



INDUSTRIAL PROPERTY FOR SALE

12,213 SF on 27,049 SF

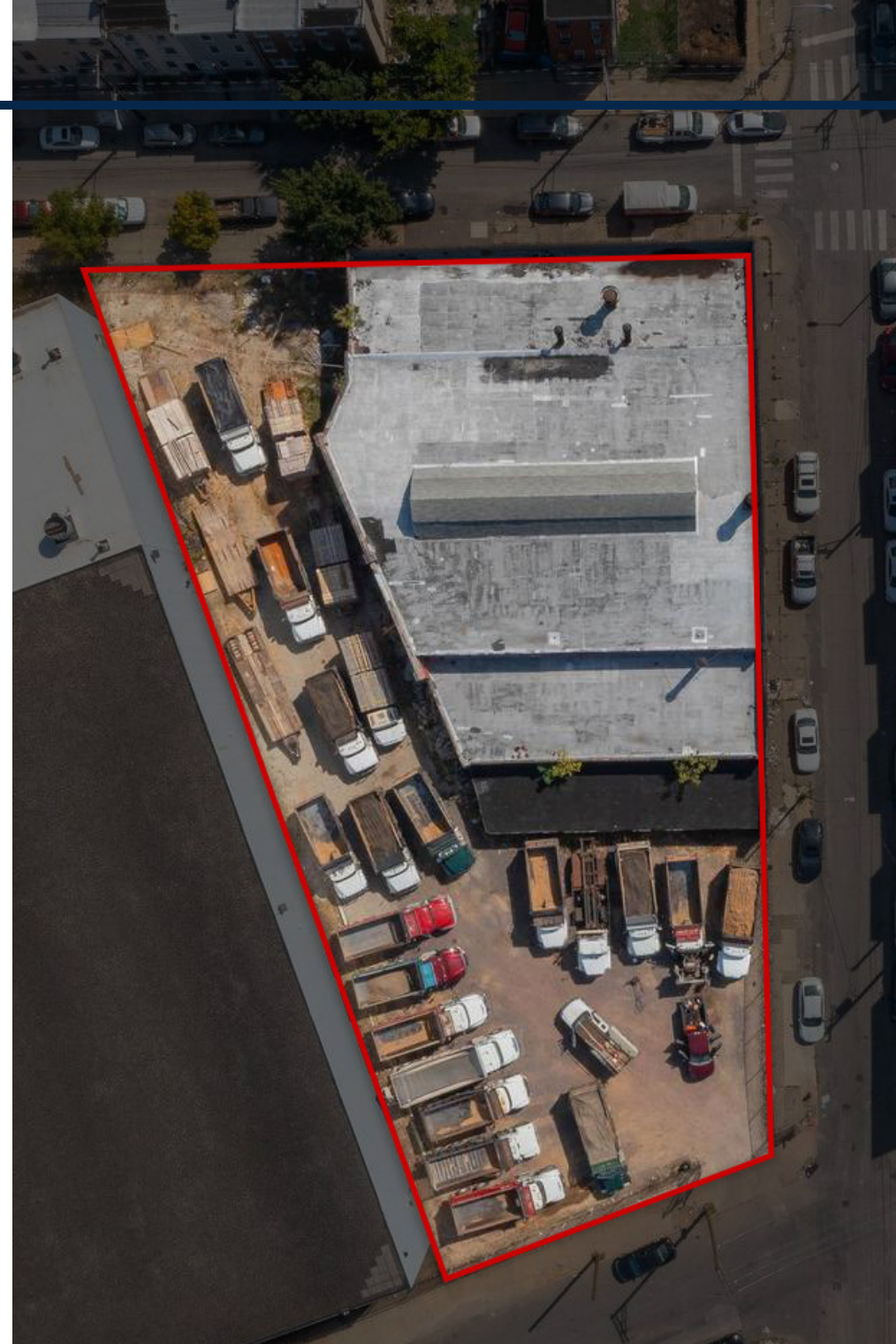
1701 Germantown Ave
Philadelphia, PA 19122



