



COMMERCIAL REDEVELOPMENT SITE

AVAILABLE FOR SALE OR LEASE

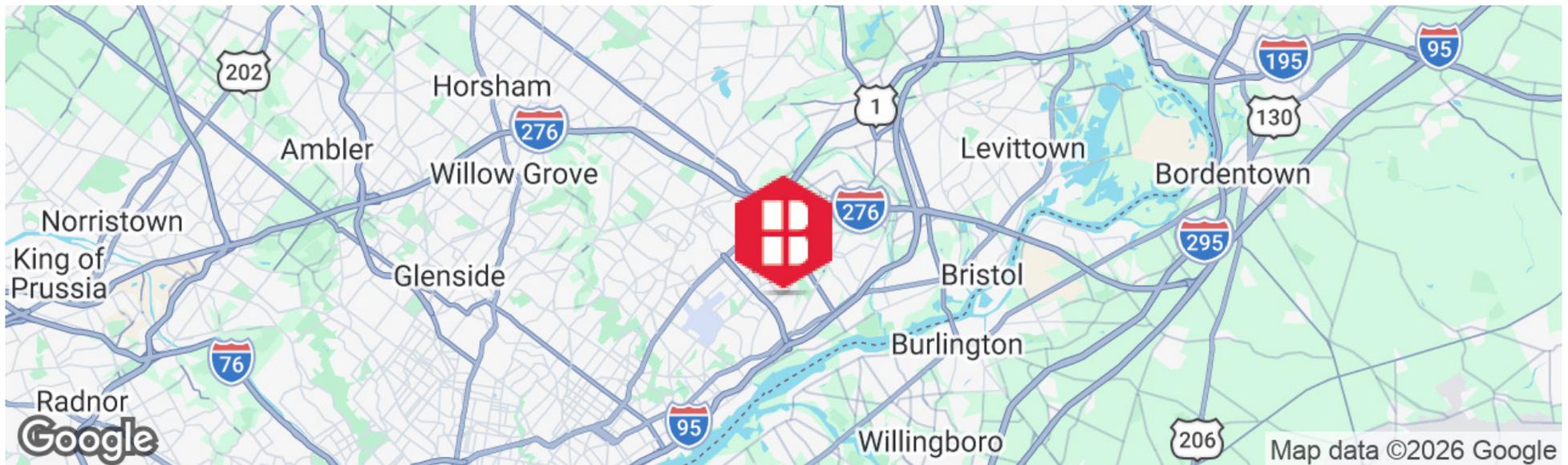
599 Franklin Mills Circle
Philadelphia, PA 19154



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 1.54 Acre Pad Site (Former Restaurant)
- Two (2) Dedicated Curb Cuts Providing Ingress/Egress on Both Sides of the Site
- CA-1 Zoning – Auto-Oriented Commercial 1 (City of Philadelphia)
- Utilities On Site
- Estimated 2026 Real Estate Taxes: \$21,542
- Strategically located in one of Northeast Philadelphia’s premier submarkets, the property offers immediate access to I-95, the Pennsylvania Turnpike (I-276), and Route 1, providing seamless connectivity throughout the Greater Philadelphia region.
- Positioned within a rapidly evolving commercial corridor, the property stands to benefit from the planned redevelopment of the surrounding area, driving renewed investment, improved infrastructure, and long-term growth. As a premier commercial pad site, the property offers strong visibility, convenient access, and flexible development potential—well suited for a variety of users seeking an accessible, high-exposure location within an established corridor.

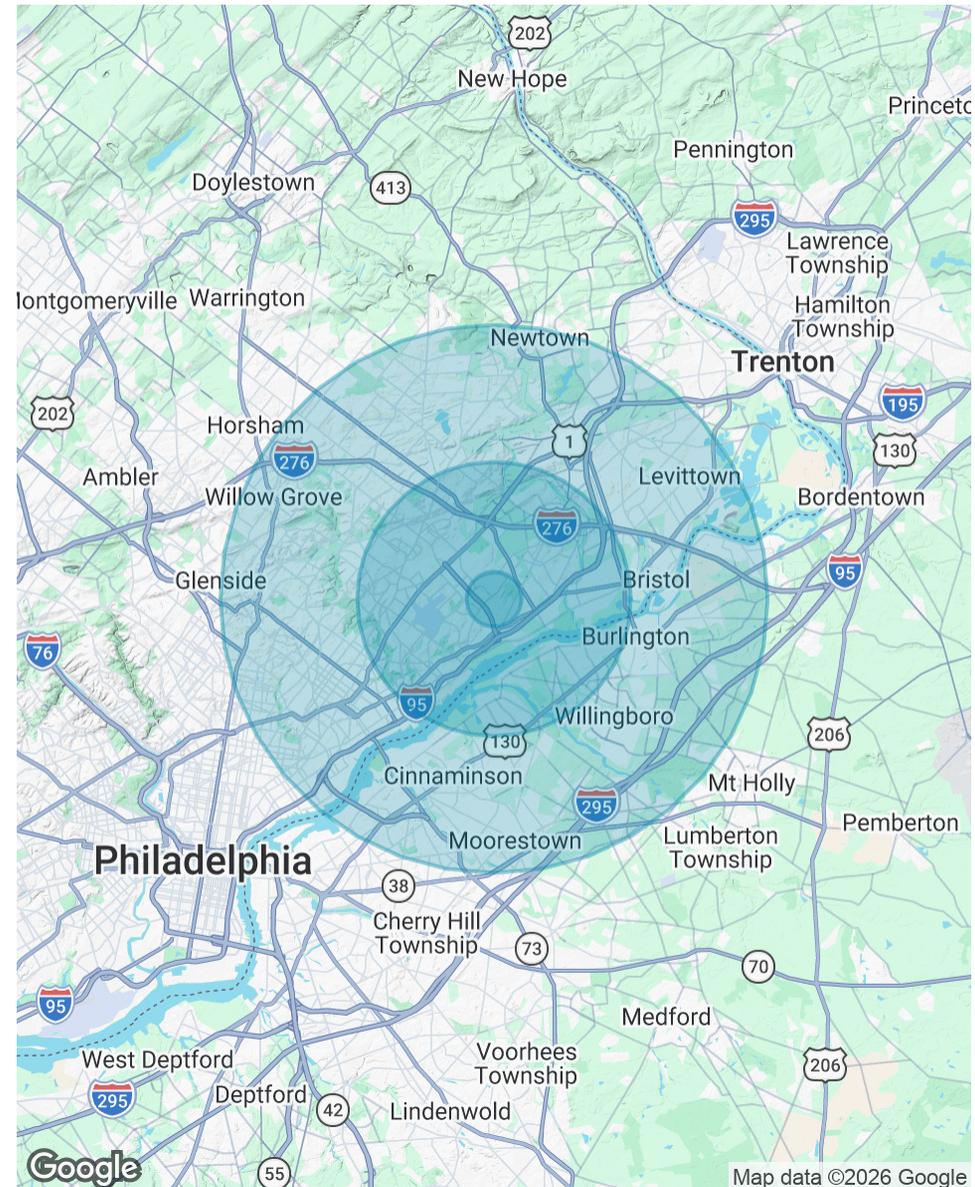


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	23,420	327,246	1,295,597
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	42	44	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,853	126,960	488,811
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$101,501	\$99,380	\$100,053
Average House Value	\$303,233	\$324,116	\$307,401

Demographics data derived from AlphaMap





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