



**2701 BRIDGE STREET**  
PHILADELPHIA, PA

AVAILABLE FOR SALE OR LEASE  
**OPTION FOR BUILD-TO-SUIT**

40,000 SF  
2.5 Acres

## PROPERTY HIGHLIGHTS

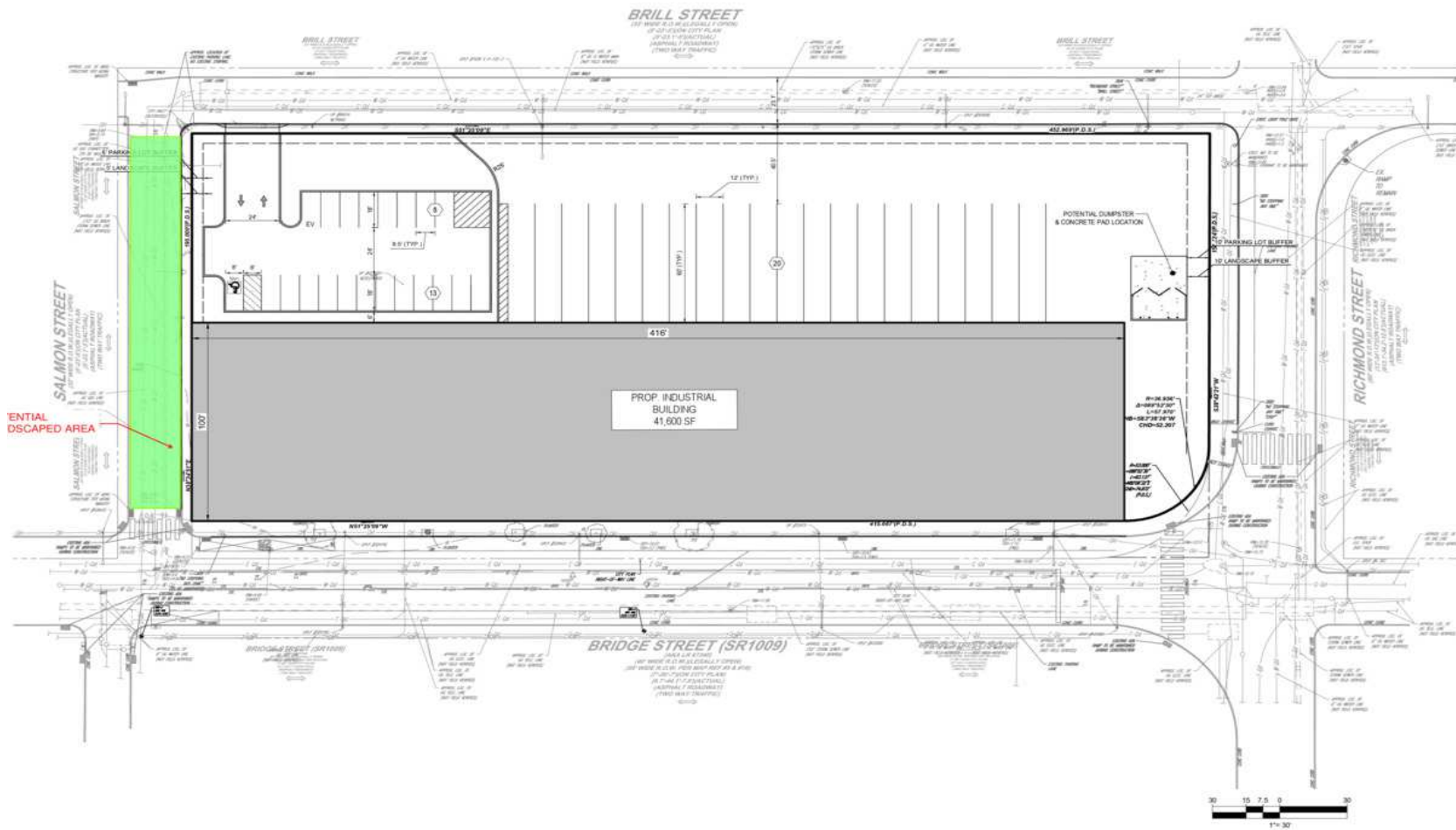
- Proposed 40,000 SF
- 28' Clear Height
- Eleven (11) Tailgate Dock Doors
- One (1) Drive-in Door
- Twenty (20) Car Parking Spaces
- Nine (9) Trailer Parking Spaces
- Zoned ICMX – Industrial Commercial Mixed-Use (City of Philadelphia)
- Estimated 2025 Taxes: \$3,273 (Dependent on Delivery)
- Offering quick access to I-95, Betsy Ross Bridge, and Tacony-Palmyra Bridge, this site has a true logistical advantage. Within Port Richmond, users are granted excellent access across the Greater Philadelphia region.



