

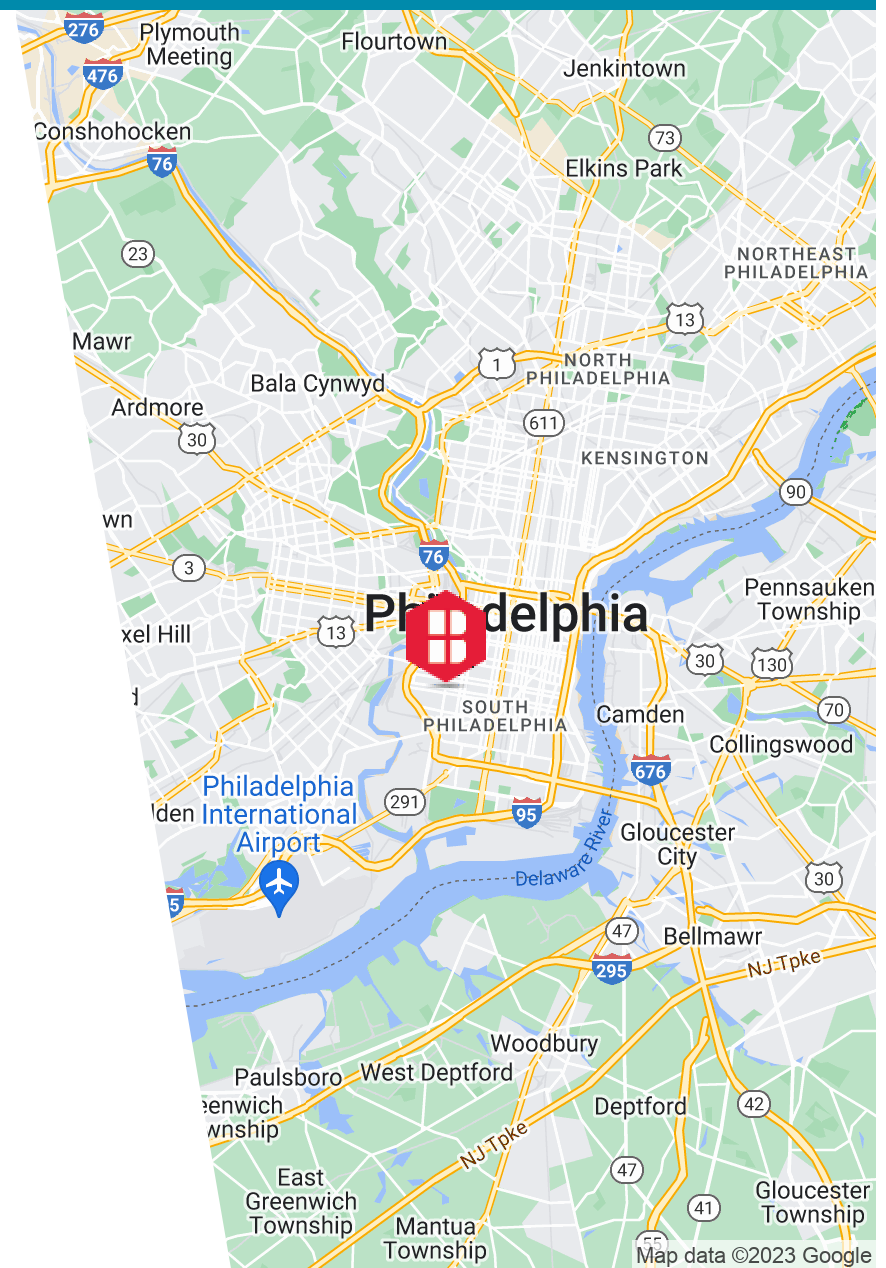
**1615 S 25TH STREET**  
PHILADELPHIA, PA

AVAILABLE FOR SALE  
**INDUSTRIAL/COMMERCIAL MIXED-USE**

9,744 SF  
.38 Acres

## PROPERTY HIGHLIGHTS

- **TOTAL SIZE:**  
9,744 SF on .38 Acres
- **BUILDING A:**  
3,644 SF
- **BUILDING B:**  
6,100 SF
- **LOADING:**  
Nineteen (19) drive-in doors
- **TAXES:**  
\$7,502 (2023 Est.)
- **ZONING:**  
ICMX – Industrial Commercial Mixed-Use (City of Philadelphia)
- **LOCATION:**  
The subject property is located in the Grays Ferry neighborhood of Philadelphia. The property is 1-mile from Broad Street, .7 miles from I-76, and 2.4 miles from City Hall.



