



# 4029-4033 LANCASTER AVE

Philadelphia, PA 19104

# DEAL TEAM

4029–4033 Lancaster Avenue | Philadelphia, PA 19104

MIXED USE PROPERTY FOR SALE



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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Prime redevelopment or owner-user opportunity in University City / West Powelton

This offering includes three contiguous parcels totaling 2,920 SF of land, featuring a 2,539 SF three-story mixed-use building at 4029 Lancaster Avenue and two adjacent paved lots at 4031 and 4033 Lancaster Avenue. The corner location at Lancaster and Wallace offers excellent visibility and frontage on a high-traffic commercial corridor.

The first floor is currently built out as a long-standing jewelry store with 35 years of history. The 2nd and 3rd floors contain two apartments in need of full renovation, providing a strong value-add opportunity for investors or owner-occupants seeking additional rental income.

The property includes a private parking lot—a rare amenity in this submarket—that could also support future development or expansion. Zoning is CMX-2 (Neighborhood Commercial Mixed-Use), allowing for a wide range of retail, residential, and office uses.

Located within steps of SEPTA bus and trolley routes, this property benefits from excellent public transportation access and strong proximity to University City, Drexel University, and the Penn health and research campuses.

Offered as-is, this property provides an affordable entry point or redevelopment opportunity in one of Philadelphia's most dynamic and rapidly evolving commercial corridors.

