



SPECIAL PURPOSE PROPERTY FOR LEASE

5359 LEBANON AVENUE

Philadelphia, PA 19131

PRESENTED BY:

ANDRE WATSON

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Each Office Independently Owned and Operated

5359 LEBANON AVENUE

Philadelphia, PA 19131



SPECIAL PURPOSE PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 5359 Lebanon Avenue, Philadelphia, PA, 19131. This well maintained property offers versatile spaces finely suited for a range of education endeavors. The expansive windows flood the interiors with natural light, creating an inviting and productive atmosphere. With its strategic location and seamless accessibility, this property presents an exceptional chance to establish or expand your business.

PROPERTY HIGHLIGHTS

- Modern, well-maintained property
- Versatile spaces for various educational uses
- Ample parking for tenants and visitors
- Expansive windows inviting natural light
- Convenient and strategic location
- Inviting and productive atmosphere

OFFERING SUMMARY

Lease Rate:	\$15,000.00 SF/yr (Negotiable)
Number of Units:	1
Available SF:	0 - 12,500 SF
Lot Size:	67,500 SF
Building Size:	12,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,282	4,141	11,732
Total Population	2,962	10,133	30,596
Average HH Income	\$69,079	\$75,029	\$82,095

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LOCATION DESCRIPTION

Located in the heart of Philadelphia, the location offers unparalleled access to a diverse array of cultural and educational opportunities.

Proximity to institutions such as the University of Pennsylvania, Drexel University, and the Children's Hospital of Philadelphia underscores the area's prominence as an esteemed hub for education and research.

The property is also conveniently situated near iconic landmarks like the Philadelphia Zoo, the Please Touch Museum, and Fairmount Park, providing an enriching environment for students, faculty, and visitors alike. With a rich tapestry of history, arts, and innovation, the area fosters an inspiring and conducive setting for a School tenant to thrive and make a lasting impact.

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Property Type	Special Purpose
Property Subtype	School
APN	774239000
Building Size	12,500 SF
Lot Size	67,500 SF
Number of Floors	2

