

MSC

1600 N AMERICAN STREET

OLDE KENSINGTON | PHILADELPHIA, PA

28,589 SF IMPROVED DEVELOPMENT SITE FOR SALE



1600 N AMERICAN ST



PROPERTY DETAILS

- ▶ *Developable parcel on vibrant North American Street in Olde Kensington*
- ▶ *Improved with a large 10,050 SF building with drive-in loading and dedicated parking*
- ▶ *Flexible ICMX zoning with Opportunity Zone designation*
- ▶ *Potential for owner leaseback*

DEMOGRAPHICS

EST. POPULATION

1 mi 75,018

3 mi 474,696

EST. EMPLOYEES

1 mi 19,736

3 mi 304,358

EST. AVERAGE HH INCOME

1 mi \$99,650

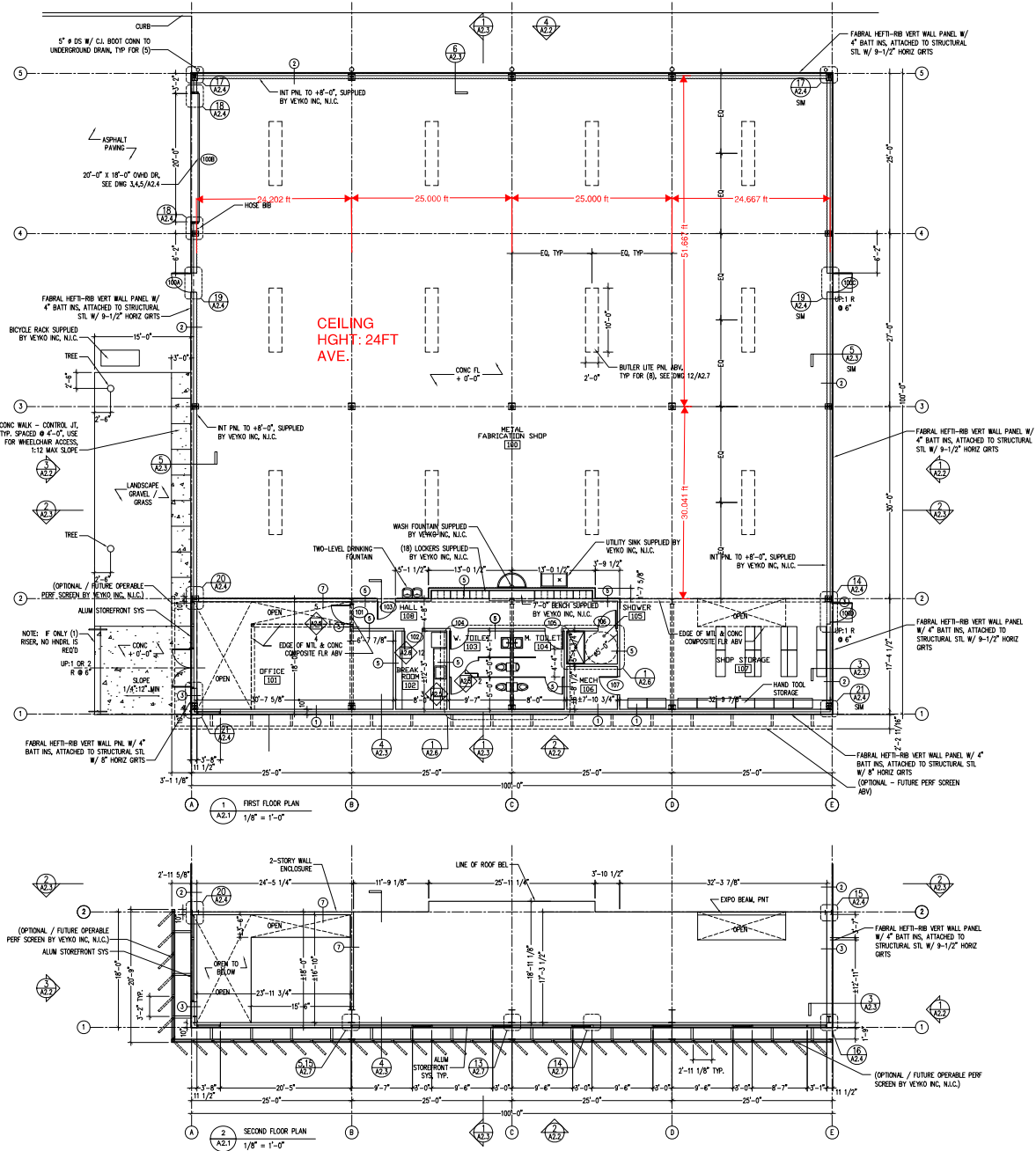
3 mi \$101,949

EST. MEDIAN AGE

1 mi 33.1

3 mi 33.7

FLOOR PLAN

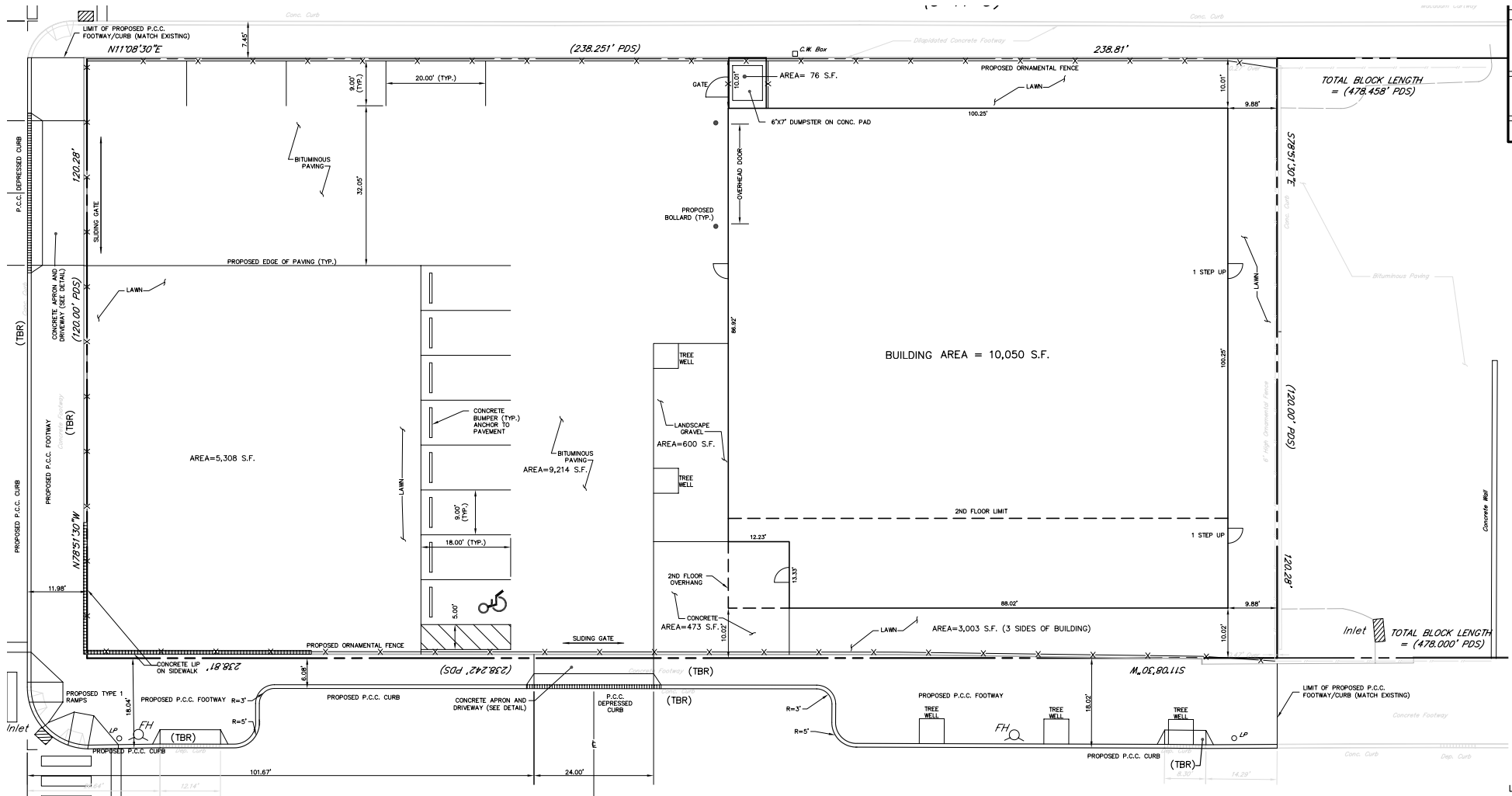


SITE PLAN

BODINE STREET

OXFORD STREET

N AMERICAN STREET





INTERIOR PHOTOS



AERIAL



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MSC

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