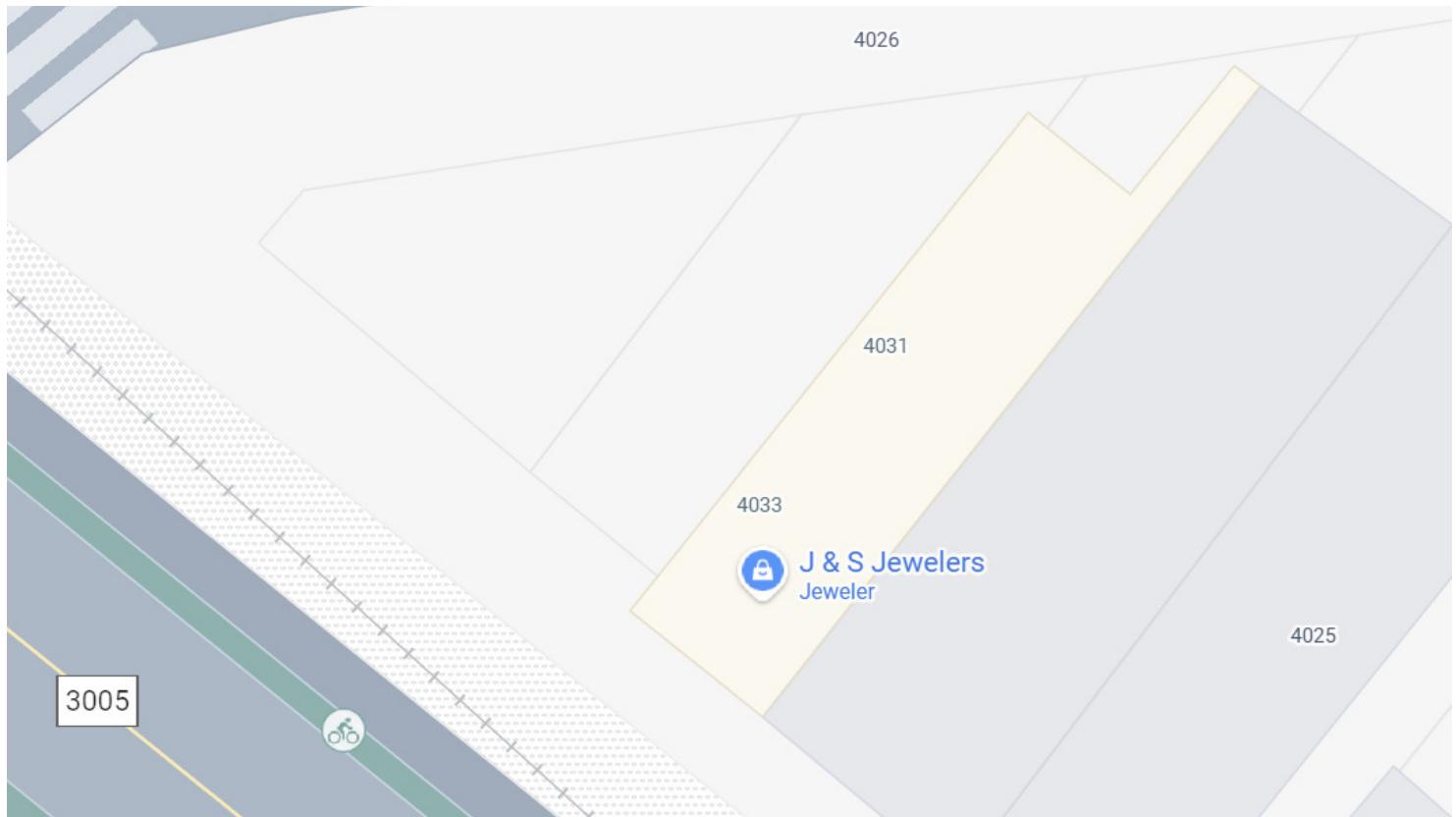
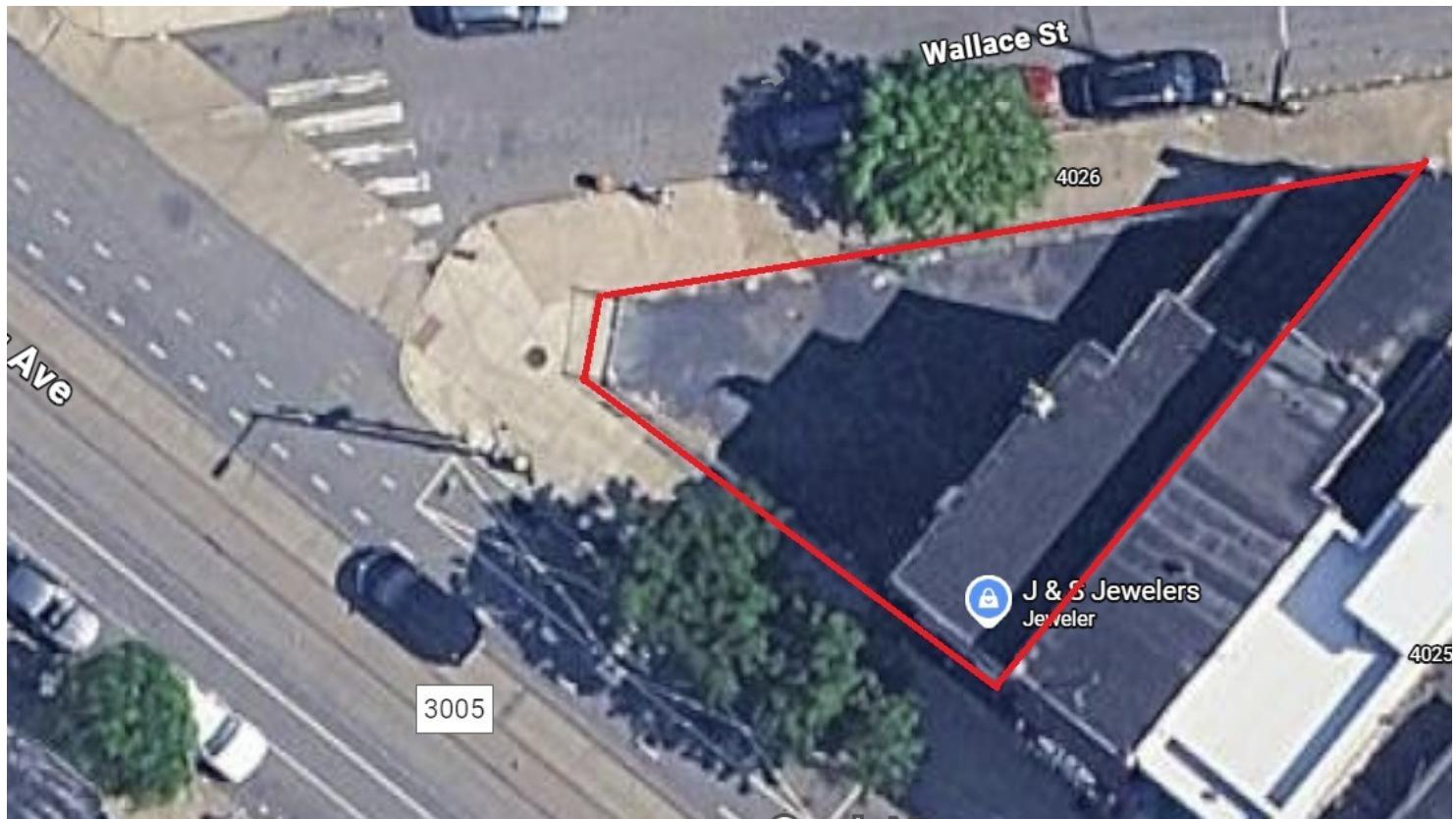
## OFFERING SUMMARY

