

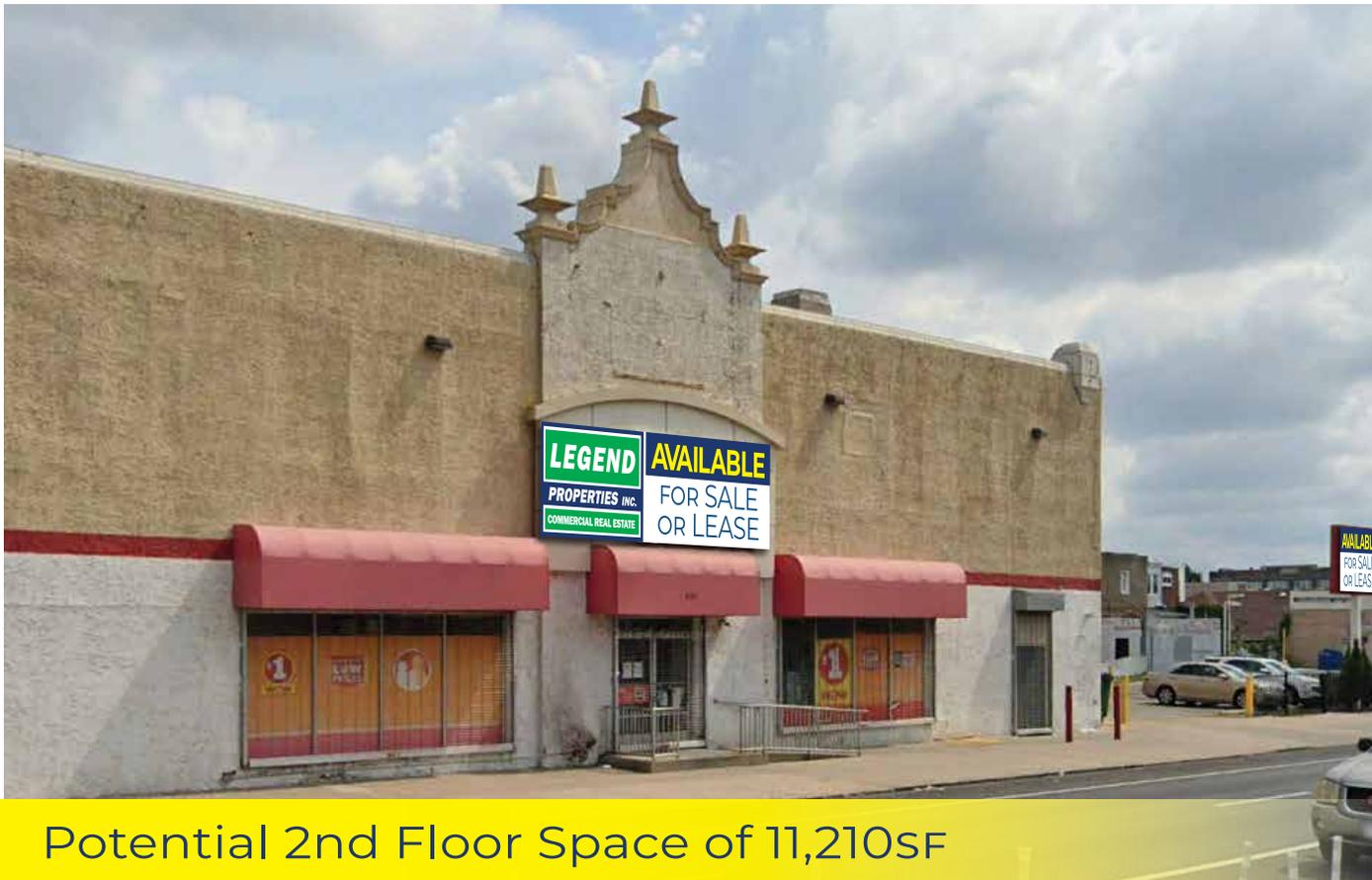
11,210sf MULTI-USE SPACE | SALE OR LEASE

5701 Walnut St, | Philadelphia PA 19139 | Philadelphia County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



Potential 2nd Floor Space of 11,210sf

11,210 SF
Ground Floor

0.38 ACRE
Parcel Size

IMMEDIATE
Availability

PROPERTY INFORMATION

- Corner property at signalized intersection of Walnut St. & 57th St.
- Excellent retail in trade area of West Philadelphia with great visibility and access, Approx 7 off-street parking space available, on-street parking and bus routes located directly in front of this property
- Located in an Opportunity Zone (CMX-2)
- Approx 7 off street parking space available with on street parking
- Ideal location for Retail, Automotive, Medical/Dental & Educational

Demographics	.25 Mile	.5 Mile	1 Mile
Population	4,513	22,484	76,131
Average HH Income	\$66,380	\$56,272	\$62,477
Total Businesses	159	572	2,056
Number of Employees	1,202	4,097	14,957

