



SPECIAL PURPOSE PROPERTY FOR LEASE

6213-35 CEDAR AVENUE

6213-35 Cedar Avenue
Philadelphia, PA 19143

PRESENTED BY:

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PROPERTY DESCRIPTION

Situated at 6213-35 Cedar Avenue, Philadelphia, PA, 19143, this exceptional property offers an array of features that make it an ideal choice for your leasing needs. With modern and adaptable interior spaces, the property provides versatile layouts suitable for a wide range of potential uses. The building features ample parking, high visibility, and excellent accessibility, ensuring convenient access for visitors and customers alike.

PROPERTY HIGHLIGHTS

- Modern and adaptable interior spaces
- Ample parking available on the premises
- Proximity to major transportation routes
- High visibility in a prime location

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	37,000 SF
Lot Size:	112,228 SF
Building Size:	20,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,402	5,699	23,402
Total Population	3,508	14,711	62,309
Average HH Income	\$58,089	\$55,922	\$59,904

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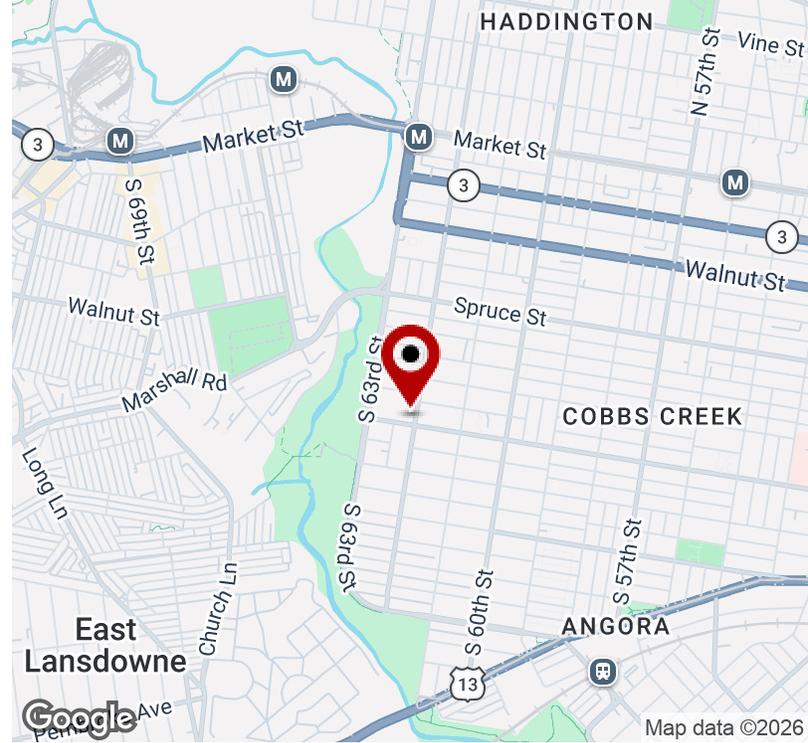
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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	20,000 SF
Available SF:	37,000 SF
Lot Size:	112,228 SF
Year Built:	1960
Zoning:	RSA3

PROPERTY OVERVIEW

Situated at 6213-35 Cedar Avenue, Philadelphia, PA, 19143, this exceptional property offers an array of features that make it an ideal choice for your leasing needs. With modern and adaptable interior spaces, the property provides versatile layouts suitable for a wide range of potential uses. The building features ample parking, high visibility, and excellent accessibility, ensuring convenient access for visitors and customers alike.