<b>Sale Price:</b>	\$499,000
<b>Number of Units:</b>	3
<b>Lot Size:</b>	2,920 SF
<b>Building Size:</b>	2,539 SF

# PHOTOS

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# IN THE NEIGHBORHOOD

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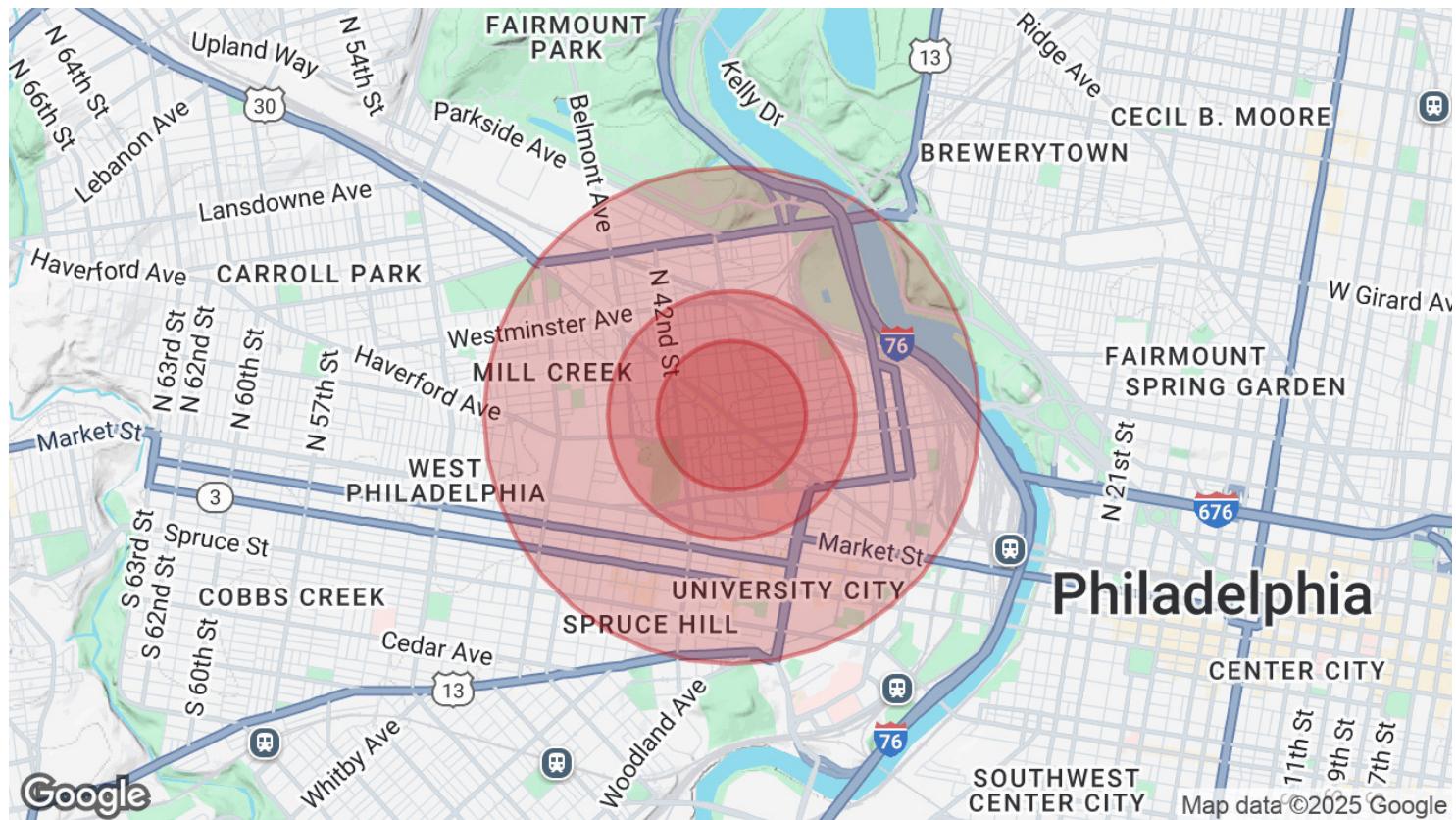
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# DEMOCRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	6,388	16,352	62,064
<b>Average Age</b>	35	36	32
<b>Average Age (Male)</b>	34	34	31
<b>Average Age (Female)</b>	36	37	33

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	2,889	7,563	23,875
<b># of Persons per HH</b>	2.2	2.2	2.6
<b>Average HH Income</b>	\$50,264	\$48,998	\$53,802
<b>Average House Value</b>	\$307,266	\$301,644	\$361,352

Demographics data derived from AlphaMap