# DEMOGRAPHICS MAP & REPORT

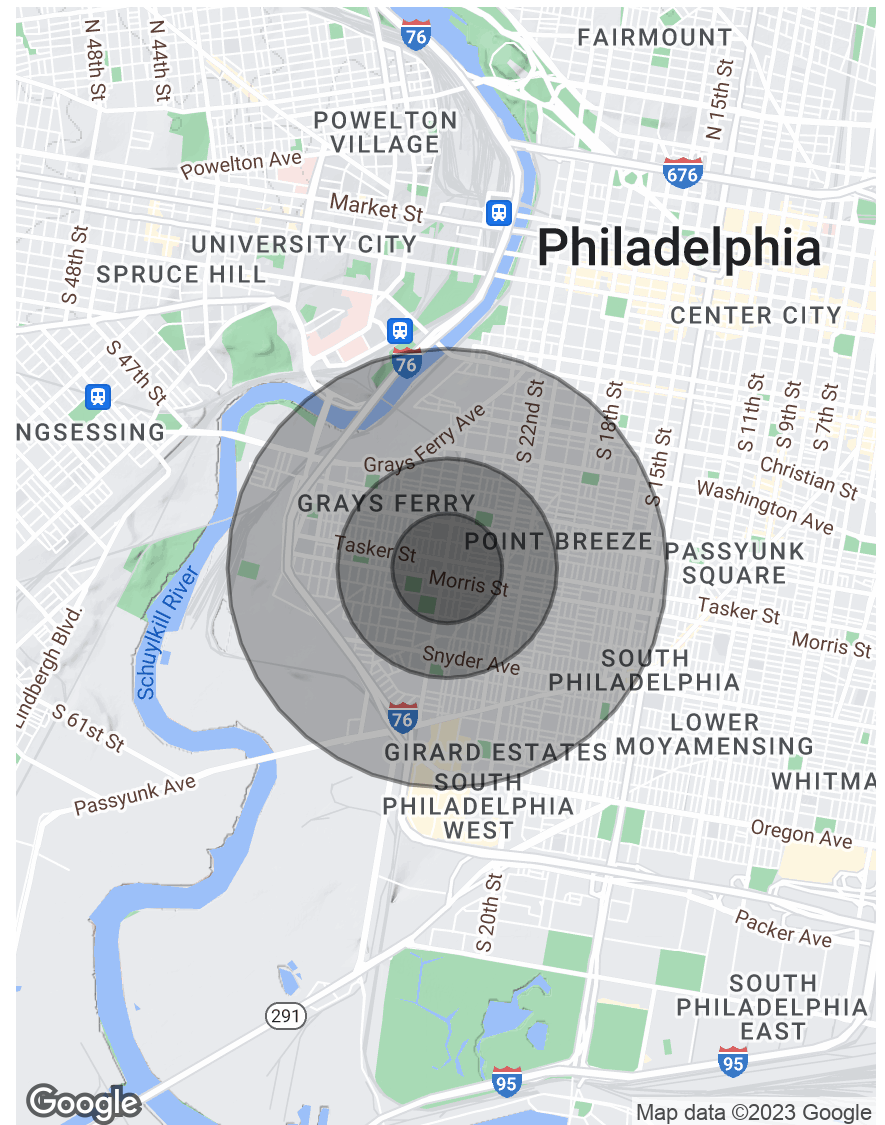
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,776	19,443	63,950
Average Age	34.9	36.2	35.2
Average Age (Male)	33.9	34.6	34.3
Average Age (Female)	39.2	41.8	37.8

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,252	9,381	29,657
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$39,163	\$46,522	\$68,991
Average House Value	\$139,699	\$159,803	\$252,863

\* Demographic data derived from 2020 ACS - US Census



# CONTACT



**Christopher Pennington**  
Partner & Senior Vice President  
**215.448.6053**  
cpennington@binswanger.com



**Peter Carrea**  
Senior Vice President  
**215.448.6032**  
pcarrea@binswanger.com



Three Logan Square  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
Phone: 215.448.6000  
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.