



INDUSTRIAL PROPERTY FOR LEASE

6,400 SF Unit Available

2903 Southampton Road - Unit D

Philadelphia, PA 19154



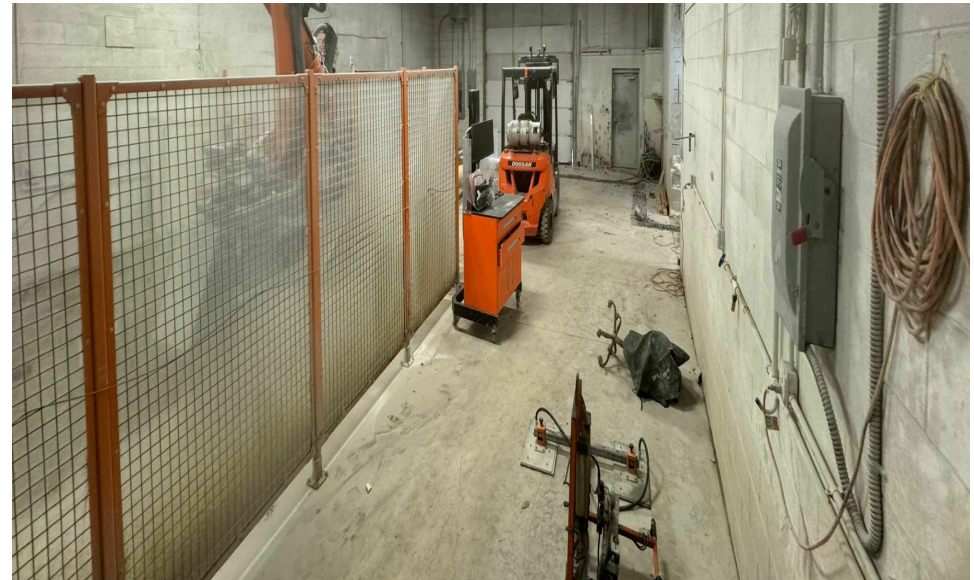
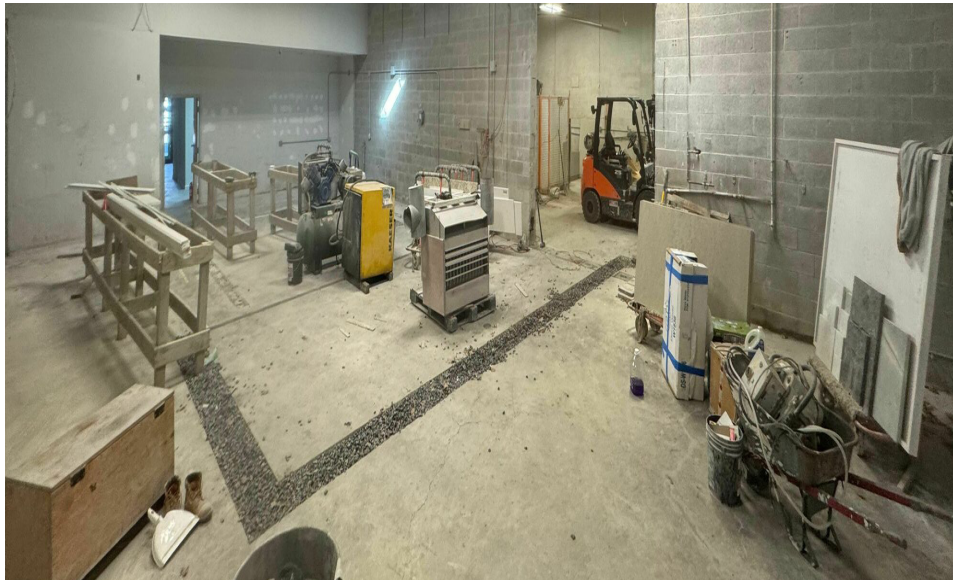
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