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

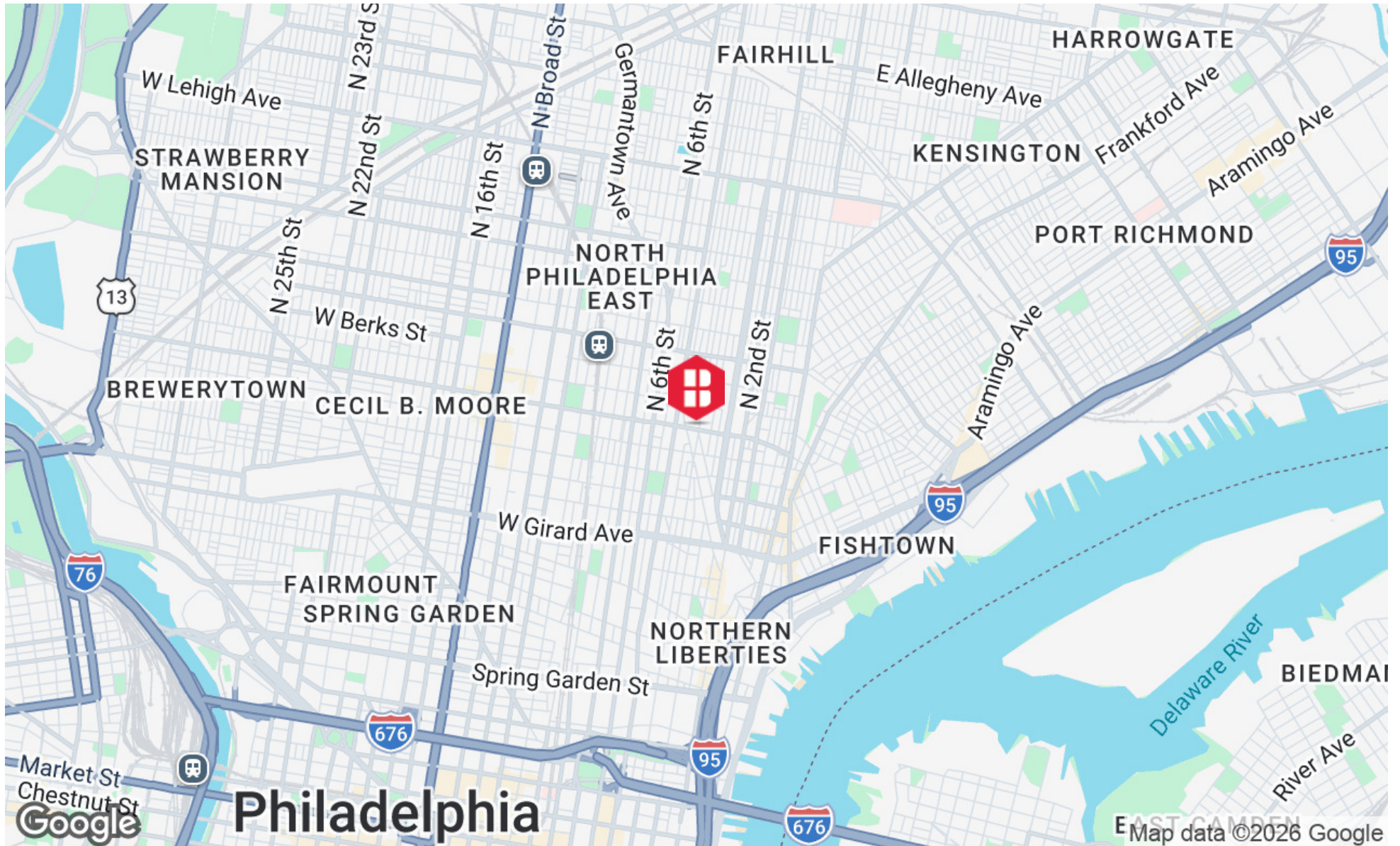
- **Size:**
12,213 SF industrial building
±27,049 SF corner lot
- **Frontage:**
Germantown Avenue
Cecil B. Moore Avenue
N 4th Street
- **Zoning:**
I1 - Light Industrial (City of Philadelphia)
- **Outdoor Area:**
Significant surplus of outdoor space rarely found in urban infill locations
- **Potential Uses:**
Owner-user requiring yard, parking, storage, or operational flexibility.
Equally attractive as a redevelopment opportunity.
Strong “user play” with immediate occupancy potential and minimal repositioning required.
- **Improvement Uses:**
Suitable for warehouse, contractor, distribution, or light industrial use
- **Layout:**
Drive-in capability + efficient layout supports a variety of business operations
- **Location:**
Kensington/Olde Kensington, an area experiencing rapid residential and mixed-use growth