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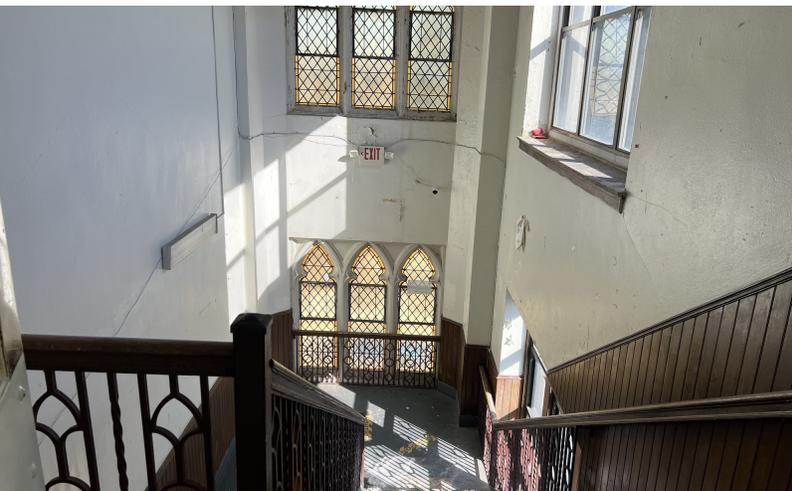
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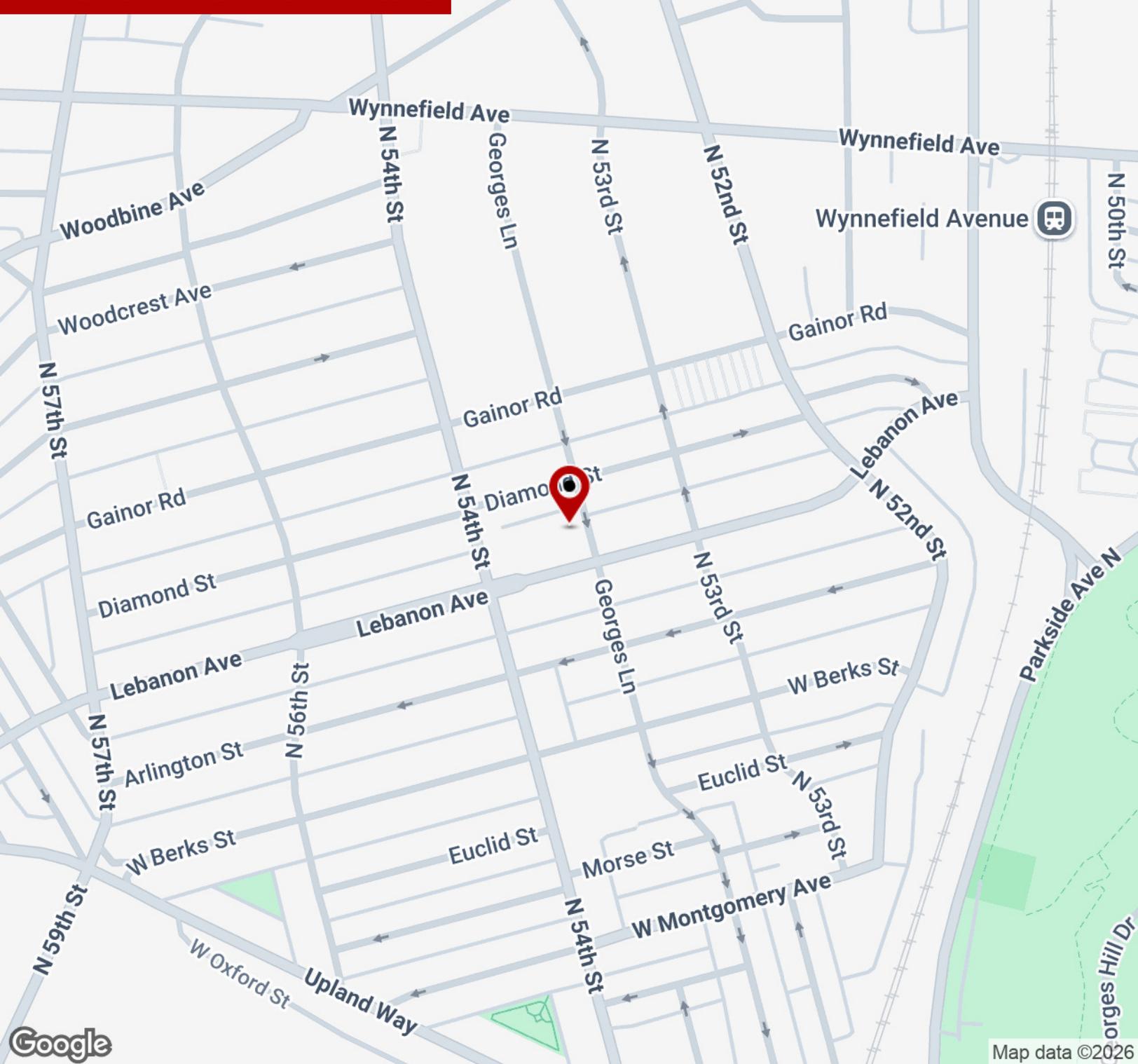
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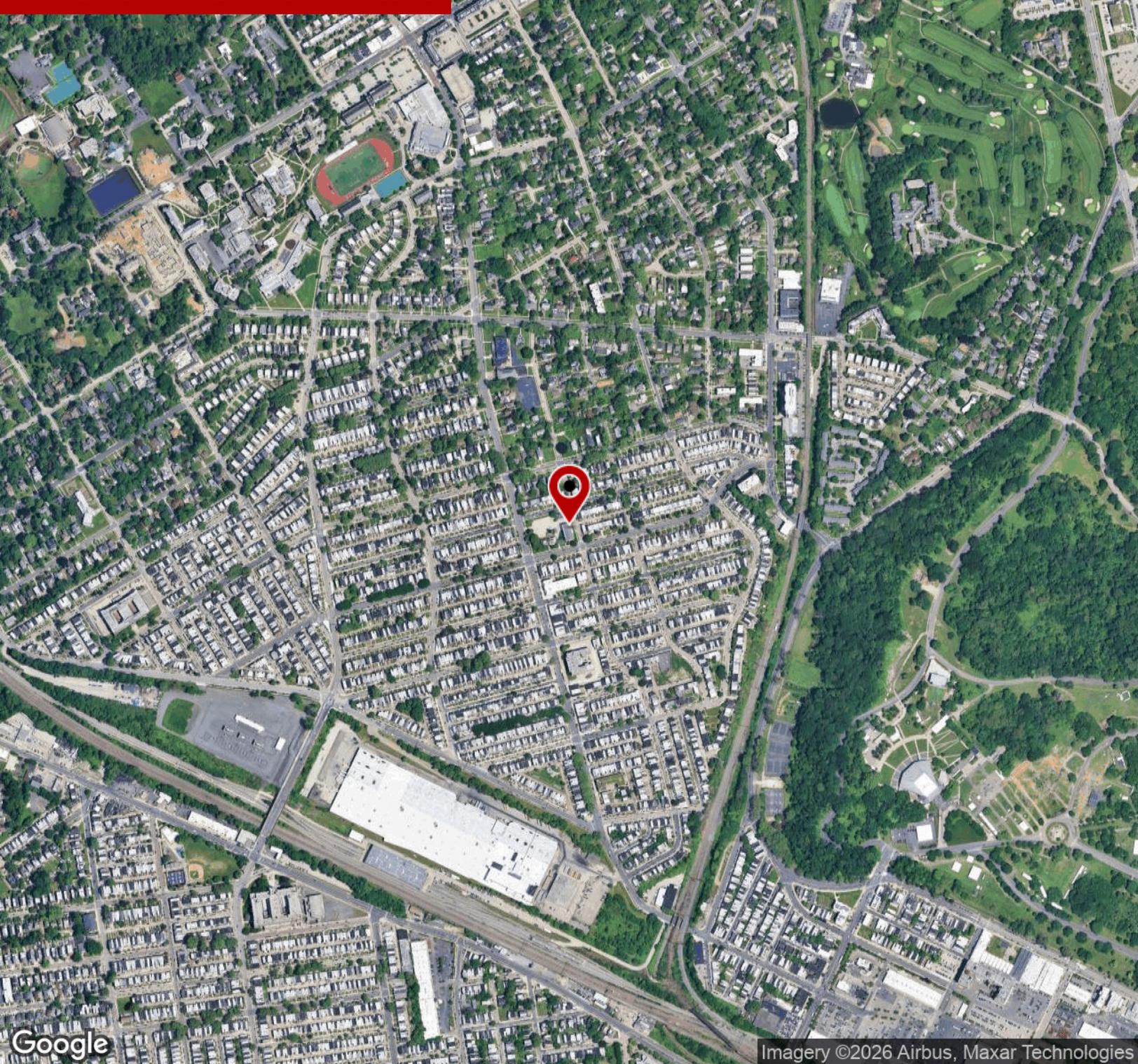
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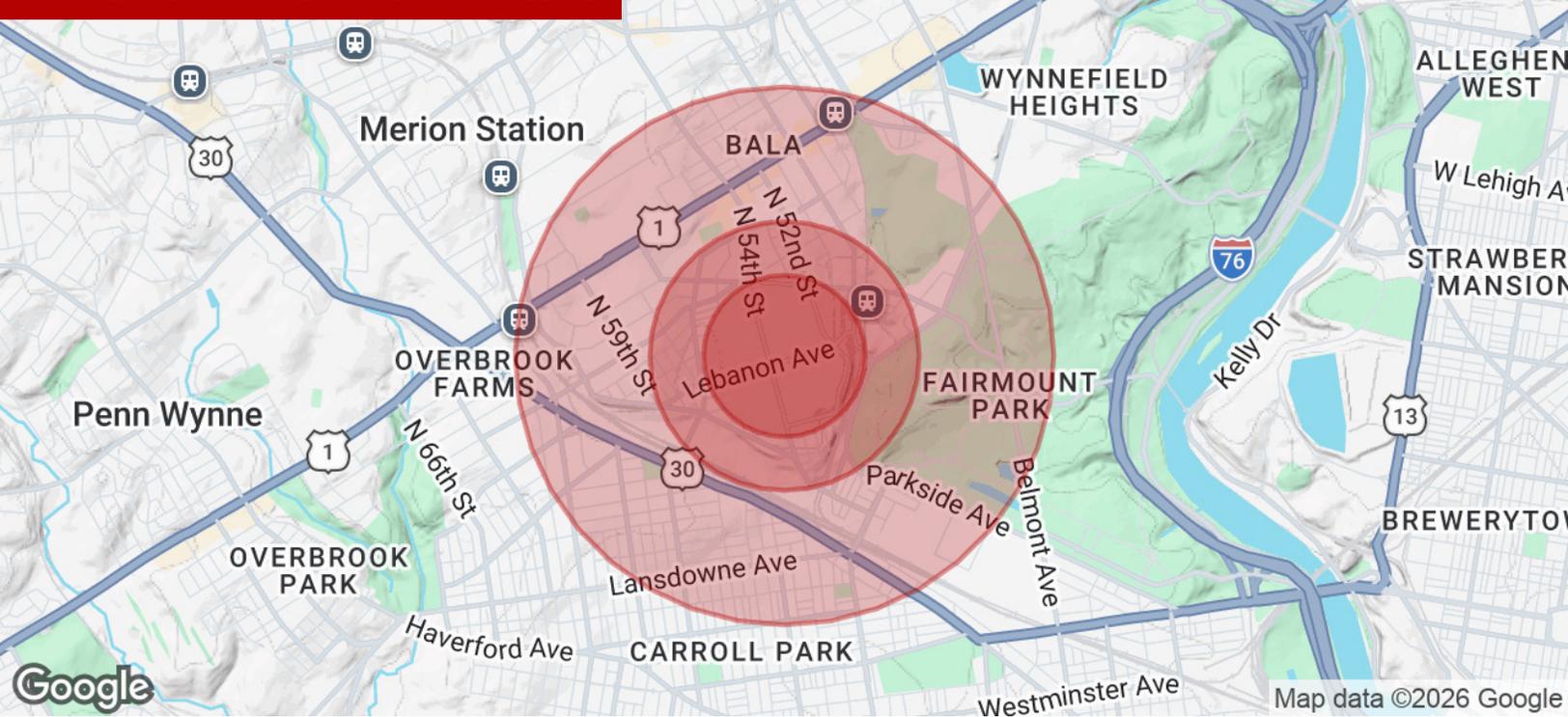
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,962	10,133	30,596
Average Age	43	43	40
Average Age (Male)	40	40	38
Average Age (Female)	45	45	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,282	4,141	11,732
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$69,079	\$75,029	\$82,095
Average House Value	\$194,399	\$247,518	\$284,834

Demographics data derived from AlphaMap

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