Traffic Counts
Data Source: Sites USA REGIS™ 2025

Walnut St.: 10,642 VPD
Chestnut St.: 13,140 VPD

FOR MORE INFORMATION
PLEASE CONTACT:

STEVEN DEPETRIS 856-231-1010 x203
SDEPETRIS@LPRE.COM 609-760-2543 CELL

MICHAEL DEPETRIS 610-941-4034 x135
MDEPETRIS@LPRE.COM 610-247-7459 CELL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

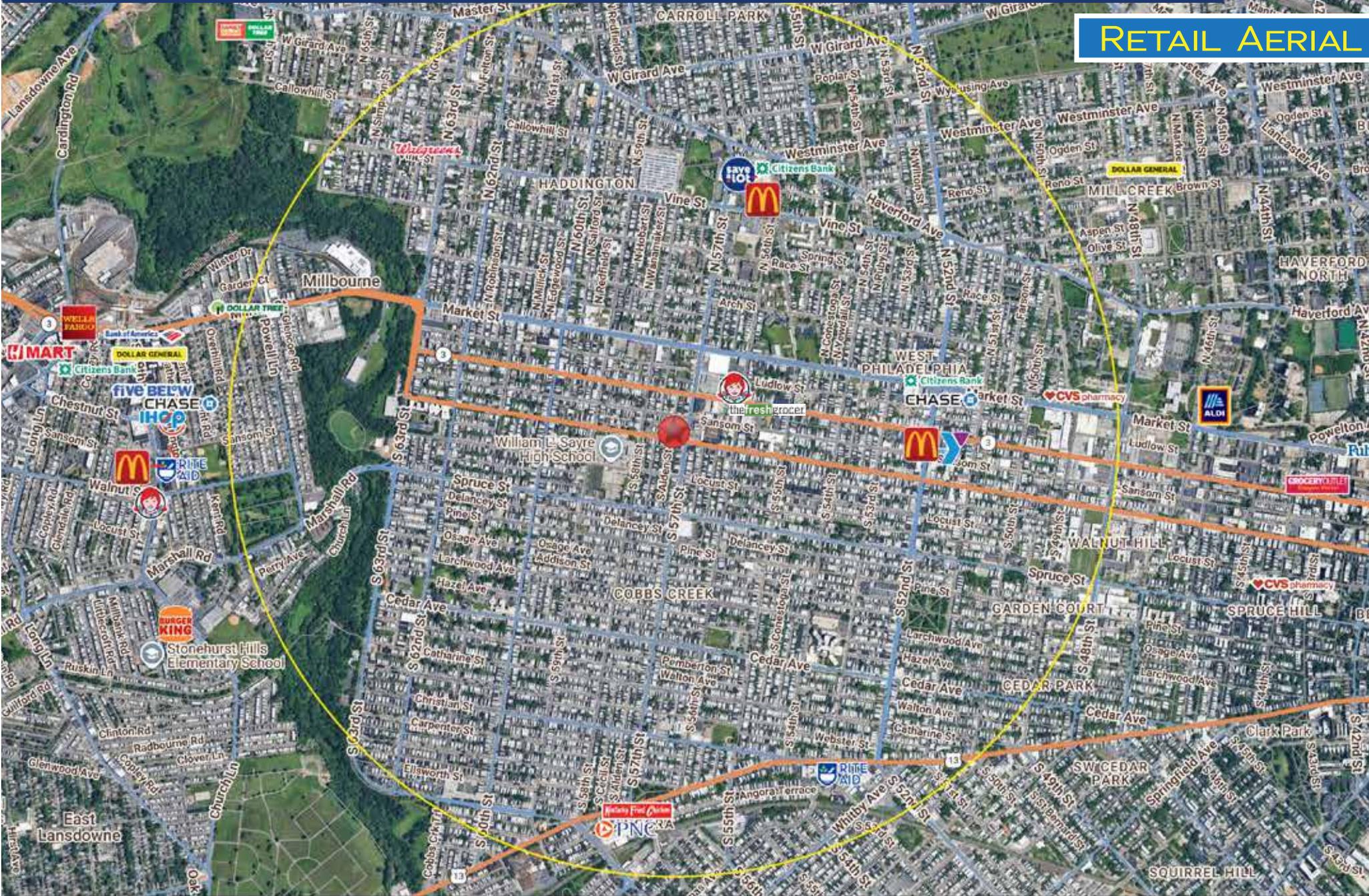
Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 022526

11,210sf MULTI-USE SPACE | SALE OR LEASE

5701 Walnut St, | Philadelphia PA 19139 | Philadelphia County

LEGEND
PROPERTIES INC.