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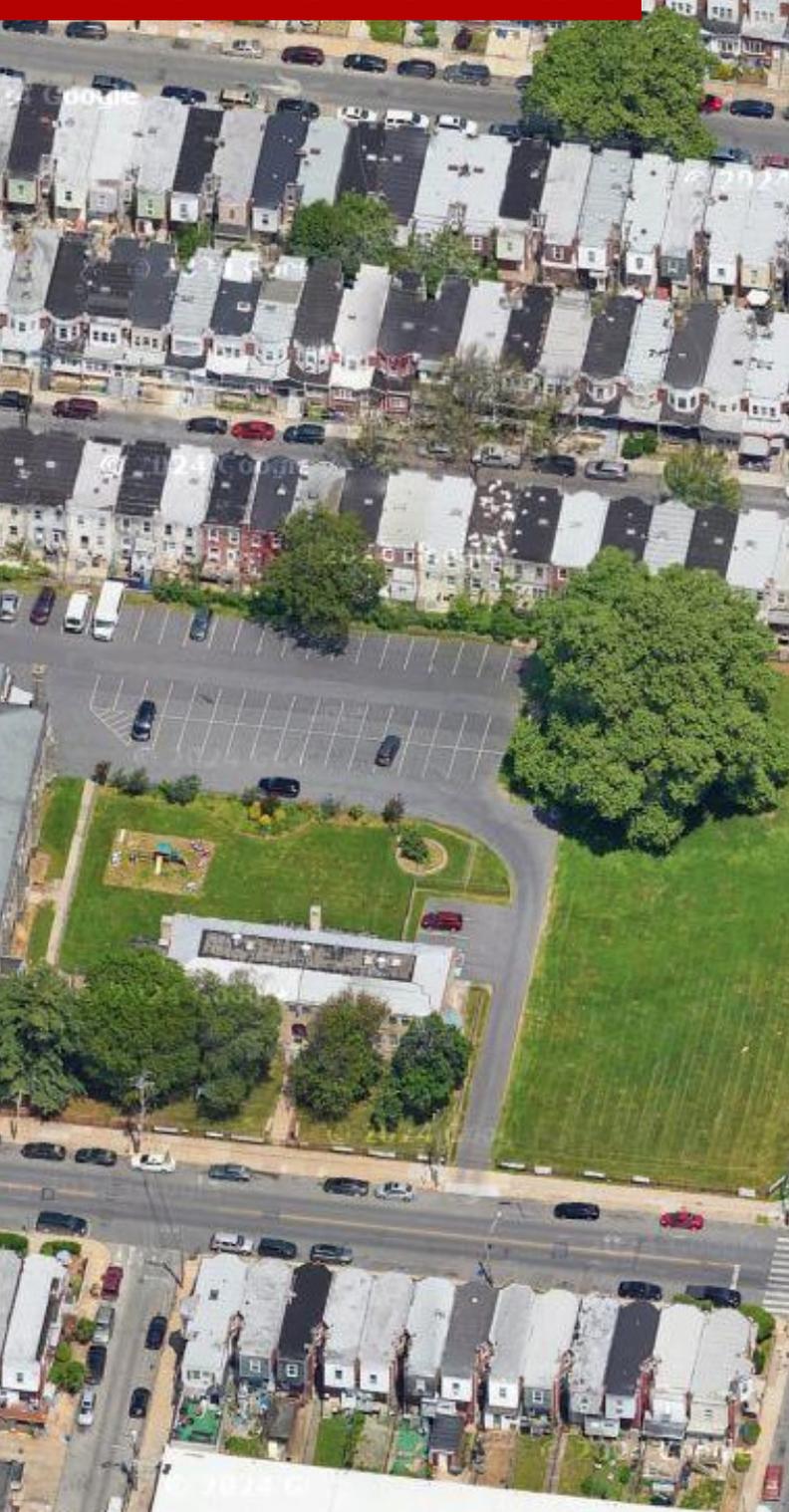
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LOCATION DESCRIPTION

The area offers close proximity to prestigious educational institutions such as the University of Pennsylvania and Drexel University, providing a wealth of potential collaboration and networking opportunities.

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Building Name	6213-35 Cedar Avenue
Property Type	Special Purpose
Property Subtype	School
APN	77-4103000
Building Size	20,000 SF
Lot Size	112,228 SF
Year Built	1960
Number of Floors	2

