

124 E. INDIANA AVENUE

PHILADELPHIA, PA 19134

AVAILABLE FOR LEASE | ±16,500 SF FORMER SHELTER



BLUEPRINT
COMMERCIAL

GERRY SMITH

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IMPACT

Impact Services has been working in the Kensington neighborhood of Philadelphia since 1974 to help people re-enter the workforce, train for jobs, provide career development, find housing and build community.

Over the last two decades they have also built a continuum of housing services in an effort to end veteran homelessness.

The foundation of their work lies in their ability to nurture partnerships with other mindful organizations. Impact's approach to community development places a premium on collaboration, transparency, and building trust. Community development is the focus of their organization and is accomplished through their trauma-informed approach and block-by-block strategy.

Since 2001, the Impact Loan Fund has provided financing support to surrounding neighborhoods, working closely with other lenders to attract businesses, support redevelopment, and finance existing business growth to create more local jobs.



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PROPERTY INFORMATION

BUILDING SIZE	+/- 16,500 SF
FIRST FLOOR	+/- 11,000 SF
SECOND FLOOR	+/- 5,500 SF
UNITS	15 Residential Units
UNIT LAYOUT	Two Bedrooms with Shared Kitchenette and Bathroom in Suites
ZONED FOR	2-4 Person Occupancy Per Room

PROPERTY HIGHLIGHTS

- MULTIPLE COMMUNITY/MEETING ROOMS THROUGHOUT
- FENCED IN OUTDOOR SPACE AVAILABLE FOR USE BY RESIDENTS
- MULTIPLE STAFF/PROGRAMMING OFFICES WITH STAFF BREAKOUT ROOM
- ON SITE OF MILL REDEVELOPMENT, WHICH IS A SECURE CAMPUS
- ON SITE PARKING AVAILABLE FOR STAFF

