



**8400 STATE ROAD  
PHILADELPHIA, PA**

**AVAILABLE FOR LEASE  
LAND**

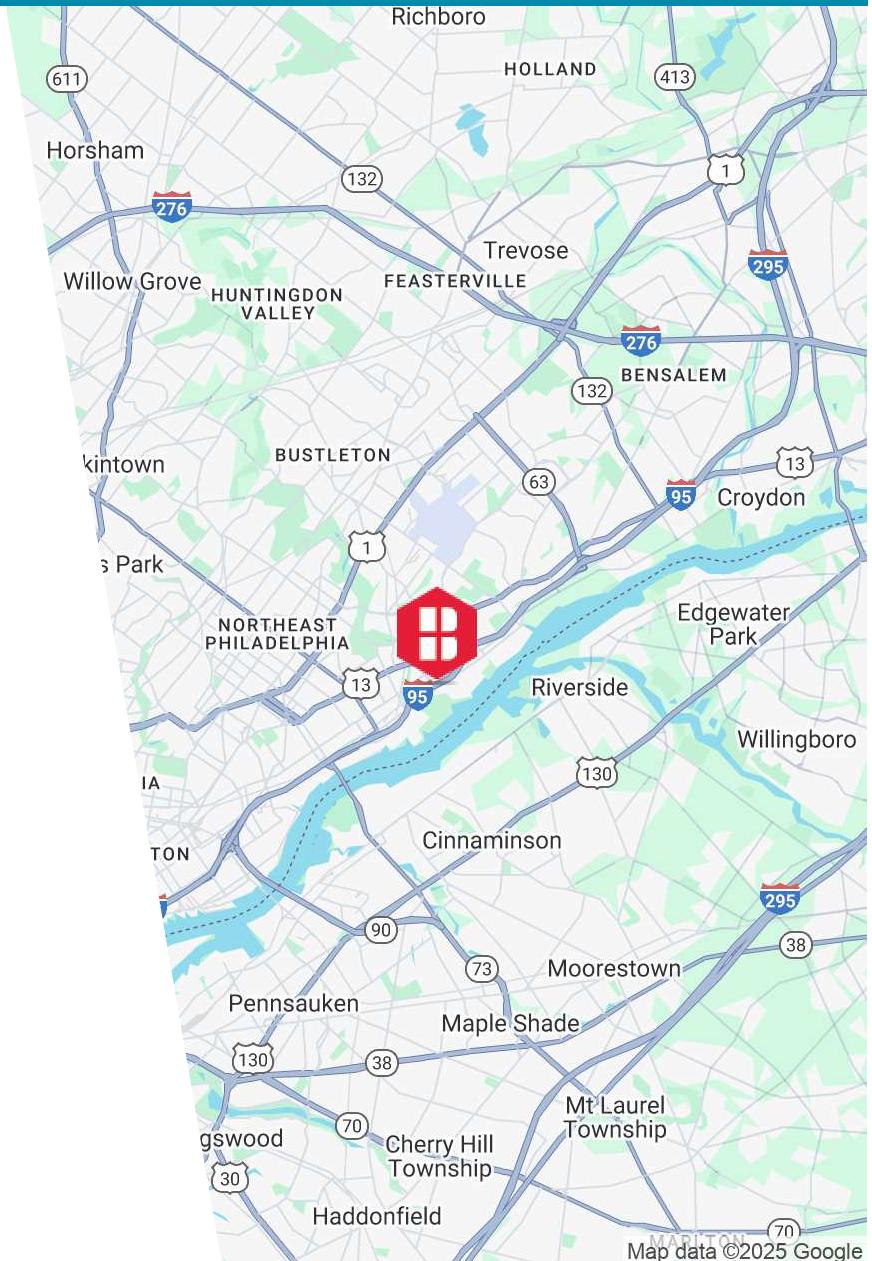
1.5 Acres

## PROPERTY HIGHLIGHTS

- 1.5 +/- Acres Available
- Fenced Lot
- \$22,032 Estimated 2025 Taxes
- Zoned I-2 - Medium Industrial (City of Philadelphia)
- Located in Northeast Philadelphia just off I-95, this property sits on a corner between State Road and Ashburner Street. Commuting is serviced by the Holmesburg Junction SEPTA Station, nearby bridges to New Jersey, and the Interstate.

