



2701 BRIDGE STREET
PHILADELPHIA, PA

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

40,000 SF
2.5 Acres

PROPERTY HIGHLIGHTS

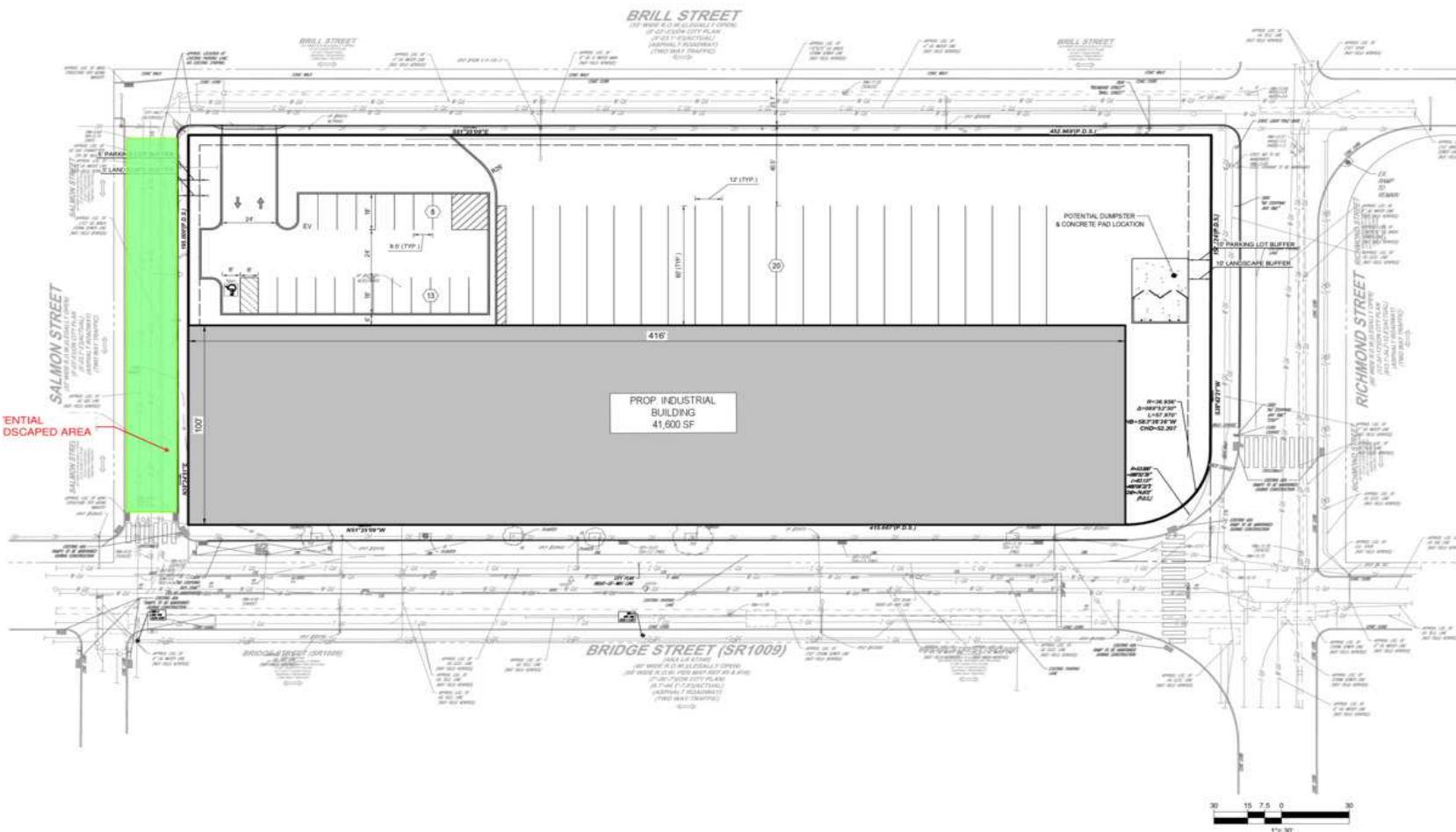
- Proposed 40,000 SF
- 28' Clear Height
- Eleven (11) Tailgate Dock Doors
- One (1) Drive-in Door
- Twenty (20) Car Parking Spaces
- Nine (9) Trailer Parking Spaces
- Zoned ICMX – Industrial Commercial Mixed-Use (City of Philadelphia)
- Estimated 2025 Taxes: \$3,273 (Dependent on Delivery)
- Offering 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.



