

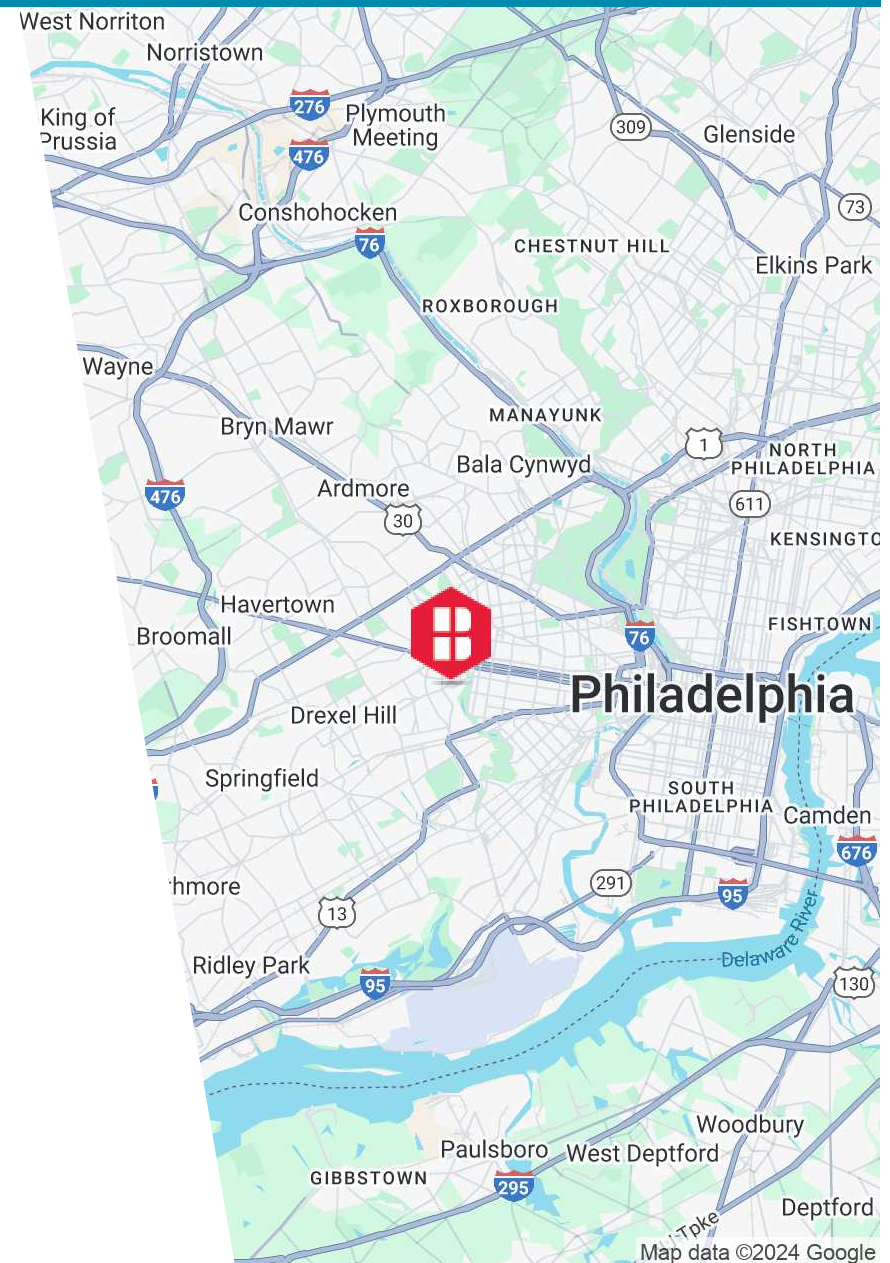
6805 MARSHALL RD
UPPER DARBY, PA

AVAILABLE FOR SALE
MIXED-USE

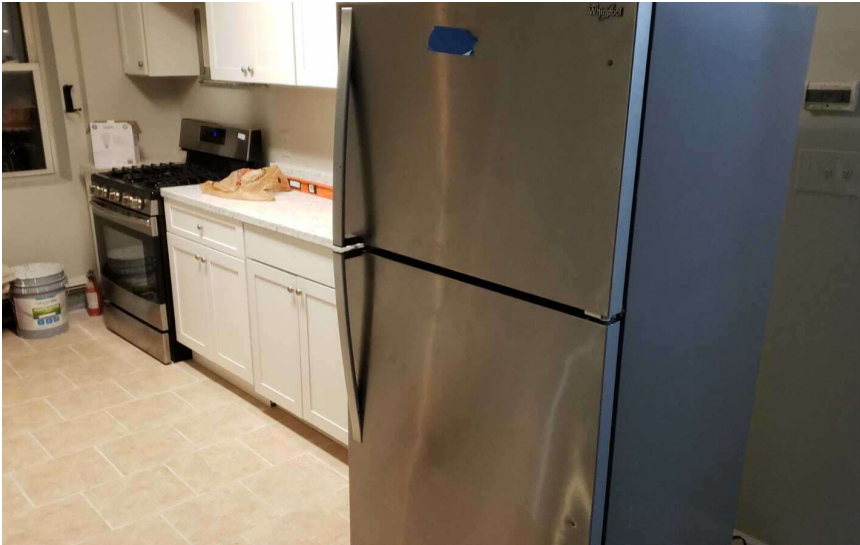
4,466 SF
.06 Acres

PROPERTY HIGHLIGHTS

- **BUILDING SIZE:**
4,466 SF on .06 Acres
- **FIRST FLOOR/STREET LEVEL:**
Two vacant commercial spaces (currently combined and recently utilized as one unit entirely)
- **SECOND FLOOR/UPSTAIRS:**
Two recently renovated residential units (both units are 2 bedroom/1 bath – yearly leases each at \$1,000/Monthly)
- **FRONTAGE:**
Marshall Road – 45' frontage
- **ADDITIONAL AMENITIES:**
Additional separated basement areas (both sides), new carpet (upstairs)
- **TRANSPORTATION:**
Property is served by SEPTA route 42 and the Market-Frankford Line
- **PROPERTY TAXES:**
\$1,519 (Estimated 2024 taxes)
- **LOCATION:**
