

CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

AVAILABLE FOR SALE OR LEASE

Corner Retail Building on Frankford Ave
Location: 7416 Frankford Ave Philadelphia PA 19136



PROPERTY HIGHLIGHTS:

- ✓ CMX-2 Zoned Retail Building with Fully Operational Business on Frankford Ave (Owner-User Opportunity)
- ✓ 3,700sf Gymnasium with Mezzanine & Full Basement
- ✓ +/- 5000sf of Usable Space for New Business
- ✓ Heavy Vehicle & Foot Traffic Throughout the Day
- ✓ Walking Distance to shops, eateries, etc.



SALE PRICE: \$1,100,000.00



AGENT CONTACT

Christopher Armas
561-945-2346
Armas888@gmail.com

www.capitalcomre.com

3748 West Chester Pike Newtown Square, PA 19073 * Phone: 561-945-2346 * Fax: 610-359-9750

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

Subject Property

7416 Frankford Ave

7416 Frankford Ave ↻
Philadelphia, PA 19136 - Northeast Philadelphia



TRAFFIC COUNTS

Erdrick St/Vista St	1.8K
Frankford Ave/Marple St	17.7K
Frankford Ave/Marple St	15K
Vista St/Crispin St	499

LOCATION

Location Score:	Good Location (51)
Walk Score®:	Very Walkable (87)
Transit Score®:	Good Transit (57)

PROPERTY

Type:	-	Tenancy:	0 Tenants
Center:	-	Construction:	-
GLA:	3,360 SF	Land AC:	-
Year Built/Renov	1999; Renov 2010	Building FAR:	-
Floors:	2	Total Expenses:	-
Loading Docks:	-		
Parking:	-		
Features:	-		
Frontage:	-		

VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	0%
Peers:	0%
Submarket:	4.2%

NNN ASKING RENTS PER SF

Current:	\$19-23 (Est)
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$19.87
Submarket (Market Rent):	\$19.94

12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	-
Peers Count:	17
Peers Avg:	-
Submarket:	417,101