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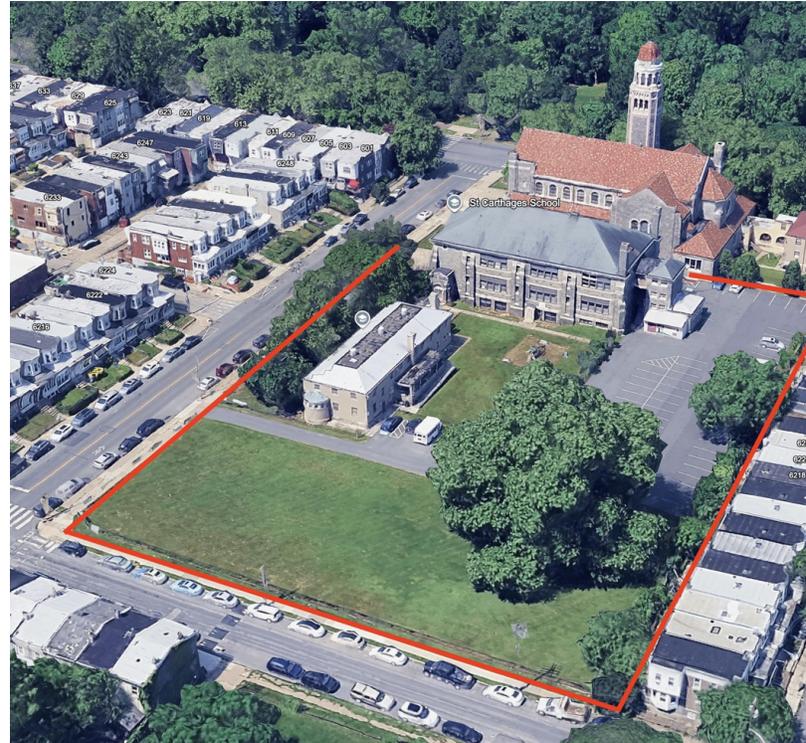
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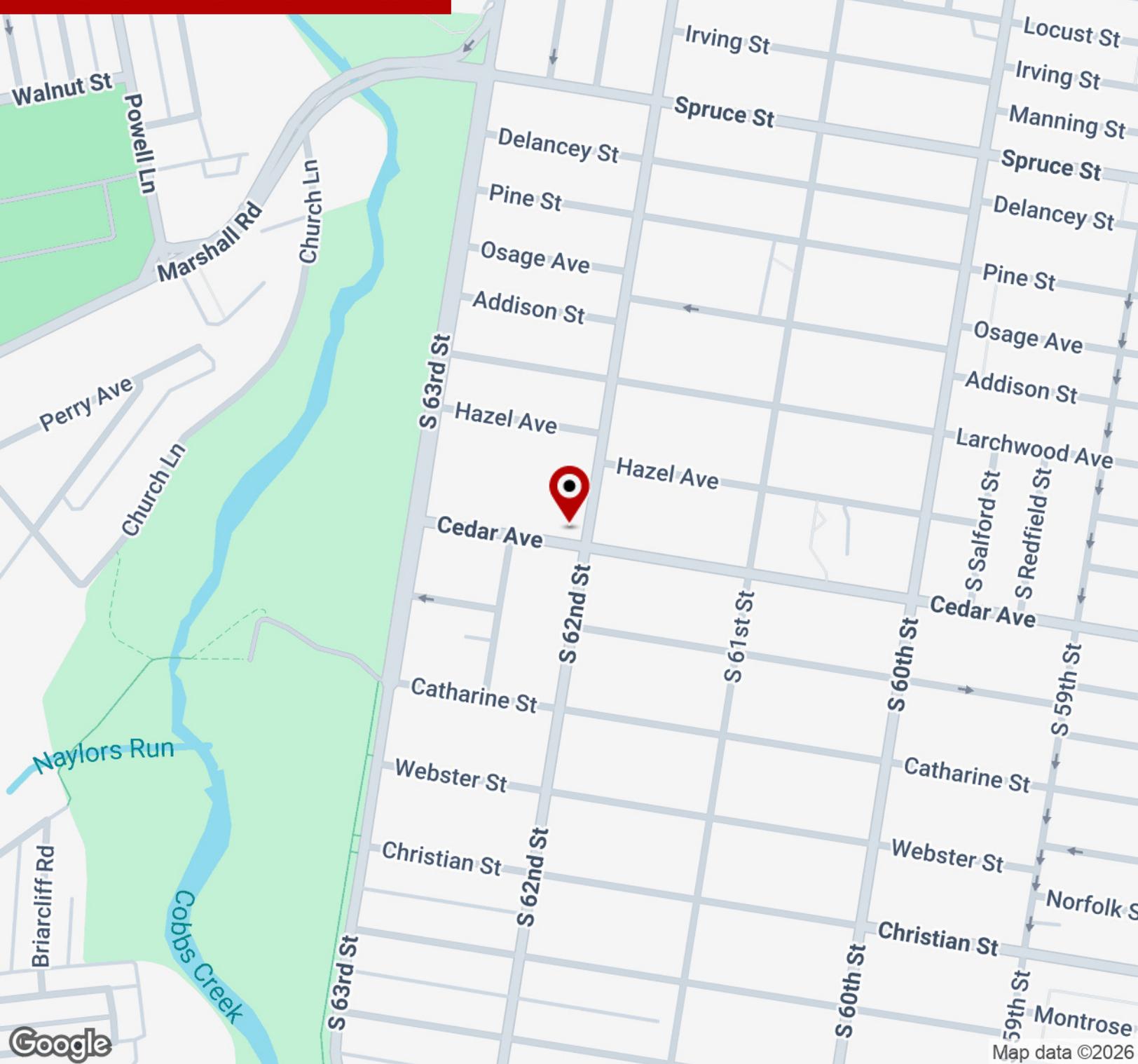
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