The property is centrally located in-between I-76 and I-476, and offers easy access to University City and Center City Philadelphia



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

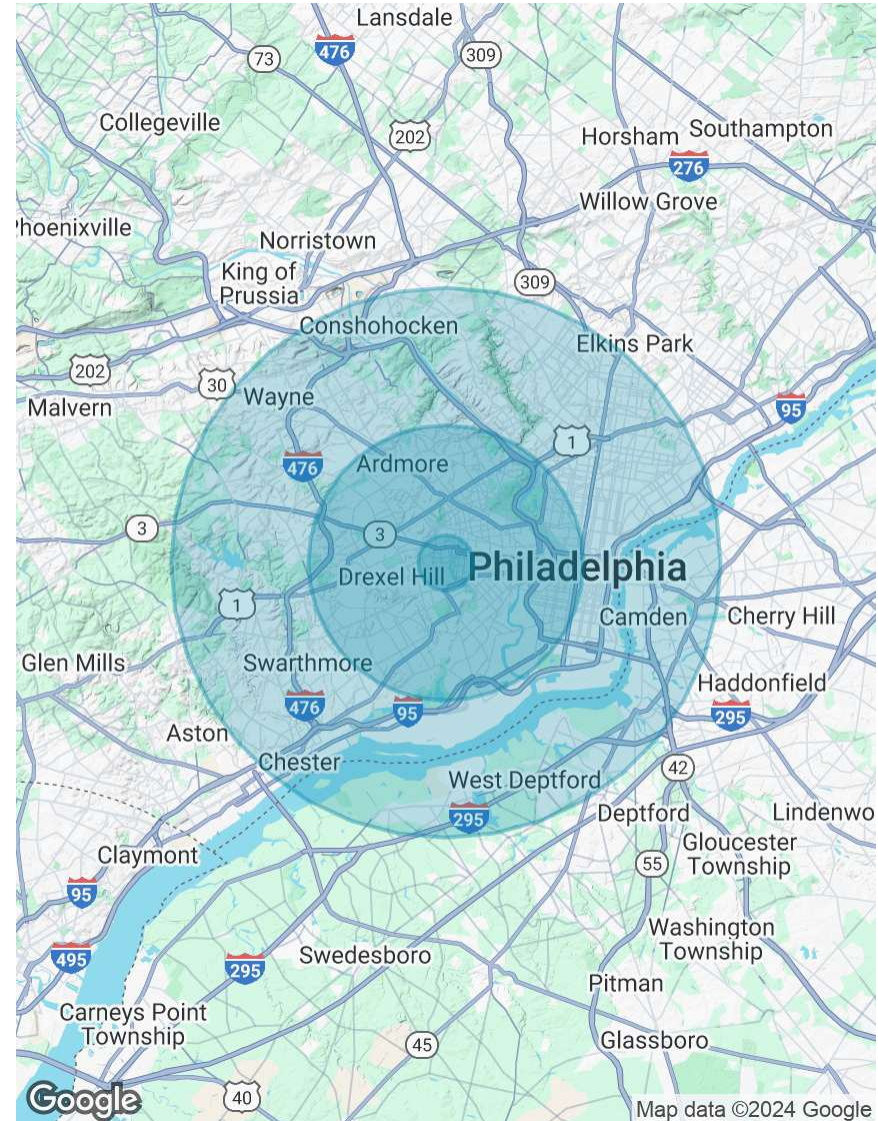
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	58,214	741,970	1,860,821
Average Age	38	39	39
Average Age (Male)	37	37	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	21,351	306,915	754,136
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$63,440	\$98,190	\$102,172
Average House Value	\$192,136	\$358,475	\$363,330

Demographics data derived from AlphaMap



CONTACT



Jason Ostach
Vice President
215.448.6021
jostach@binswanger.com



Nick Maras
Vice President
215.448.6024
nmaras@binswanger.com



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

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