## KEY DISTANCES

- Holmesburg Junction Station SEPTA Regional Rail – 0.8 miles
- I-95 – 1.5 miles
- Route 1 – 2.5 miles
- Tacony-Palmyra Bridge - 3.2 miles
- Center City – 11.1 miles
- Philadelphia International Airport – 19.3 miles



# DEMOGRAPHICS MAP & REPORT

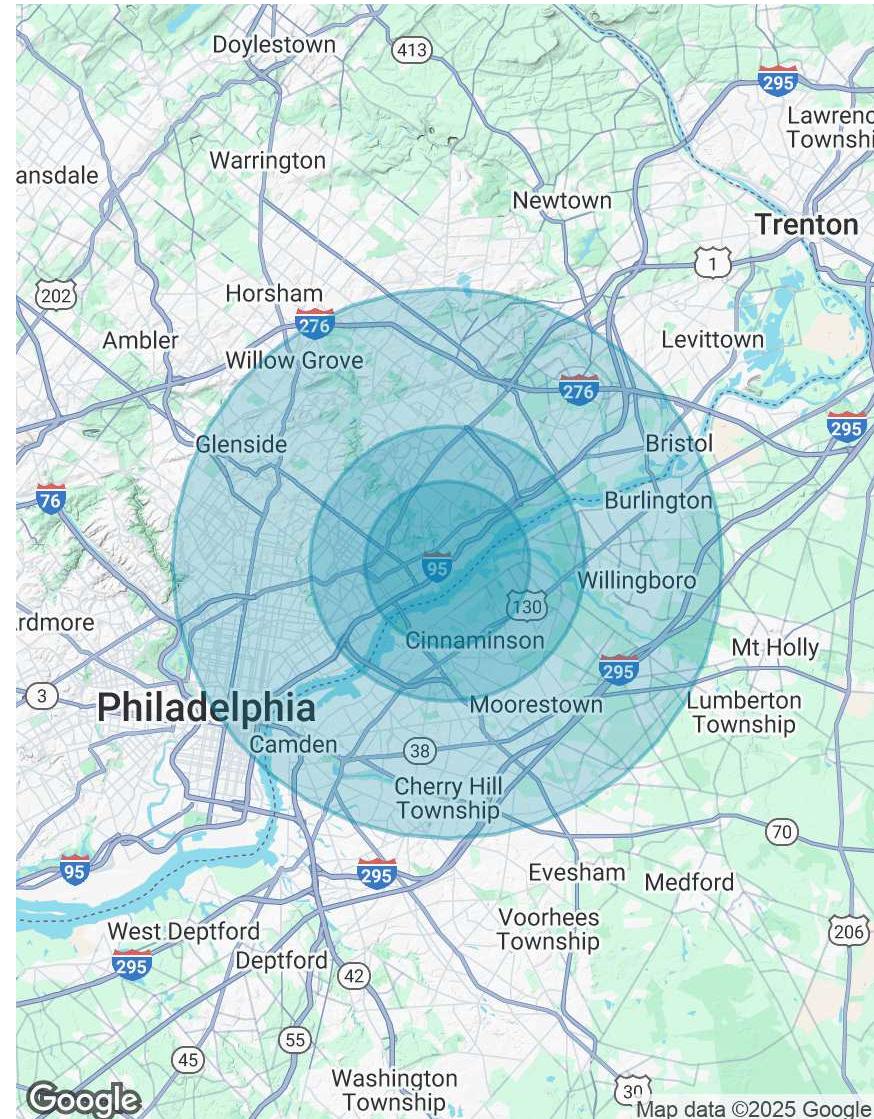
## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	191,484	477,205	1,635,449
Average Age	40	40	40
Average Age (Male)	39	39	38
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	71,631	176,940	632,657
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$85,728	\$89,969	\$94,032
Average House Value	\$253,862	\$260,802	\$297,582

Demographics data derived from AlphaMap



# CONTACT



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