

1701 LORETTA AVENUE
FEASTERVILLE-TREVOSE, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

29,955 SF
2.06 Acres

PROPERTY HIGHLIGHTS

- **Building Size:**
29,955 SF on 2.06 Acres
- **Ceiling Height:**
19' - 20'6
- **Docks:**
Two (2) 14' x 12'
One (1) 10' x 8'
- **Drive-ins:**
Three (3) 14' x 12'
- **Zoning:**
Business Technology
- **Taxes:**
\$39,542.99 (Estimated 2024)
- **Opex & Snow Removal:**
\$15,000 - \$20,000/year
- **Location:**
Convenient location in Feasterville, with easy access to PA 132 (Street Road), Interstate 276 (Pennsylvania Turnpike), US Route 1, and bridges to New Jersey. The property is served by SEPTA Bus Route 58.
- **SPACE A (Estimated availability March 2025)**
14,260 SF
20' 6" ceiling height
38' x 19' column spacing
One (1) 14' x 12' Drive-in door
One (1) 14' x 12' Exterior dock
Wet and dry sprinkler system
Natural gas heat
- **SPACE B**
7,595 SF
20' ceiling height
One (1) 14' x 12' Drive-in door
One (1) 12' x 10' Exterior dock
- **SPACE C**
8,100 SF
19' ceiling height
One (1) 14' x 12' Drive-in door
One (1) 10' x 8' dock
Four (4) offices
Two (2) restrooms

RENT ROLL

INCOME

| | |
|---|-----------|
| GROSS RENTAL INCOME (Rent + "Additional Rent") | \$251,964 |
| Annual Reimbursements | |
| Taxes | |
| Alarm Services | \$1,060 |
| Sprinkler - Water - Sewer | \$3,385 |
| Taxes | \$39,543 |
| Grounds (Landscaping/Snow Removal) | \$5,276 |
| Total Reimbursements | \$49,264 |
| Total Gross Rental Income | \$301,228 |

ANNUAL EXPENSES

| | |
|------------------------------------|------------------|
| Real Estate Taxes | |
| Municipality | \$2,494 |
| County | \$4,863 |
| School | \$32,186 |
| Total Est. Real Estate Taxes | \$39,543 |
| Insurance | \$6,091 |
| Alarm Services | \$1,060 |
| Water & Sewer | \$2,185 |
| Grounds (Landscaping/Snow Removal) | \$5,276 |
| Sprinkler | \$1,200 |
| HVAC | \$2,200 |
| TOTAL EXPENSES | \$57,555 |
| NET OPERATING INCOME | \$243,673 |

DEMOGRAPHICS MAP & REPORT

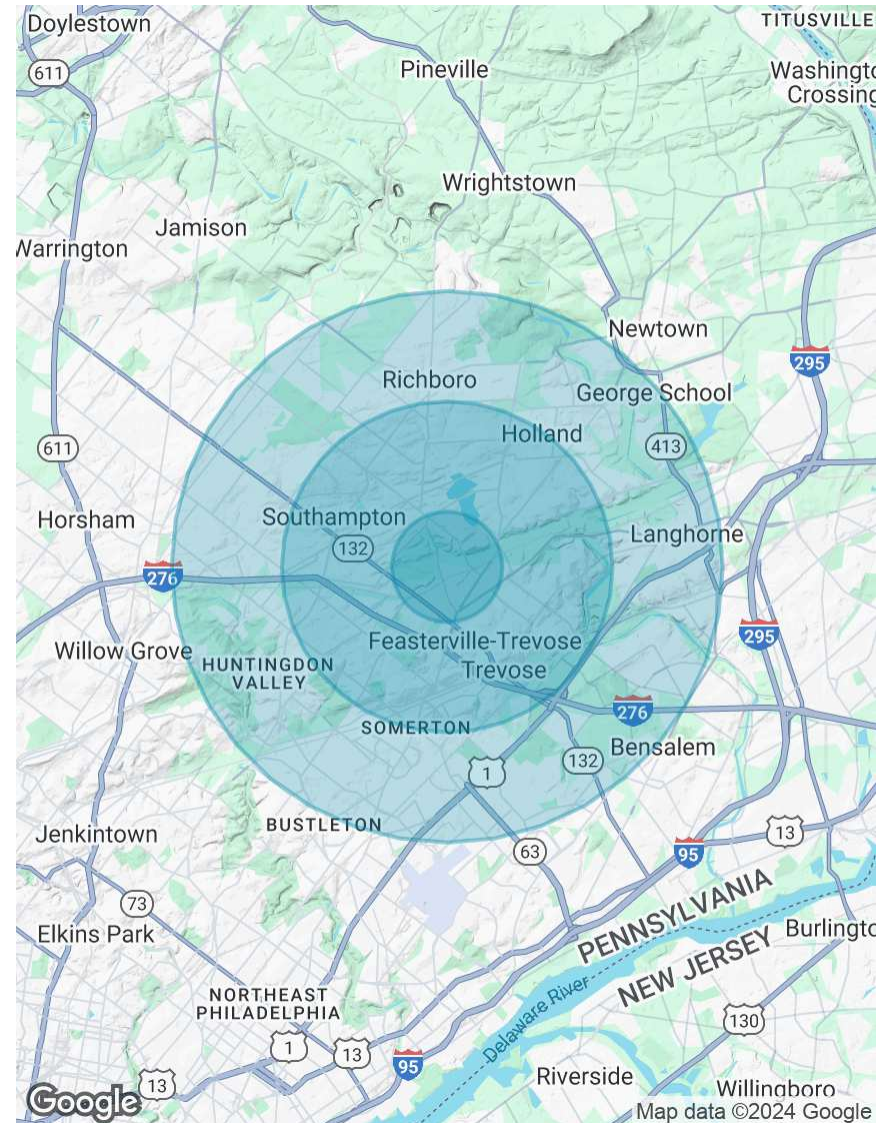
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,075 | 67,353 | 201,080 |
| Average Age | 43.6 | 42.5 | 42.7 |
| Average Age (Male) | 41.8 | 41.5 | 41.1 |
| Average Age (Female) | 44.0 | 43.4 | 44.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,128 | 24,440 | 73,367 |
| # of Persons per HH | 2.9 | 2.8 | 2.7 |
| Average HH Income | \$93,544 | \$91,157 | \$88,356 |
| Average House Value | \$359,761 | \$362,652 | \$335,675 |

2020 American Community Survey (ACS)



CONTACT



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



Jason Ostach
Vice President
215.448.6021
jostach@binswanger.com



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

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