ADDITIONAL PHOTO



LOCATION MAP

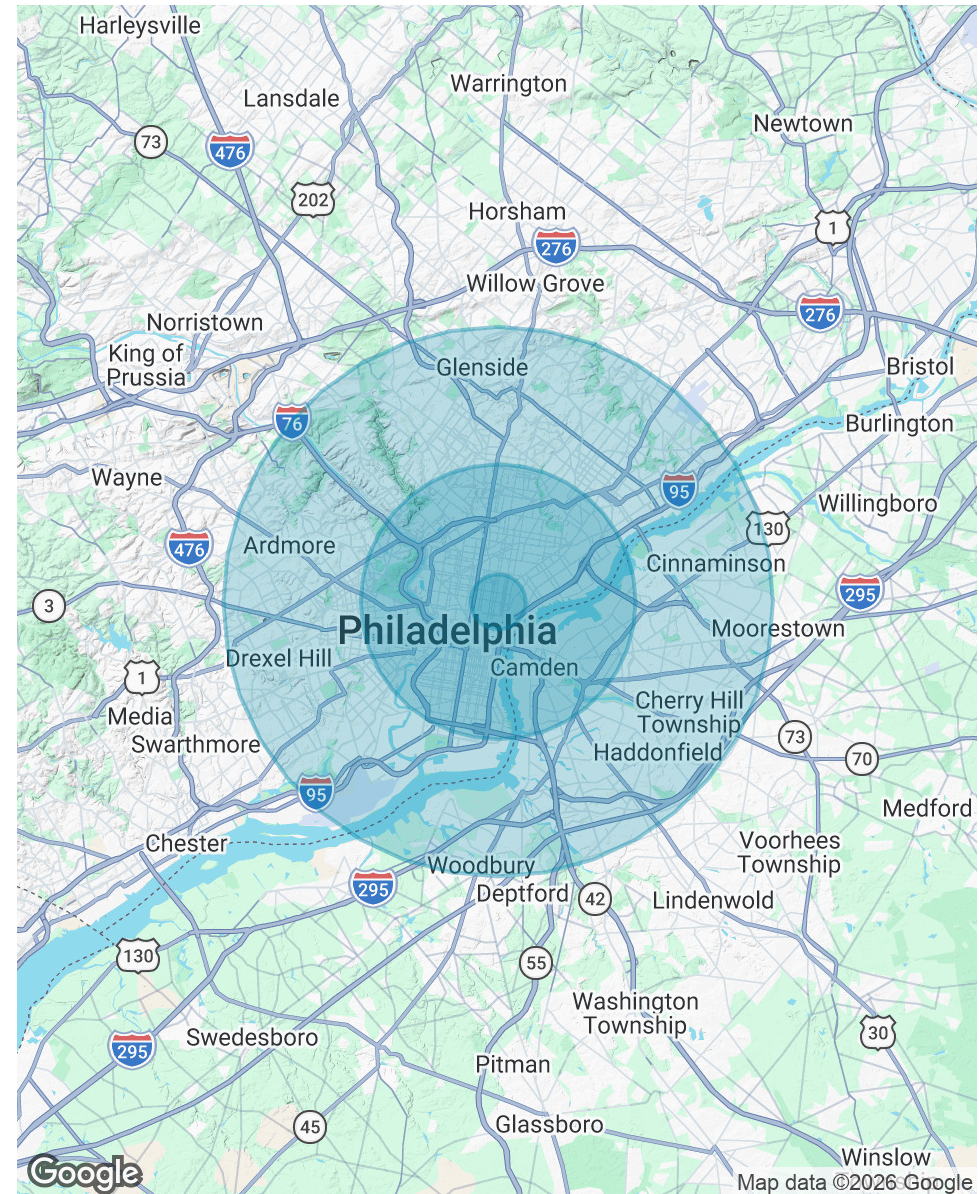


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	62,656	1,011,000	2,259,486
Average Age	31.8	35.4	37.5
Average Age (Male)	31.8	33.8	36.2
Average Age (Female)	32.2	36.9	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	26,538	431,450	930,947
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$106,281	\$89,888	\$99,530
Average House Value	\$405,165	\$277,905	\$302,224

2023 American Community Survey (ACS)





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