## ADDITIONAL PHOTOS

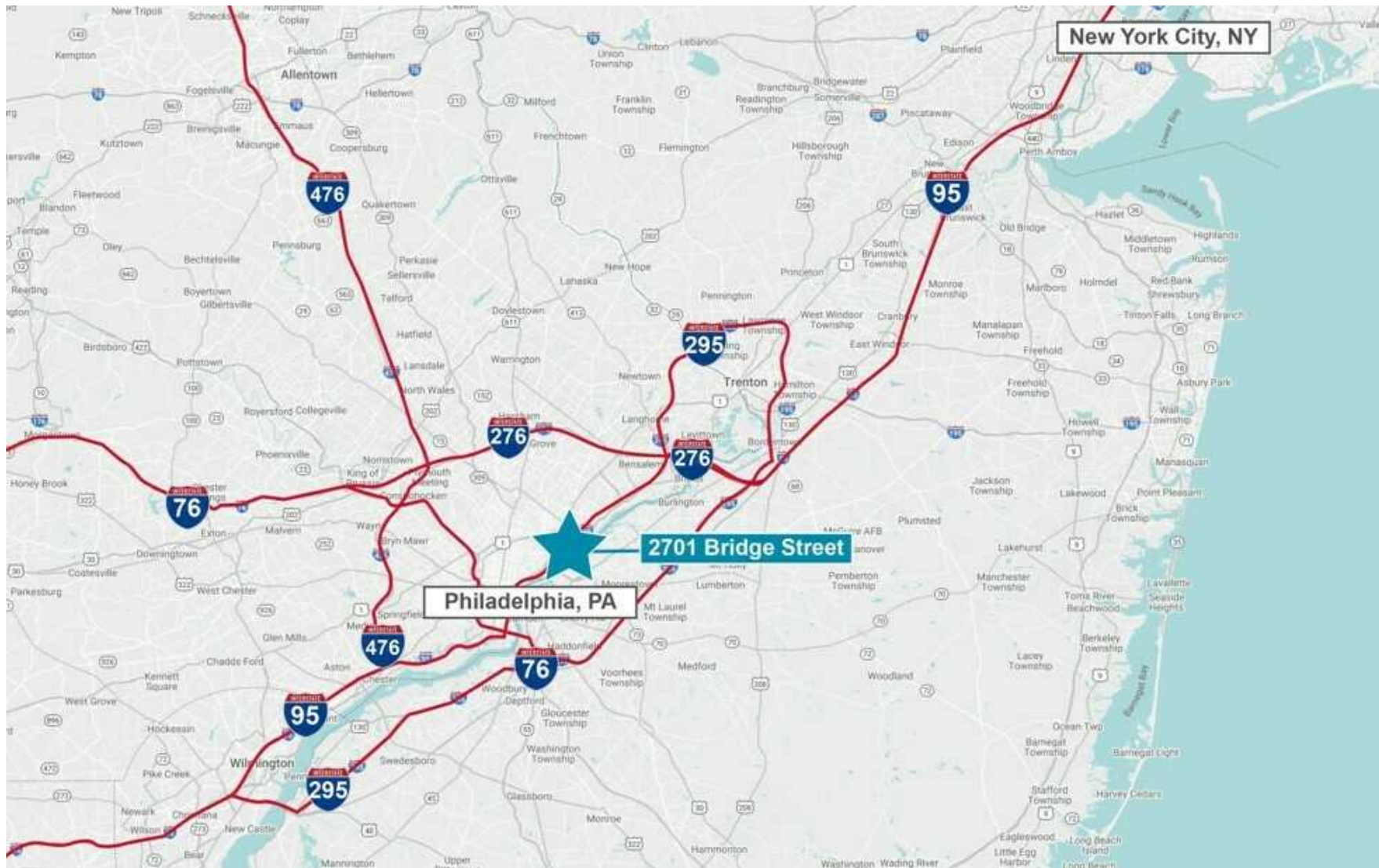


# PLAN





## AREA MAP



# DEMOGRAPHICS MAP & REPORT

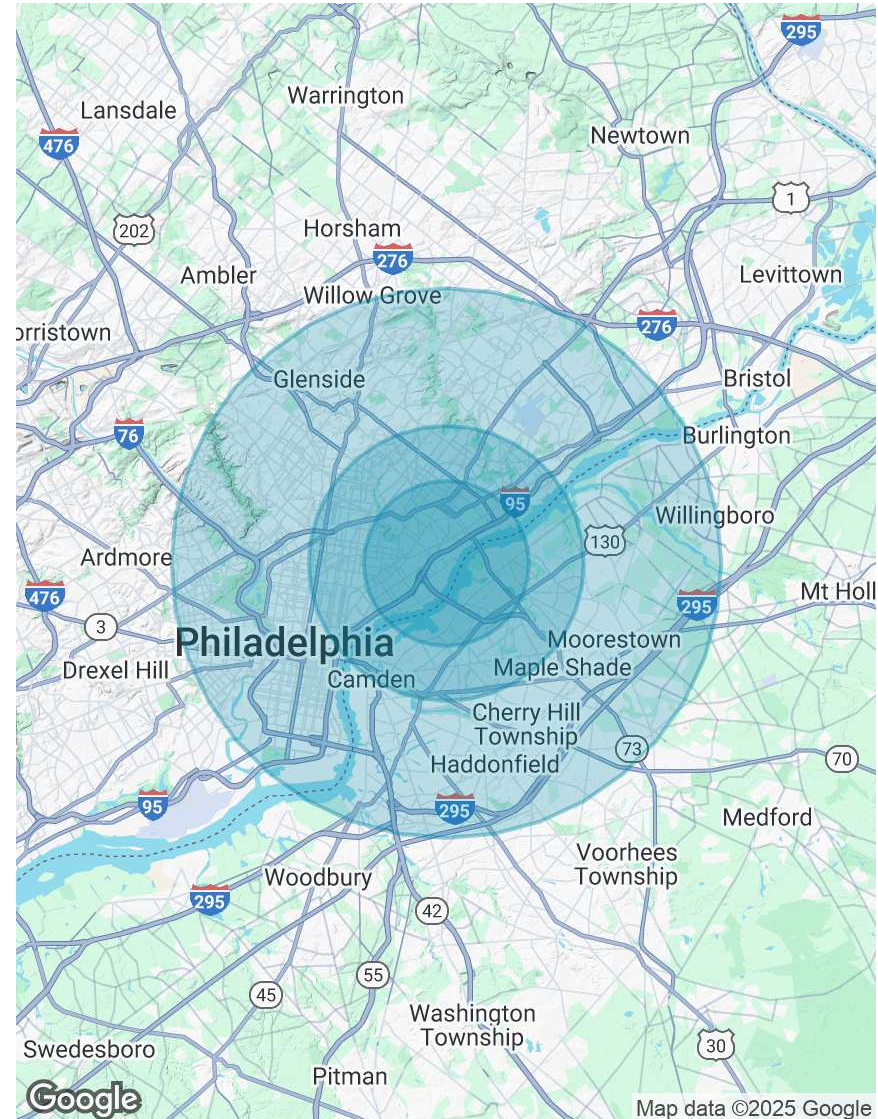
## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	265,570	747,356	1,895,295
Average Age	36	38	40
Average Age (Male)	35	37	38
Average Age (Female)	37	39	41

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

Total Households	92,880	274,281	766,995
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$71,230	\$75,579	\$95,933
Average House Value	\$193,564	\$228,245	\$322,002

Demographics data derived from AlphaMap



# CONTACT



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