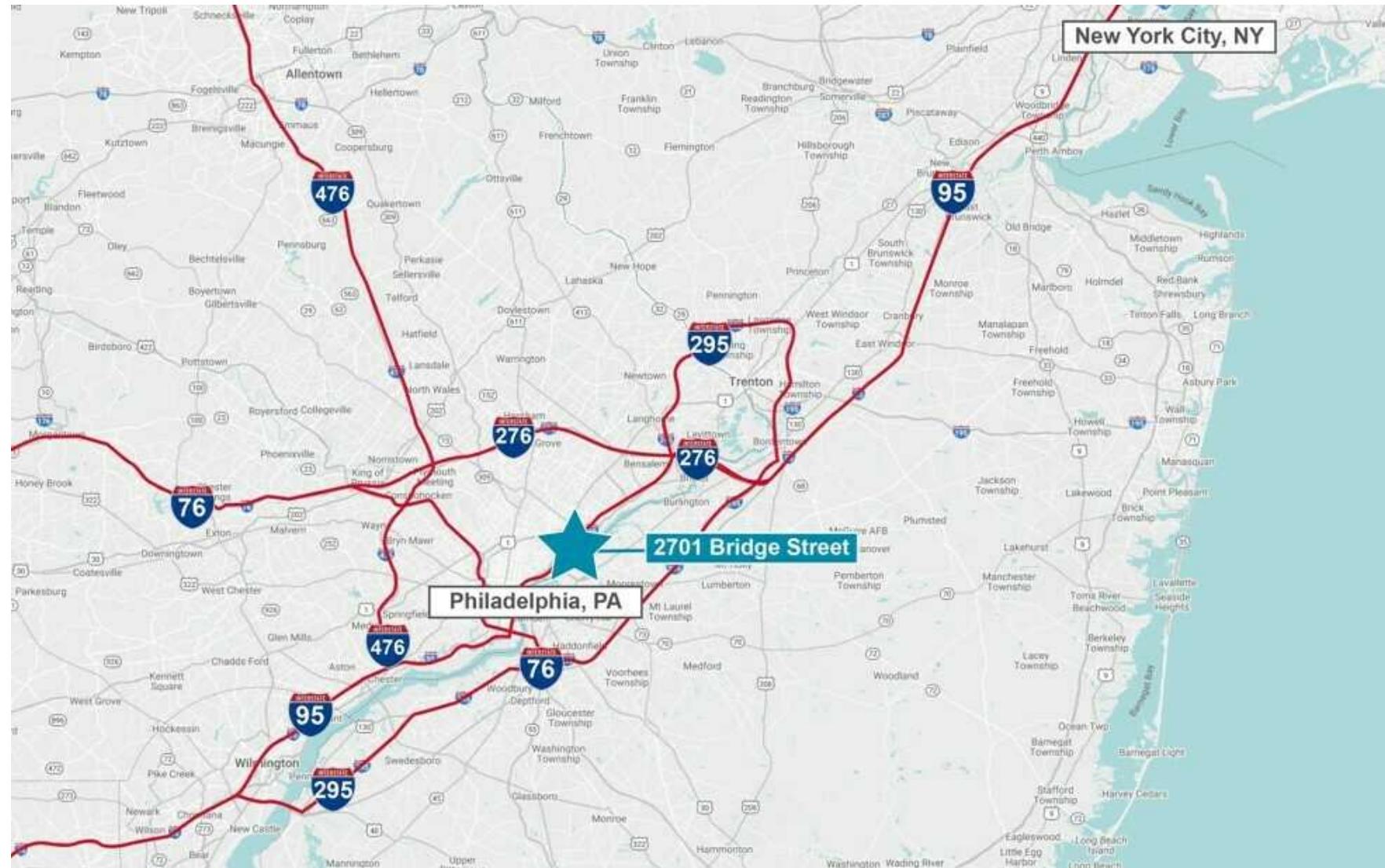
ADDITIONAL PHOTOS



PLAN



AREA MAP



DEMOGRAPHICS MAP & REPORT

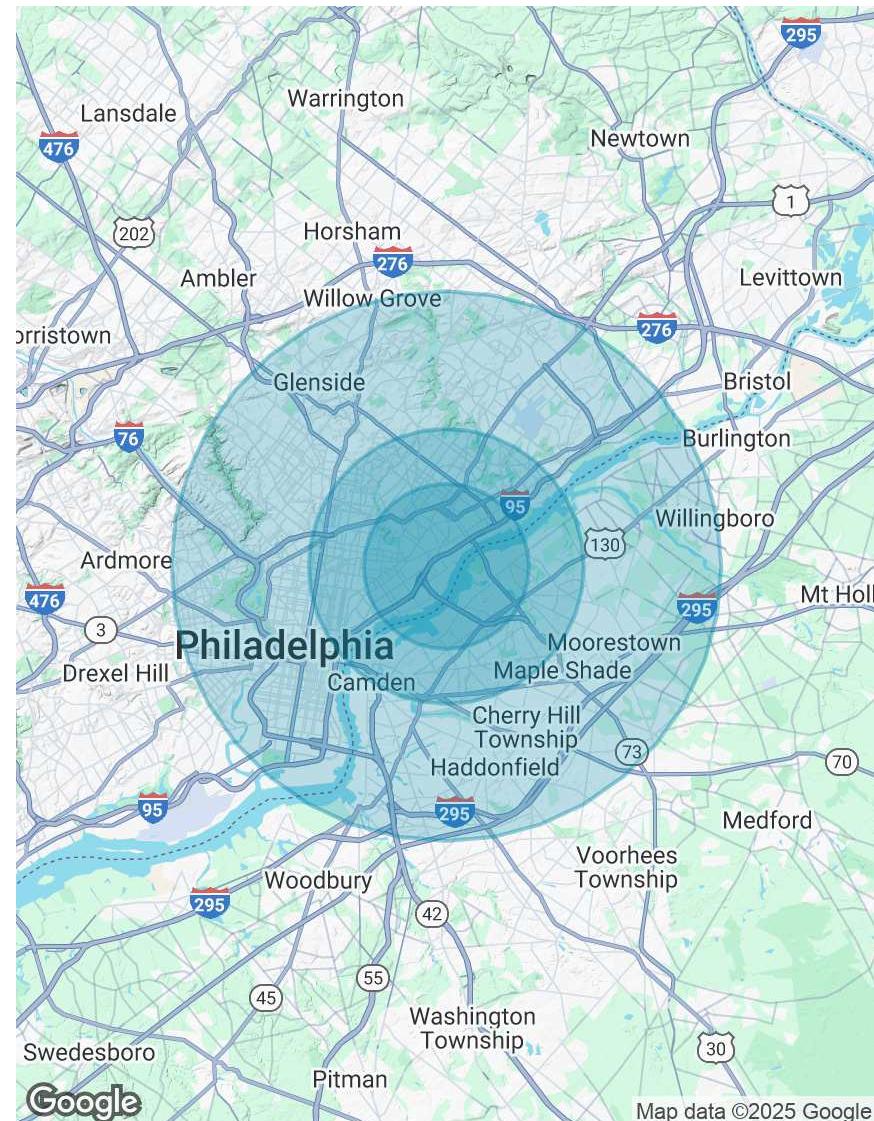
POPULATION

	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



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



Michael Pennington
Vice President
215.448.6091
mpennington@binswanger.com



Brooke Oldt
Senior Vice President, Corporate Services
215.448.6026
boldt@binswanger.com



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

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