

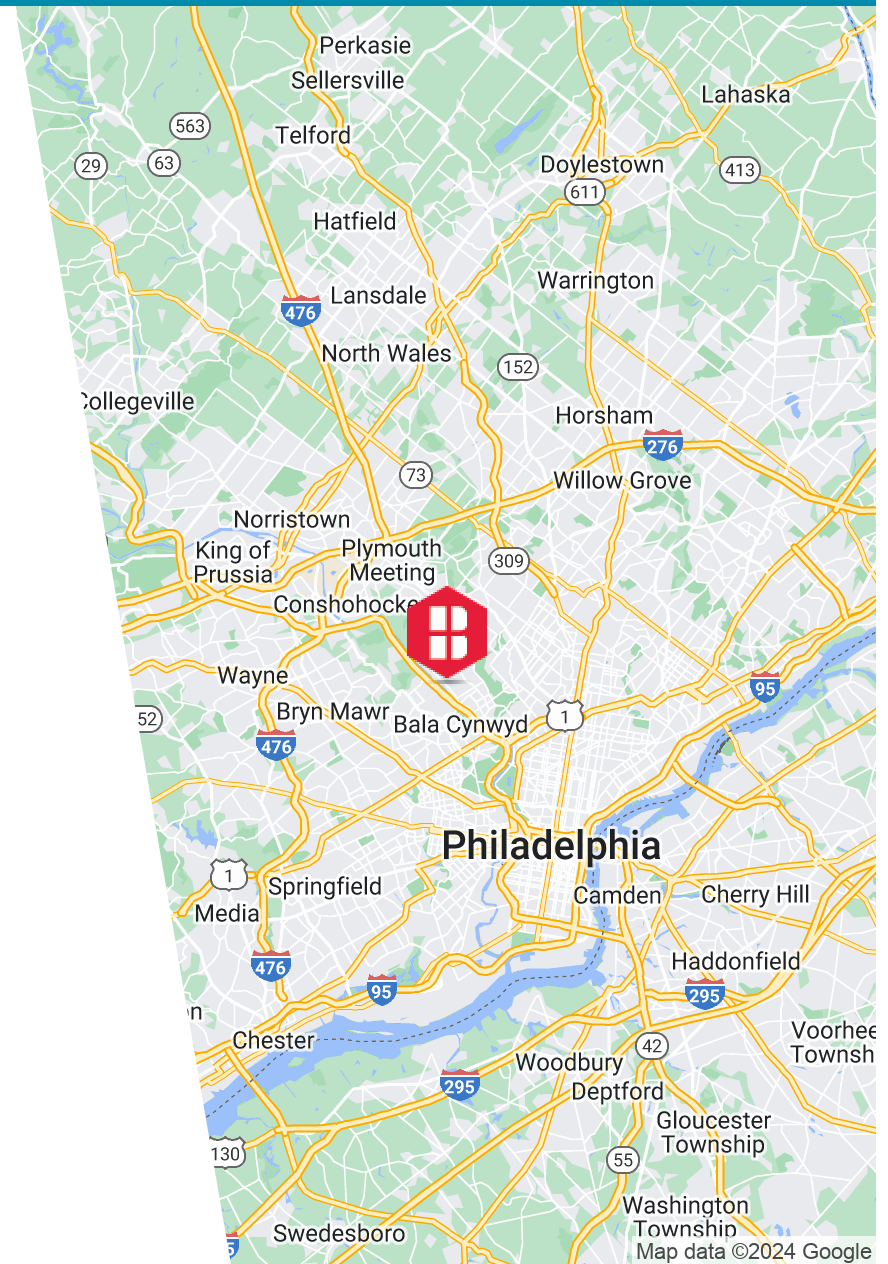
5040 UMBRIA STREET
PHILADELPHIA, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

1,344 SF
4.02 Acres

PROPERTY HIGHLIGHTS

- 1,344 SF on 4.02 Acres
- Under New Ownership
- Landlord Improvements to include: New fencing, asphalt, and removal of brush
- Land can be divided
- I-2 Medium Industrial
- This property is located along Umbria Street in the Manayunk neighborhood of Philadelphia providing quick access to I-76 and Route 1.



