

1500-1514 N. 5TH STREET

Philadelphia, PA 19122



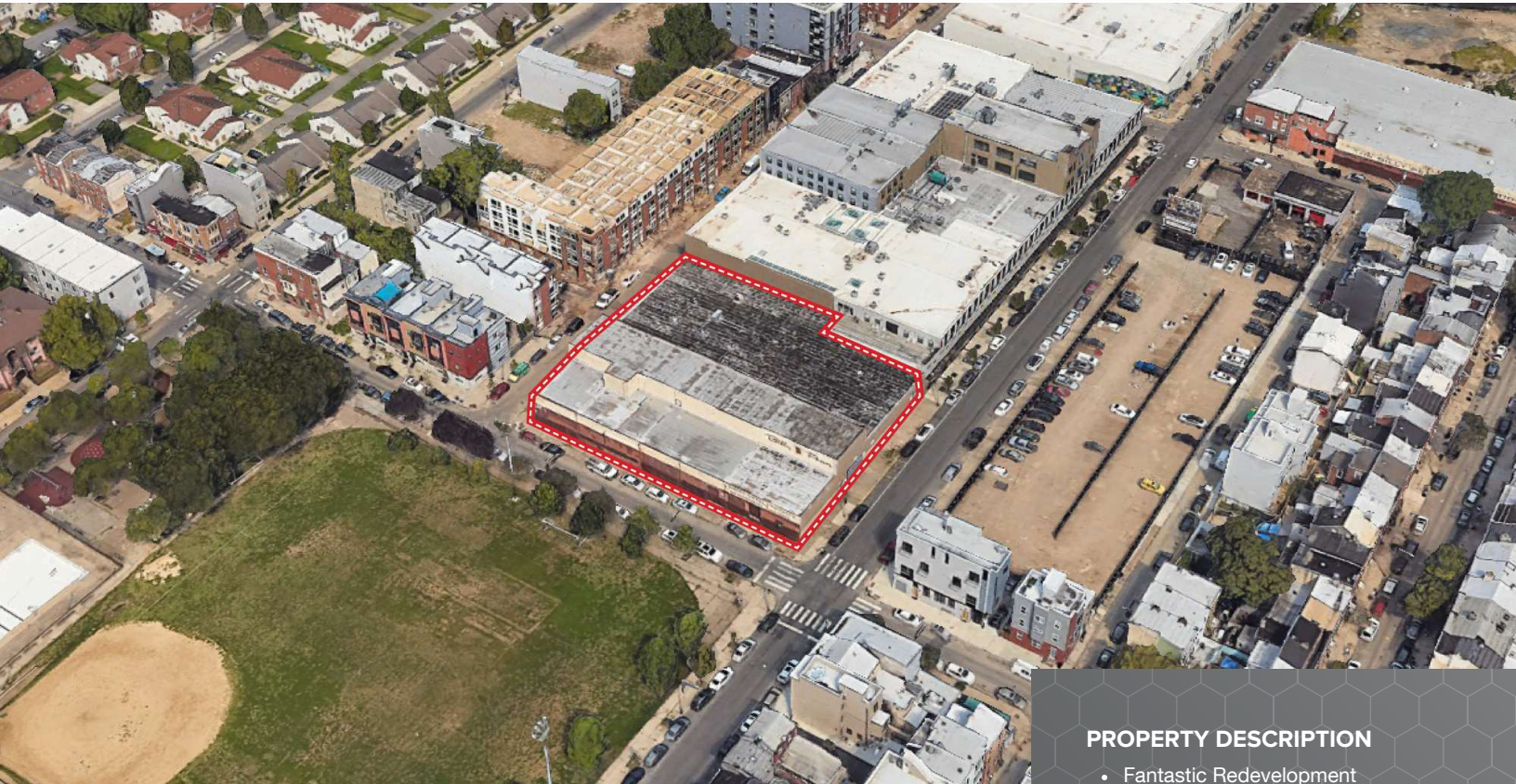
FOR SALE OR LEASE



INDUSTRIAL/ REDEVELOPMENT



35,428 SF



PROPERTY DESCRIPTION

- Fantastic Redevelopment Opportunity!
- Building size: 35,428 SF
- Lot size: .68 AC
- Zoning: ICMX - Industrial Commercial Mixed-Use
- Floors: 1.5
- Year built: 1950
- Ceiling height: 13.75'-15.5' clear; 16'-17.5' to deck
- Loading: 1 interior tailgate, 2 drive-ins, interior loading platform
- Power: 400a 3 phase 4 wire 240/120
- Sprinkler: Dry
- Taxes: \$12,052

