

MSC

# 1600 N AMERICAN STREET

OLDE KENSINGTON | PHILADELPHIA, PA

10,050 SF INDUSTRIAL BUILDING FOR LEASE  
+ PARKING





# 1600 N AMERICAN ST



## PROPERTY DETAILS

- ▶ Large 10,050 SF building with drive-in loading and dedicated parking
- ▶ Flexible ICMX zoning with Opportunity Zone designation
- ▶ 24 foot clear height ceiling
- ▶ Additional 2,000 SF storage/office available

## 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

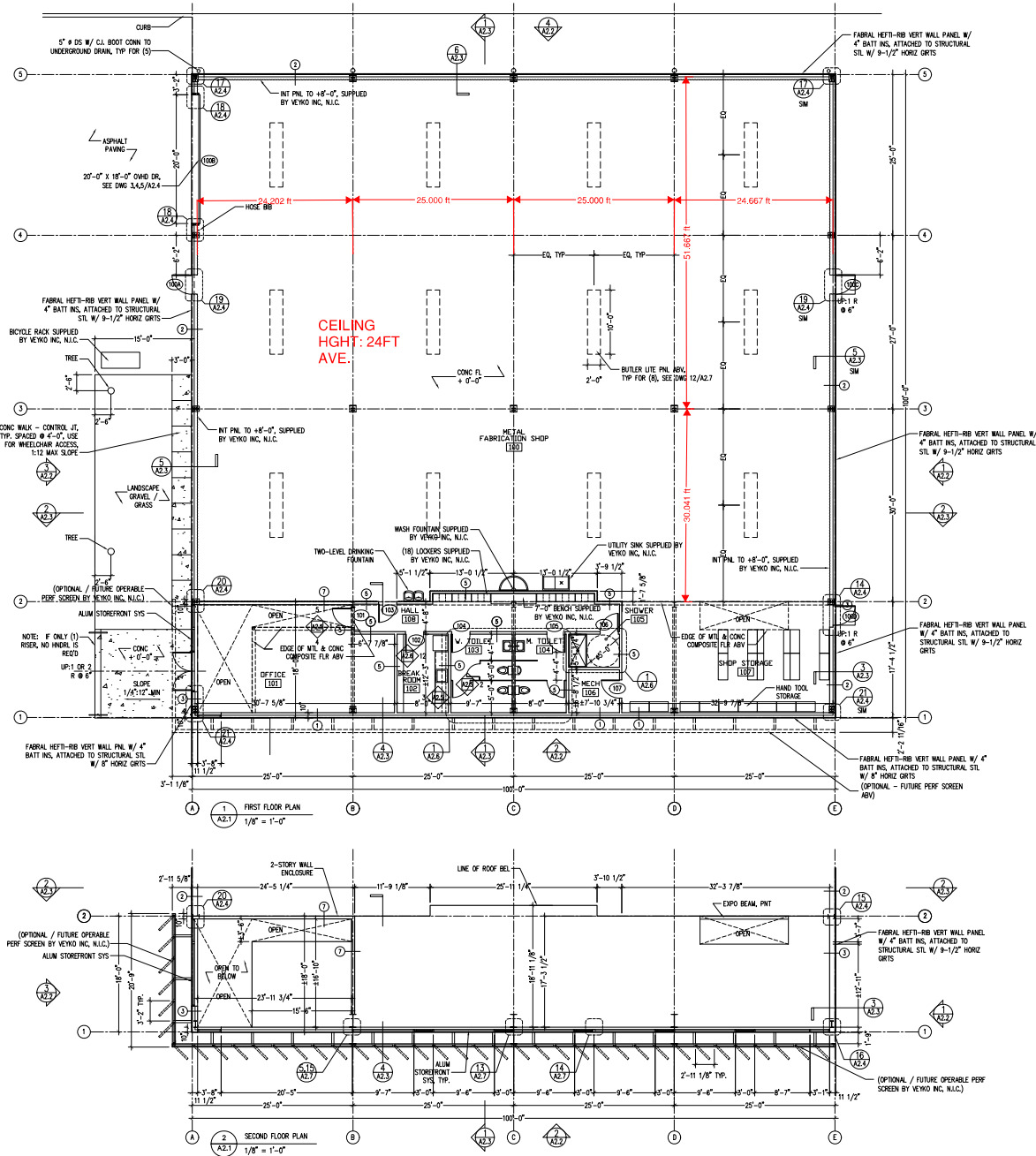
### EST. MEDIAN AGE

1 mi 33.1

3 mi 33.7



# FLOOR PLAN











# INTERIOR PHOTOS









**MSC**

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