DEMOGRAPHICS MAP & REPORT

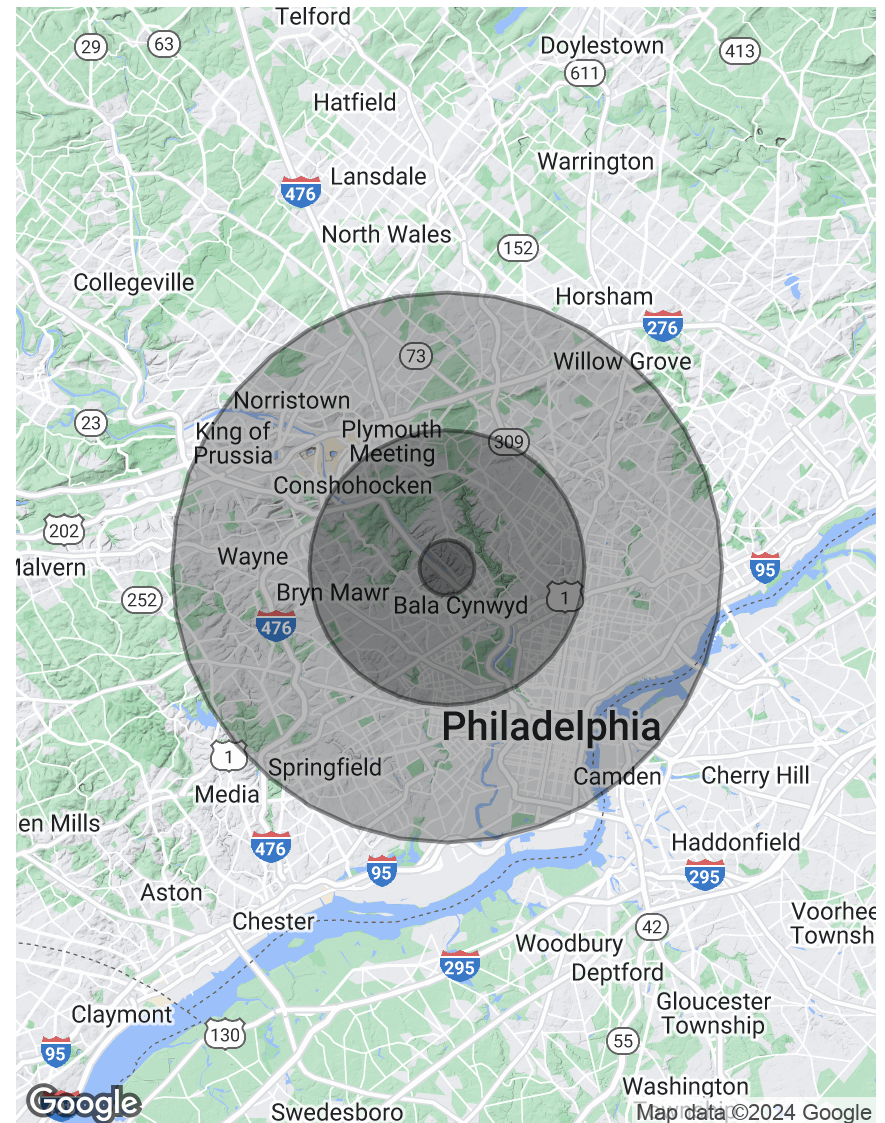
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|-----------|
| Total Population | 16,561 | 493,020 | 2,084,186 |
| Average Age | 37.1 | 38.7 | 37.0 |
| Average Age (Male) | 37.9 | 36.5 | 35.5 |
| Average Age (Female) | 38.1 | 41.1 | 38.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 8,073 | 225,427 | 894,805 |
| # of Persons per HH | 2.1 | 2.2 | 2.3 |
| Average HH Income | \$103,591 | \$82,181 | \$79,844 |
| Average House Value | \$306,466 | \$253,549 | \$245,138 |

* Demographic data derived from 2020 ACS - US Census



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