FOR MORE INFORMATION

Jeffrey Licht, SIOR

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NAI Mertz



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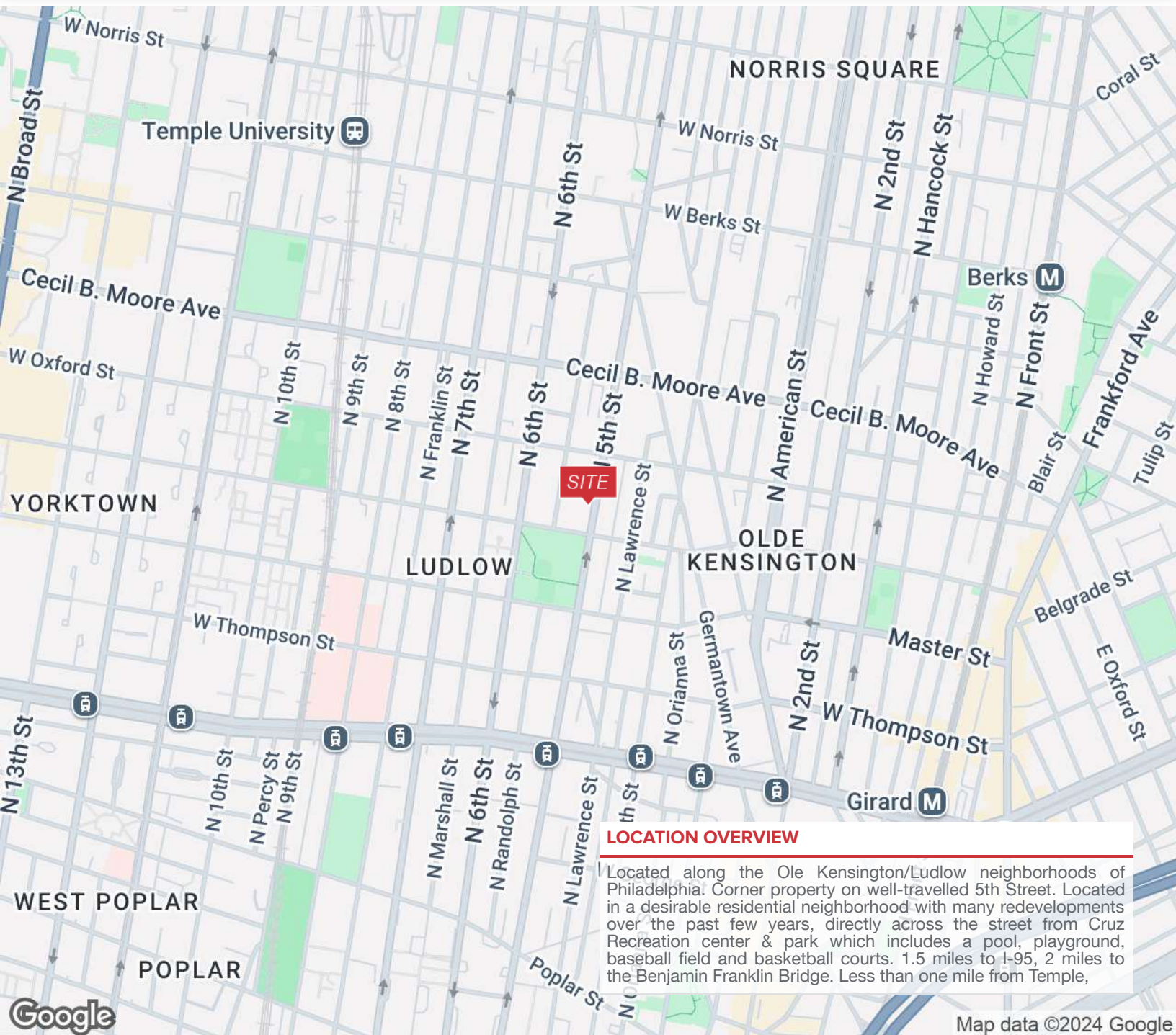
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LOCATION OVERVIEW

Located along the Ole Kensington/Ludlow neighborhoods of Philadelphia. Corner property on well-travelled 5th Street. Located in a desirable residential neighborhood with many redevelopments over the past few years, directly across the street from Cruz Recreation center & park which includes a pool, playground, baseball field and basketball courts. 1.5 miles to I-95, 2 miles to the Benjamin Franklin Bridge. Less than one mile from Temple,

Map data ©2024 Google

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,255	13,342	56,043
Average Age	32.9	32.0	31.0
Average Age (Male)	32.1	30.7	30.3
Average Age (Female)	34.8	34.3	32.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,516	5,989	24,400
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$71,656	\$84,257	\$74,638
Average House Value	\$283,219	\$310,674	\$305,762

2020 American Community Survey (ACS)

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