RETAIL AERIAL



11,210SF MULTI-USE SPACE | SALE OR LEASE

5701 Walnut St, | Philadelphia PA 19139 | Philadelphia County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

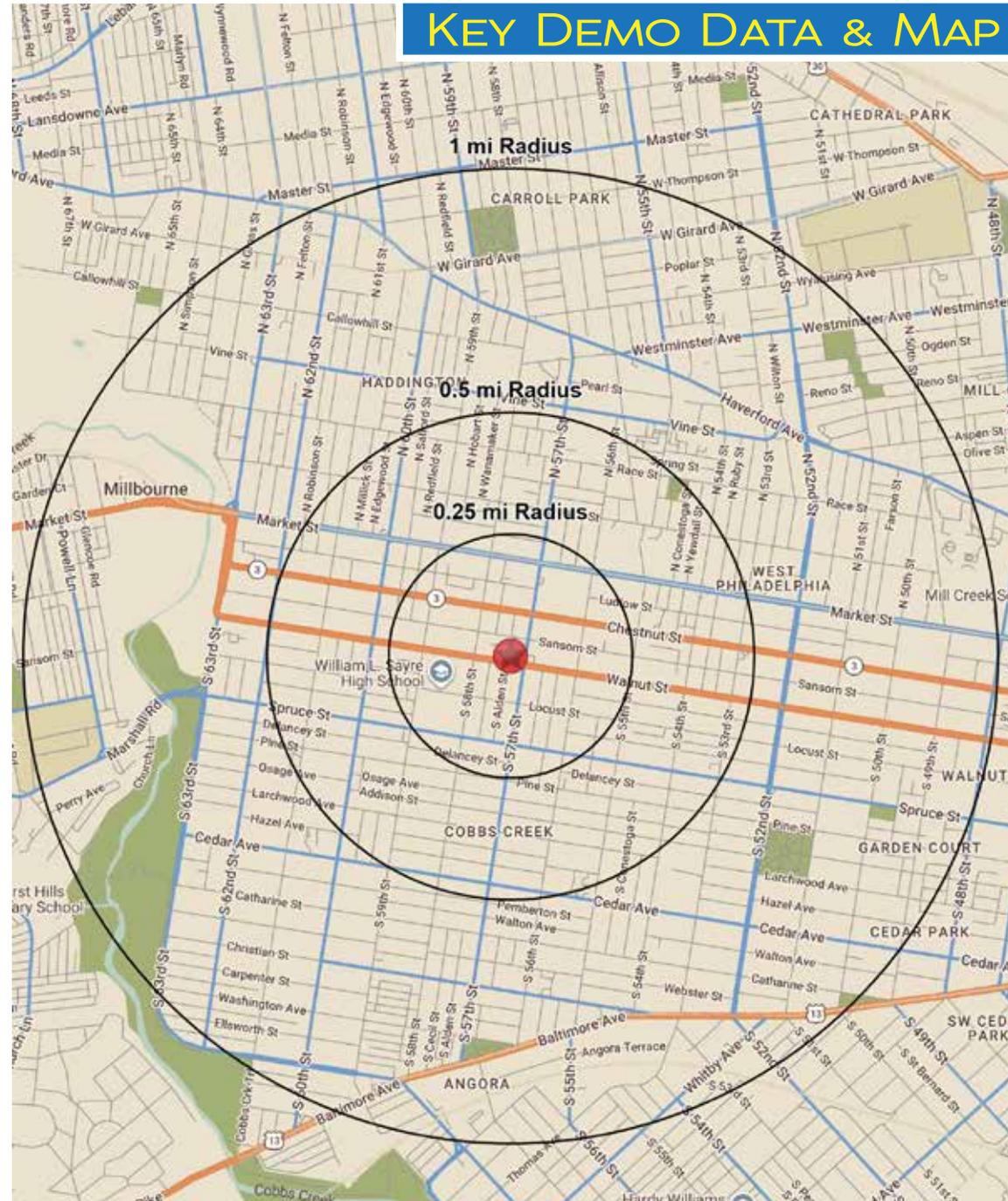
DEMOGRAPHICS

Population	.25 Mile	.5 Mile	1 Mile
Population (Est. 2025)	4,513	22,484	76,131
Projected Population (2030)	4,200	21,142	72,269
Projected Annual Growth (2025 to 2030)	-1.4%	-1.2%	-1.0%
Households & Growth			
Households (2025)	1,785	9,020	30,637
Projected HH (2030)	1,669	8,479	29,123
HH Growth with Children (2025 to 2030)	30.9%	30.2%	29.7%
Income			
Average HH Income (Est. 2025)	\$66,380	\$56,272	\$62,477
Median HH Income (2025)	\$58,927	\$44,841	\$48,209
Daytime Population			
Total Businesses (2025)	159	572	2,056
Number of Employees (2025)	1,202	4,097	14,957
Education			
High School Graduate	26.2%	37.2%	34.0%
Some College	29.8%	23.3%	23.1%
Bachelor Degree	11.5%	12.4%	14.9%
Graduate	7.9%	5.4%	9.4%

Traffic Counts: Walnut St.: 10,642 VPD · Chestnut St.: 13,140 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.