



AVAILABLE FOR LEASE

12,742 SF ON 0.6 AC

3325 North 9th Street
Philadelphia, PA





PROPERTY DETAILS

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- **Building Size:**
12,742 SF
- **Lot Size:**
0.6 AC
- **Office:**
Approximately 1,000 SF of office space
- **Building:**
248' of frontage to N 9th St
- **Parking:**
Adjacent lot with car parking spaces
- **Sewer:**
Public septic and sewer
- **Heating:**
Natural gas and heating
- **Ceiling Height:**
14' - 16' clear ceiling height
- **Loading:**
One (1) Loading Dock (12' x 14')
One (1) Drive-in Door (12' x 14')
- **Location:**
The Fairhill neighborhood is located in Lower North Philly. Here, public transport is easily accessible with the SEPTA Broad Street Line Allegheny stop being 0.6 miles away and the SEPTA North Philadelphia Regional Rail R7 stop being 0.8 miles away. 3325 N 9th Street is also half a mile from Broad Street and about a mile from Route 1 and Route 13 allowing for quick entrance/exit to major roadways. For vehicles, there is plenty of street parking available.

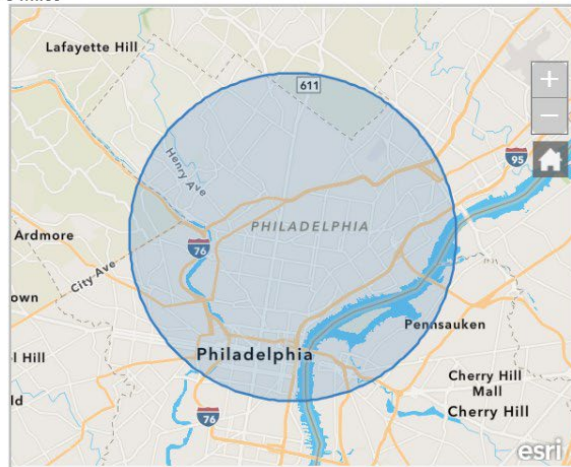


DEMOGRAPHICS

Market Insights for Real Estate

3325 N 9th St, Philadelphia, Pennsylvania, 19140

5 Miles



1,021,693
Total Population
(Current year)



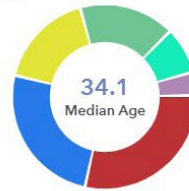
0.37%
Population Growth
(Projected 5-yr)



\$54,307
Household Income
(Median)

Generational Predominance

- Millennial (Ages 24 - 41)
- GenZ (Ages 6 - 23)
- Baby Boomer (Ages 58 - 76)
- Gen X (Ages 42 - 57)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)

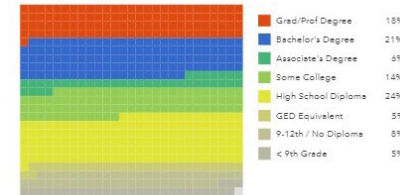


\$248,593
Home Value
(Median)



\$45,565
Disposable Income
(Median)

Educational Attainment



210,658
Residents
Who Commute
30+ Minutes



500
Schools



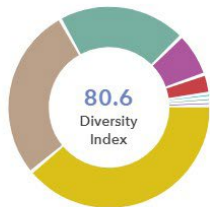
35,336
Businesses

Employment Type (Residents)

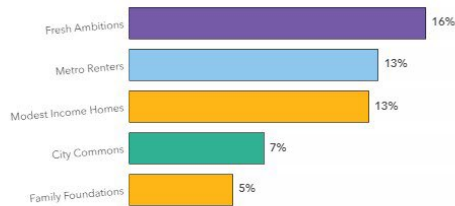


Race and Ethnicity

- Black/ African American
- White Pop
- Hispanic
- Asian Pop
- Multiple Races
- Other Race
- American Indian
- Pacific Islander



Top Lifestyle Segments

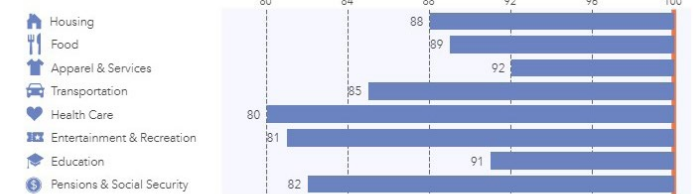


429,811
Households
(Total)



2.3
Household Size
(Average)

Household Expenditures



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.

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