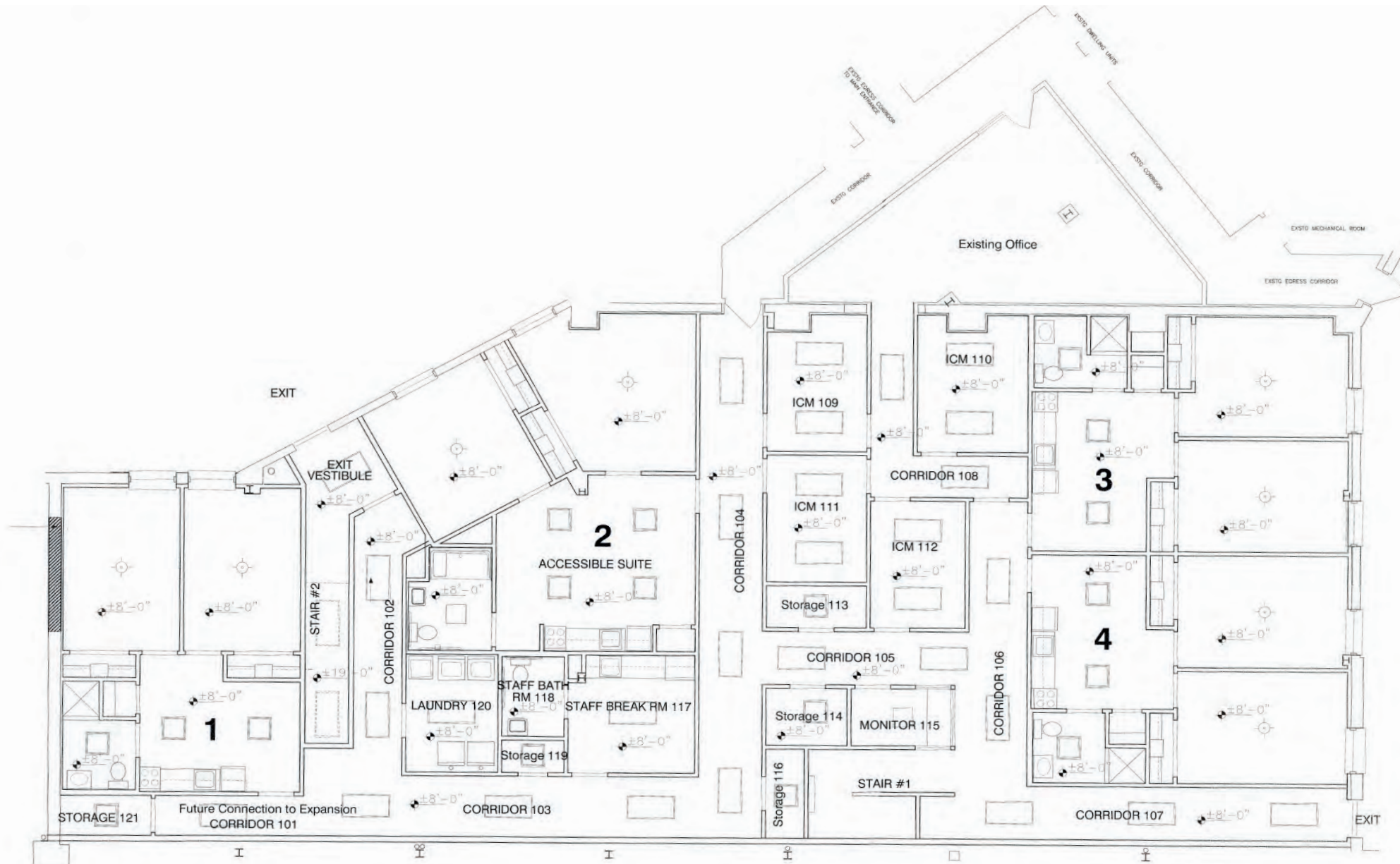


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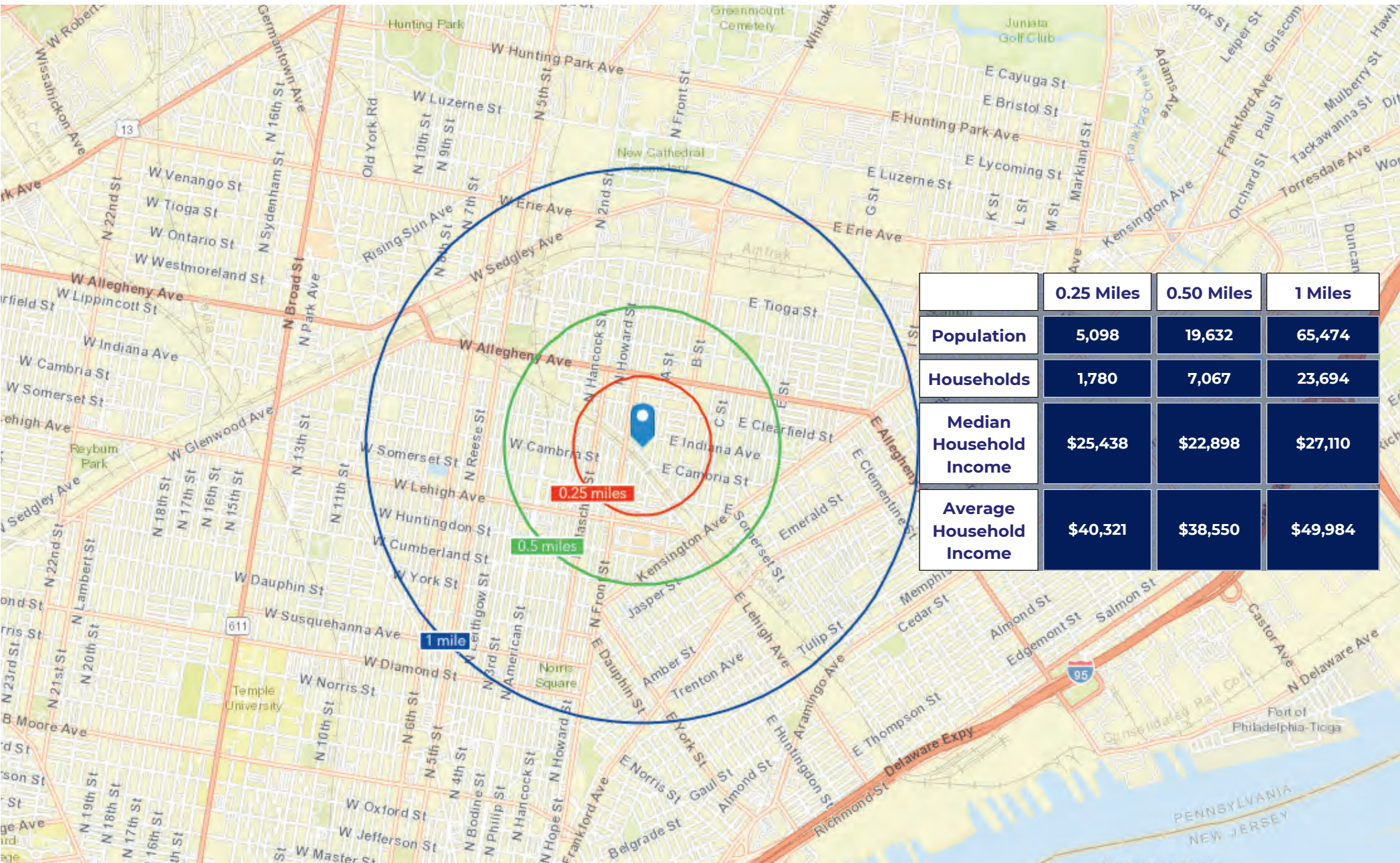
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TYPICAL FLOOR PLAN



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	0.25 Miles	0.50 Miles	1 Miles
Population	5,098	19,632	65,474
Households	1,780	7,067	23,694
Median Household Income	\$25,438	\$22,898	\$27,110
Average Household Income	\$40,321	\$38,550	\$49,984



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