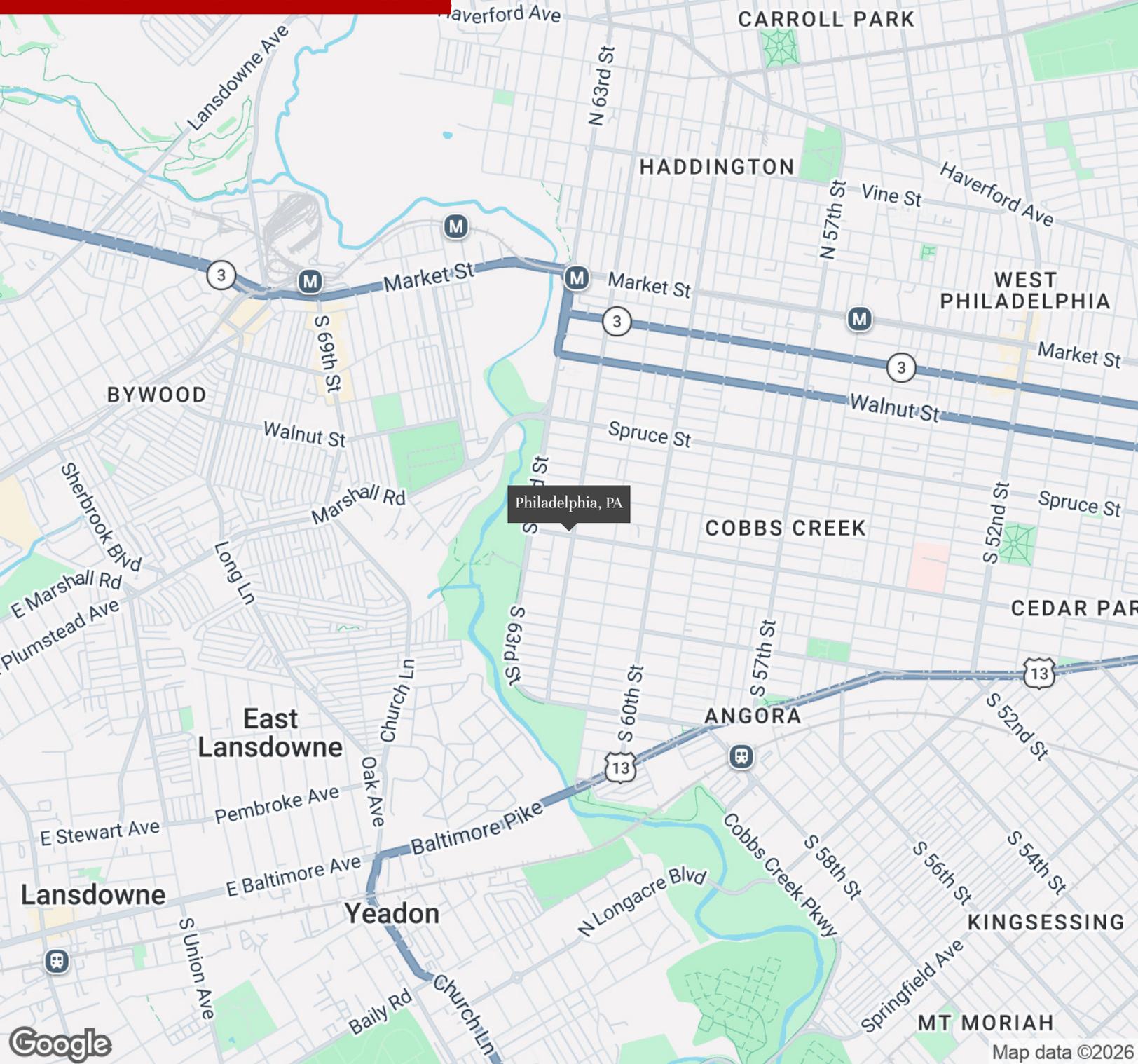
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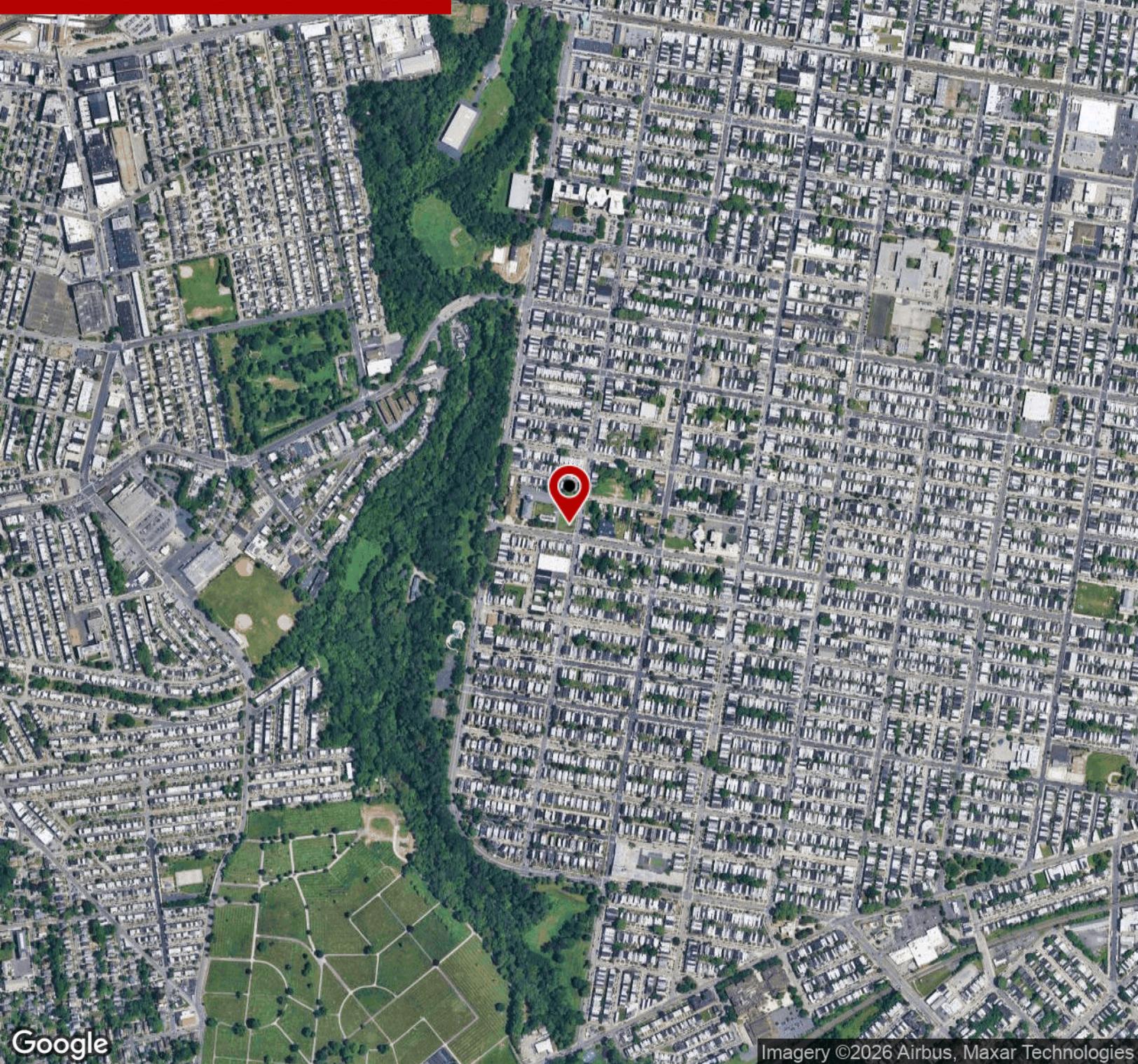
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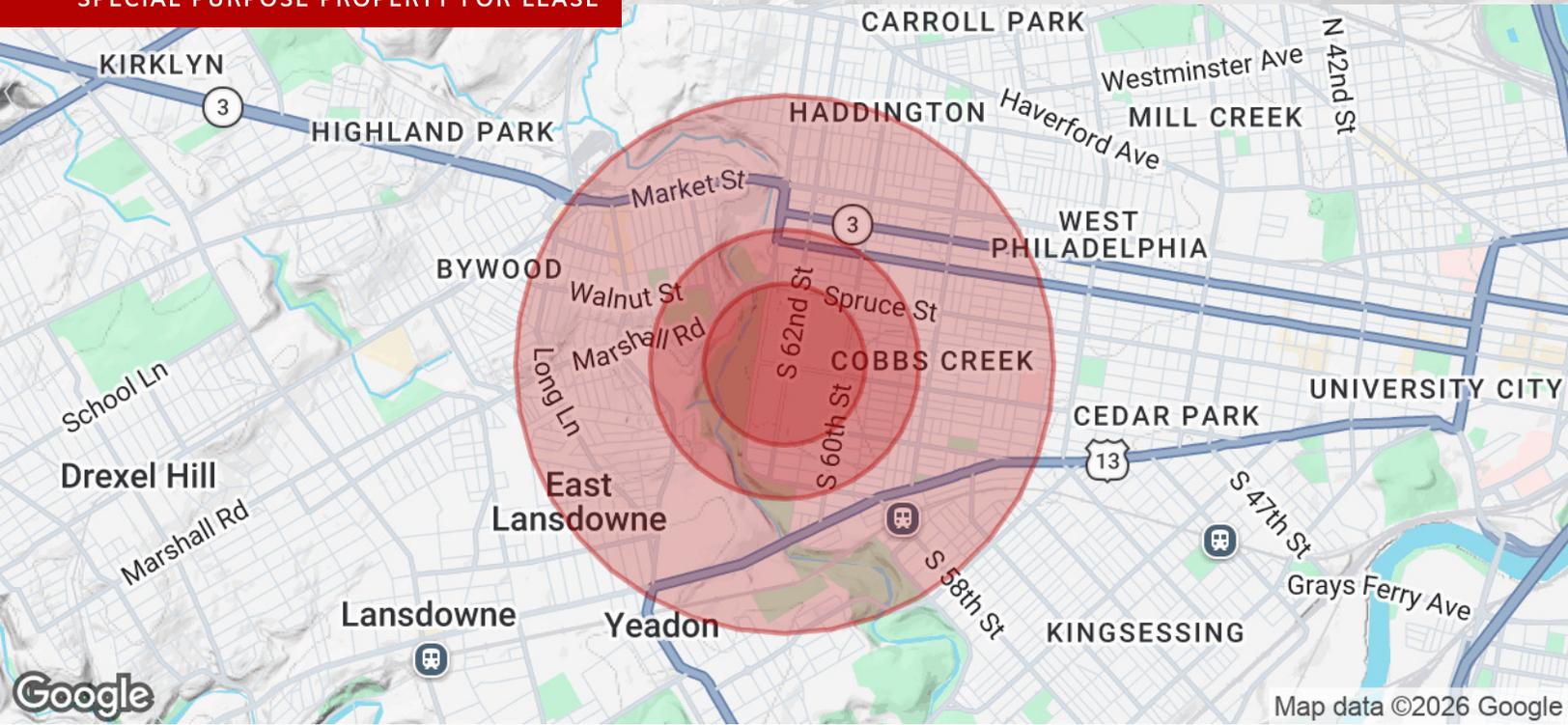
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,508	14,711	62,309
Average Age	41	41	39
Average Age (Male)	39	39	37
Average Age (Female)	43	43	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,402	5,699	23,402
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$58,089	\$55,922	\$59,904
Average House Value	\$213,684	\$201,765	\$194,765

Demographics data derived from AlphaMap

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