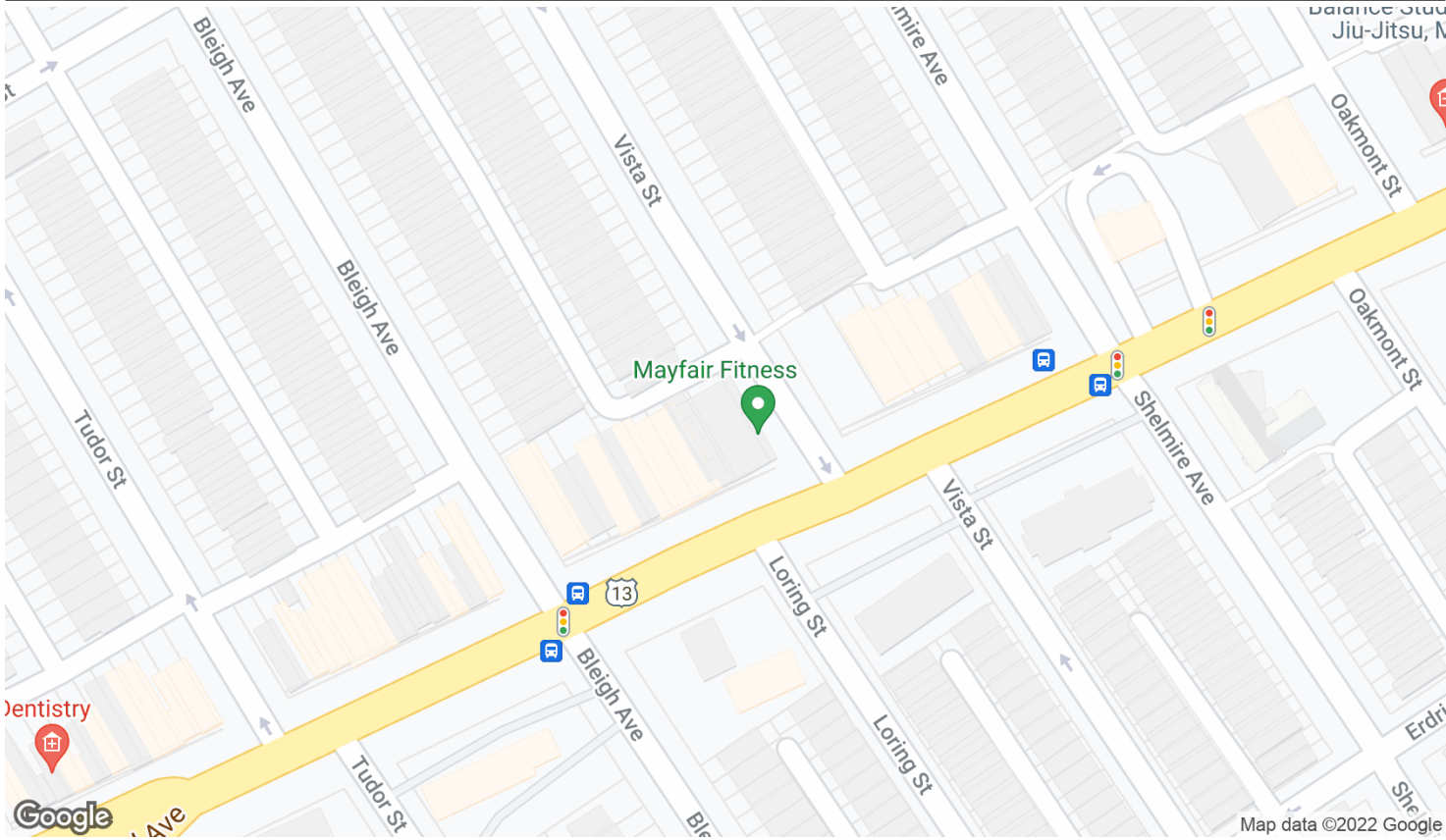
AVAILABLE SPACES

Currently No Available Spaces

Subject Property

7416 Frankford Ave

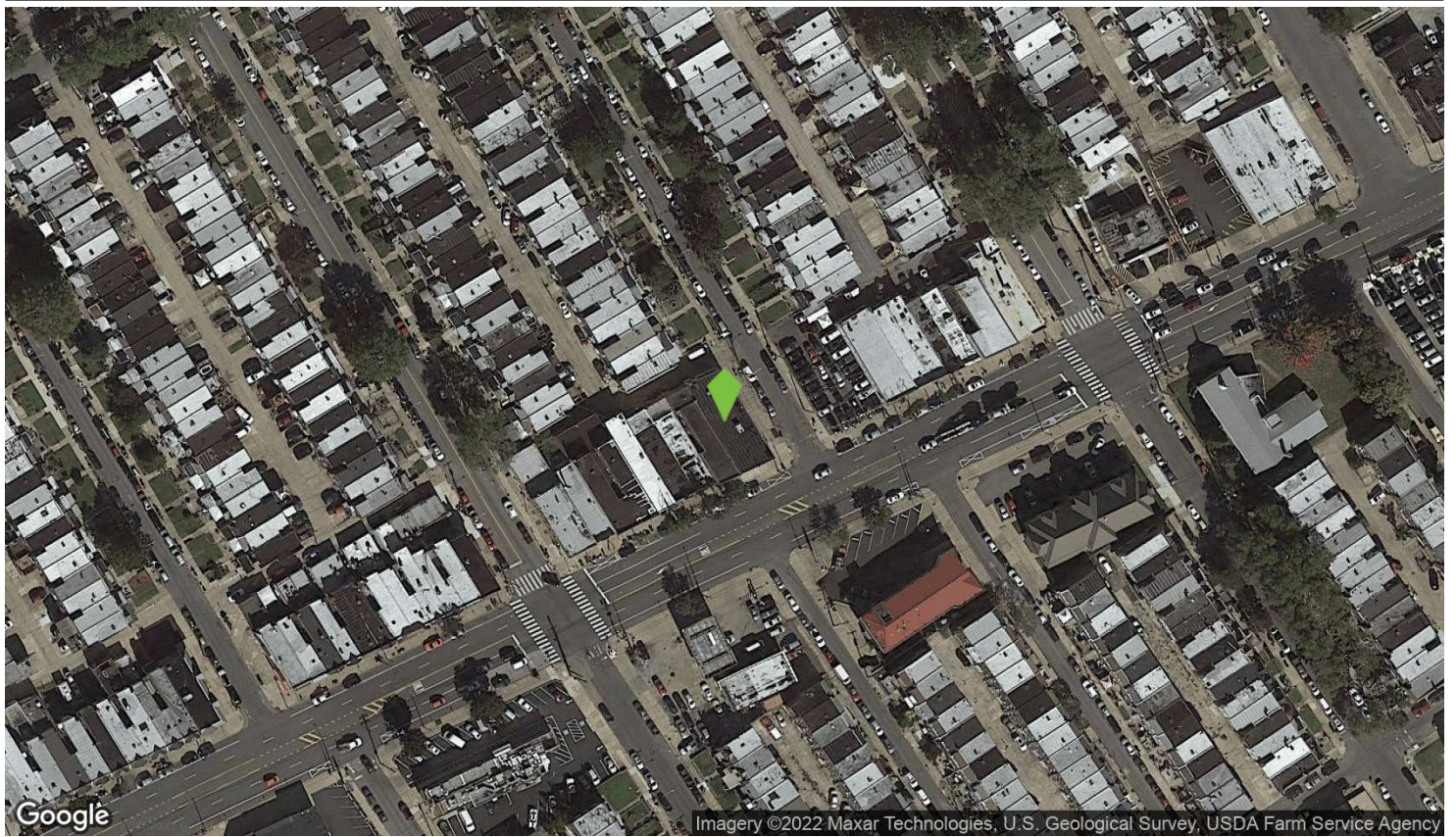
SITE PLAN



Subject Property

7416 Frankford Ave

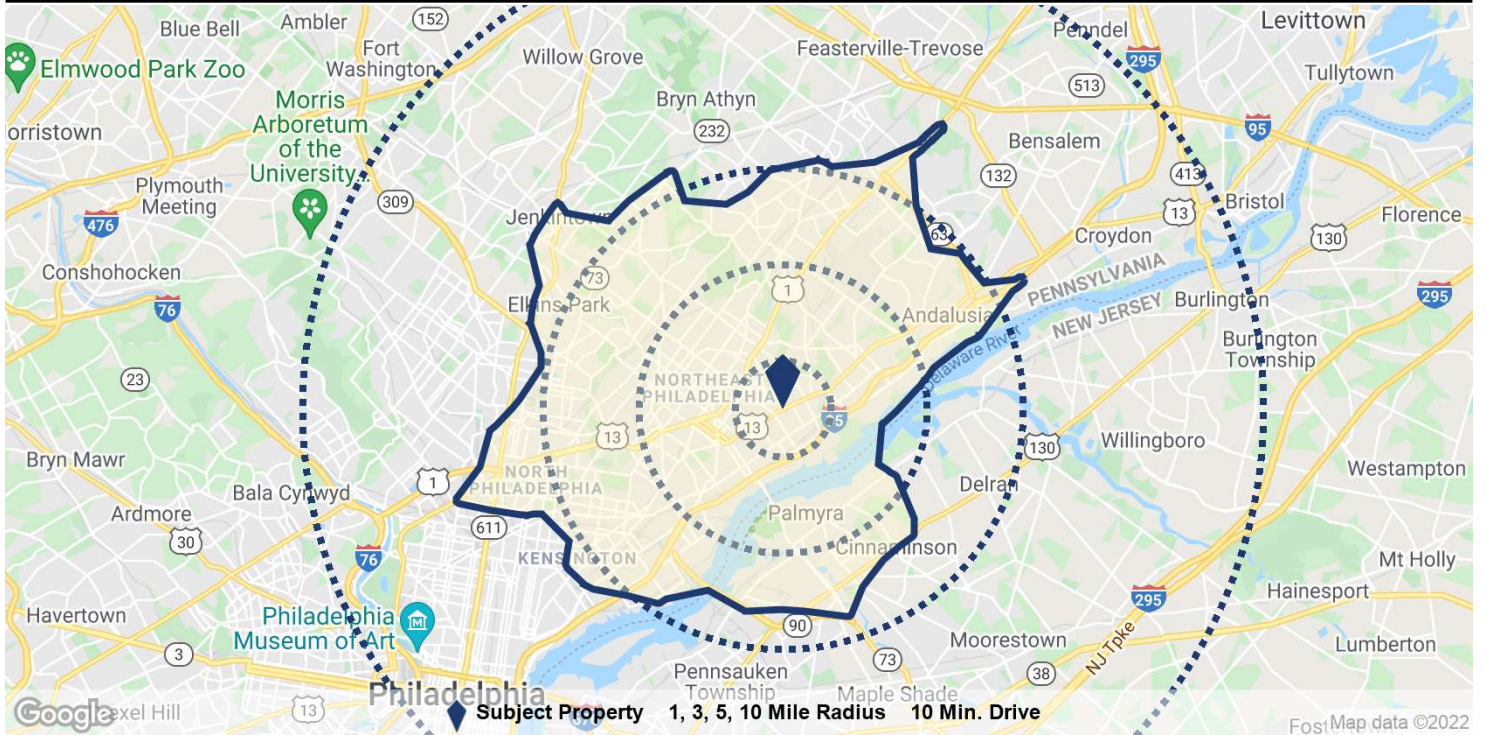
AERIAL VIEW



Subject Property

7416 Frankford Ave

DEMOGRAPHICS

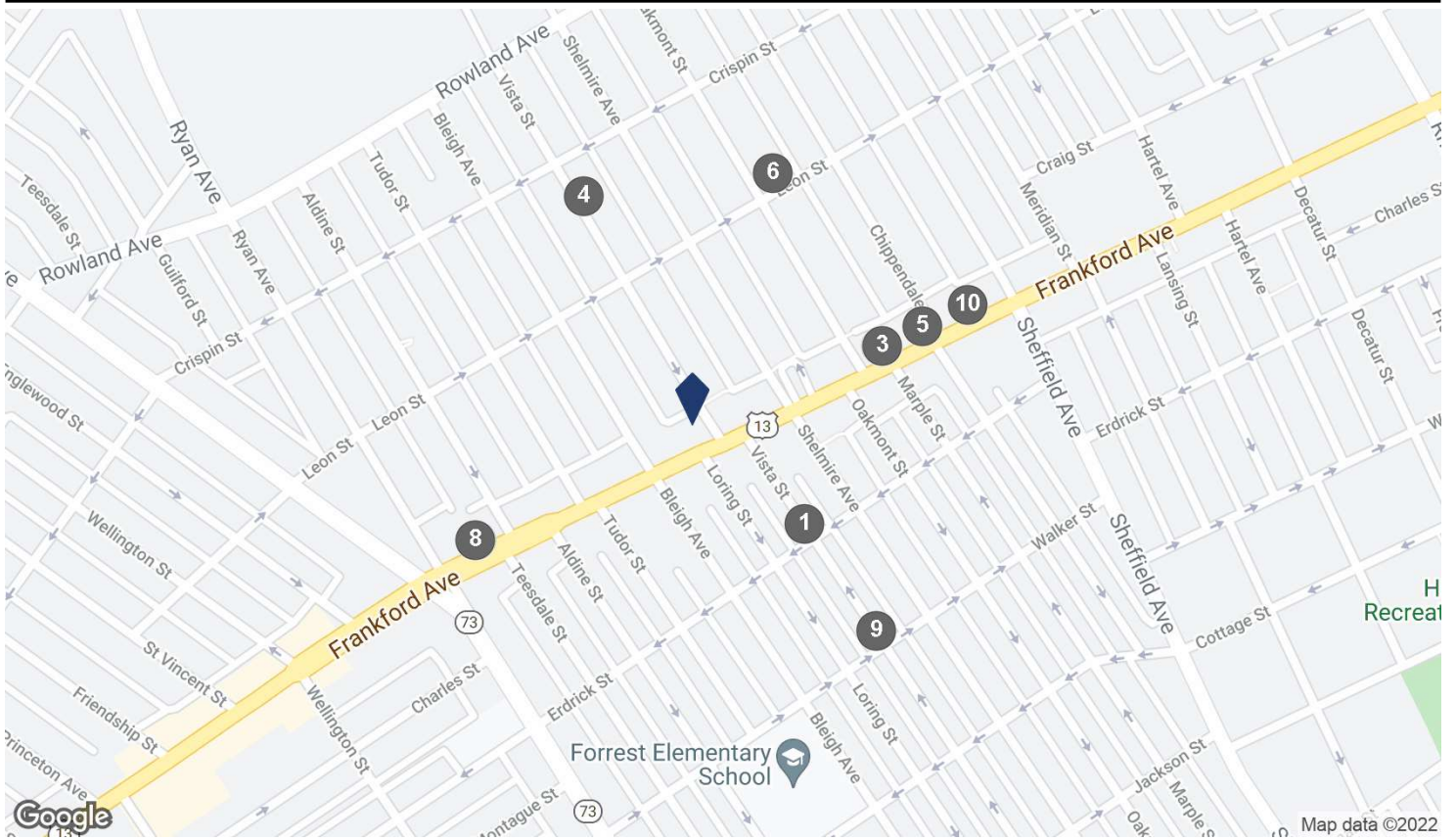


	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population					
Household					
Housing					

Subject Property

7416 Frankford Ave

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Erdrick St	Vista St - NE	1,832	2020	0.11 mi
2 Frankford Ave	Marple St - NE	17,746	2018	0.13 mi
3 Frankford Ave	Marple St - NE	15,014	2020	0.13 mi
4 Vista St	Crispin St - NW	499	2020	0.16 mi
5 Frankford Avenue	Chippendale St - NE	8,156	2020	0.16 mi
6 Leon St	Oakmont St - SW	1,795	2020	0.16 mi
7 Frankford Ave	Teesdale St - NE	15,217	2020	0.17 mi
8 Frankford Ave	Teesdale St - NE	18,373	2018	0.17 mi
9 Walker St	Vista St - NE	1,521	2020	0.19 mi
10 Frankford Ave	Chippendale St - SW	21,271	2018	0.19 mi



Demographics

7416 Frankford Ave

3,360 SF Retail Building

Philadelphia, Pennsylvania - Northeast Philadelphia Submarket

PREPARED BY



Christopher Armas

Investment & Commercial Real Estate Agent

