, adds additional connectivity for commuters.

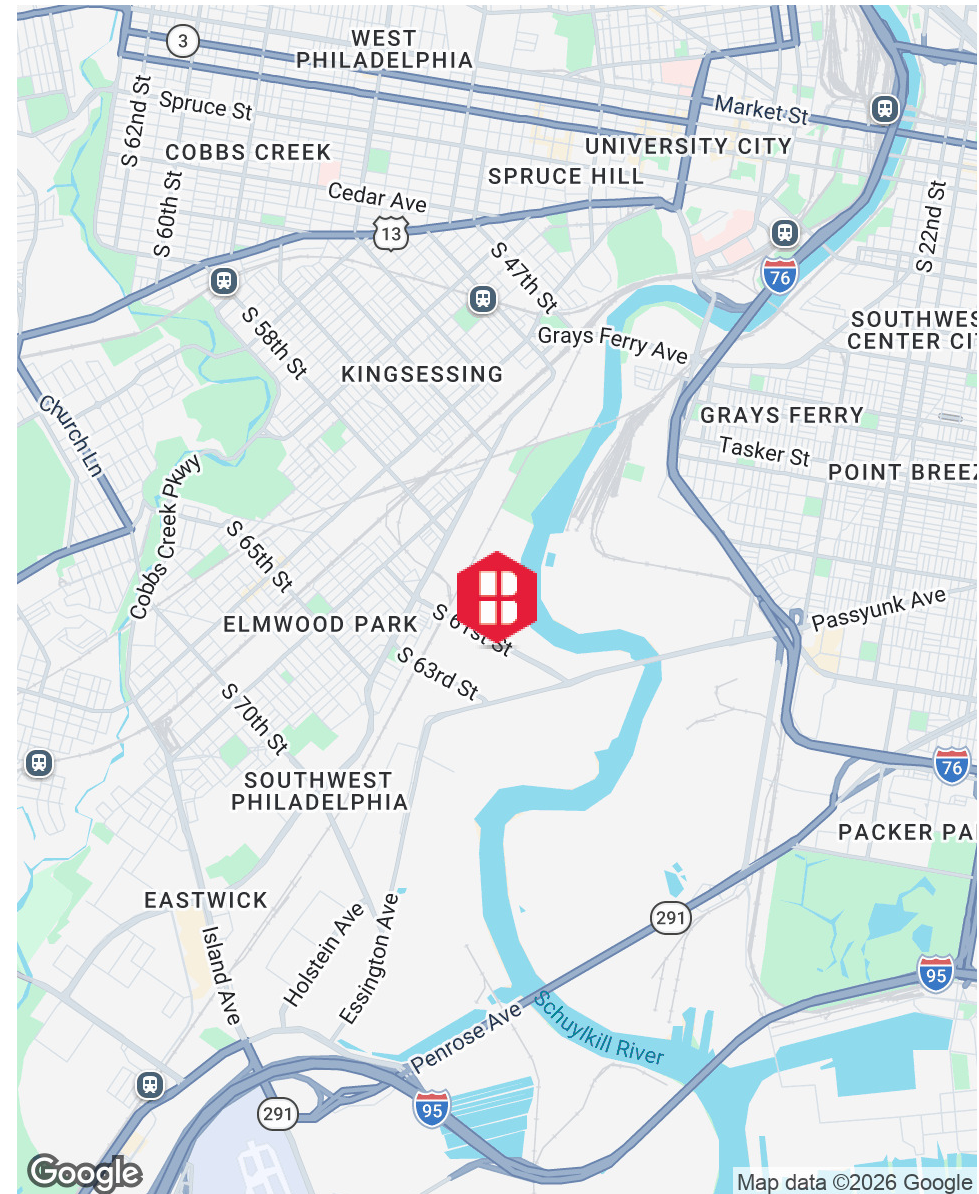


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,923	750,493	1,950,187
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,104	322,818	789,652
# of Persons per HH	2.8	2.3	2.5
Average HH Income	\$52,251	\$88,580	\$99,805
Average House Value	\$210,422	\$349,943	\$341,238

Demographics data derived from AlphaMap



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