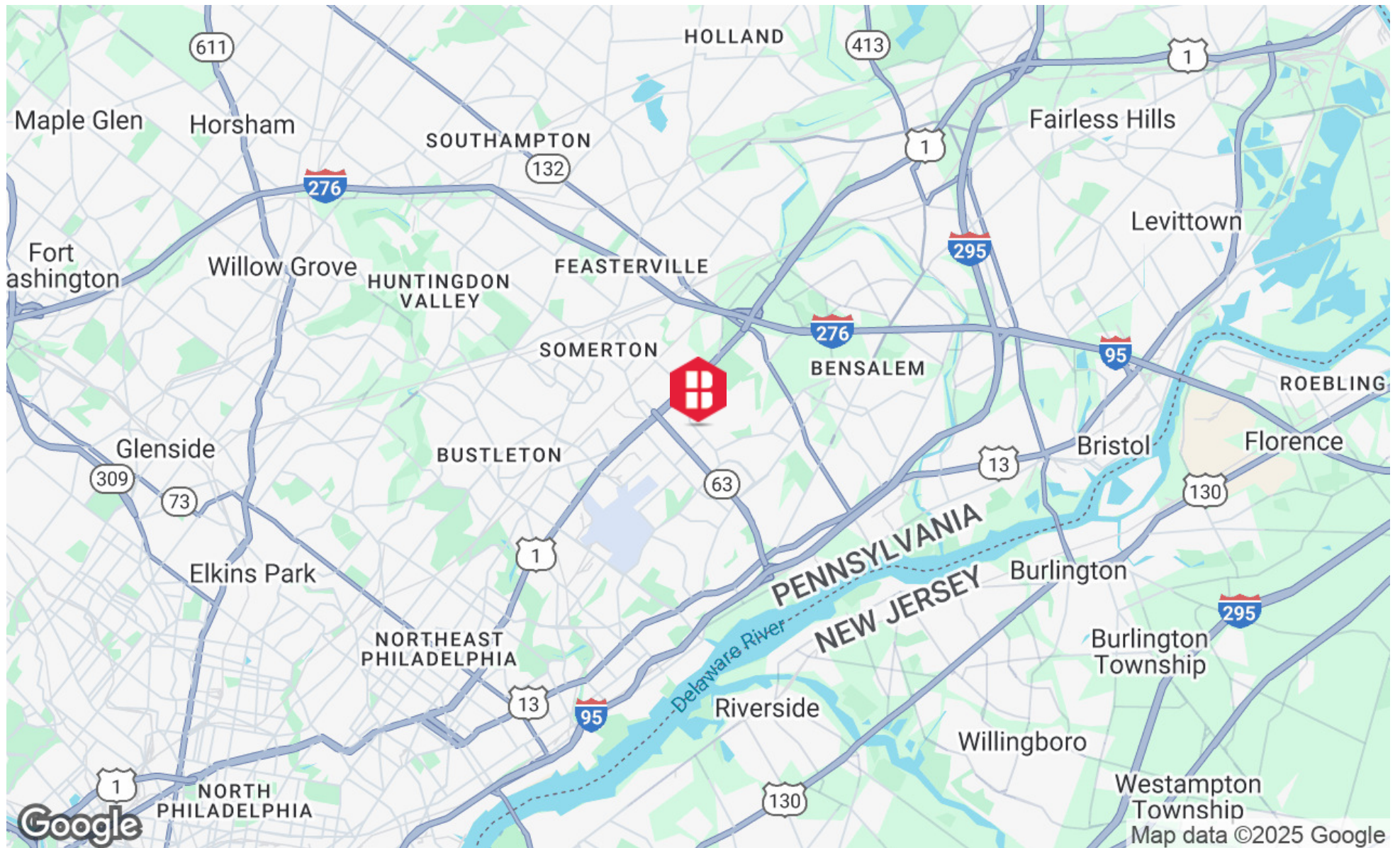
- 6,400+/- SF Available Space - Unit D
- 3,500 SF Warehouse (17' Clear)
- 1,500 SF Warehouse (10' Clear)
- 900 SF Showroom Space with Four (4) Private Offices
- 500 SF Office with Bathroom
- Three (3) Drive-in Doors (2 – 12' x 12', 1 – 10' x 10')
- 10' – 17' Clear Heights
- Ample Outdoor Storage and Parking
- \$28,960 Estimated 2026 Taxes
- Zoned I1 – Light Industrial (City of Philadelphia) Zoning
- Located in Greater Northeast Philadelphia, this space is uniquely positioned off Roosevelt Boulevard, Pennsylvania Turnpike, and I-95. Commuters can access the site from Greater Philadelphia from the nearby SEPTA Bus System, interstate highway systems, and bridges to New Jersey.
- **KEY DISTANCES**
 - Byberry Road & Townsend Road SEPTA Bus – 0.2 miles
 - Roosevelt Boulevard (Route 1) – 0.8 miles
 - I-276 (Pennsylvania Turnpike) – 3 miles
 - I-95 – 3.2 miles
 - Tacony – Palmyra Bridge – 12.1 miles
 - Center City – 17.2 miles
 - Philadelphia International Airport – 28 miles



ADDITIONAL PHOTOS



LOCATION MAP

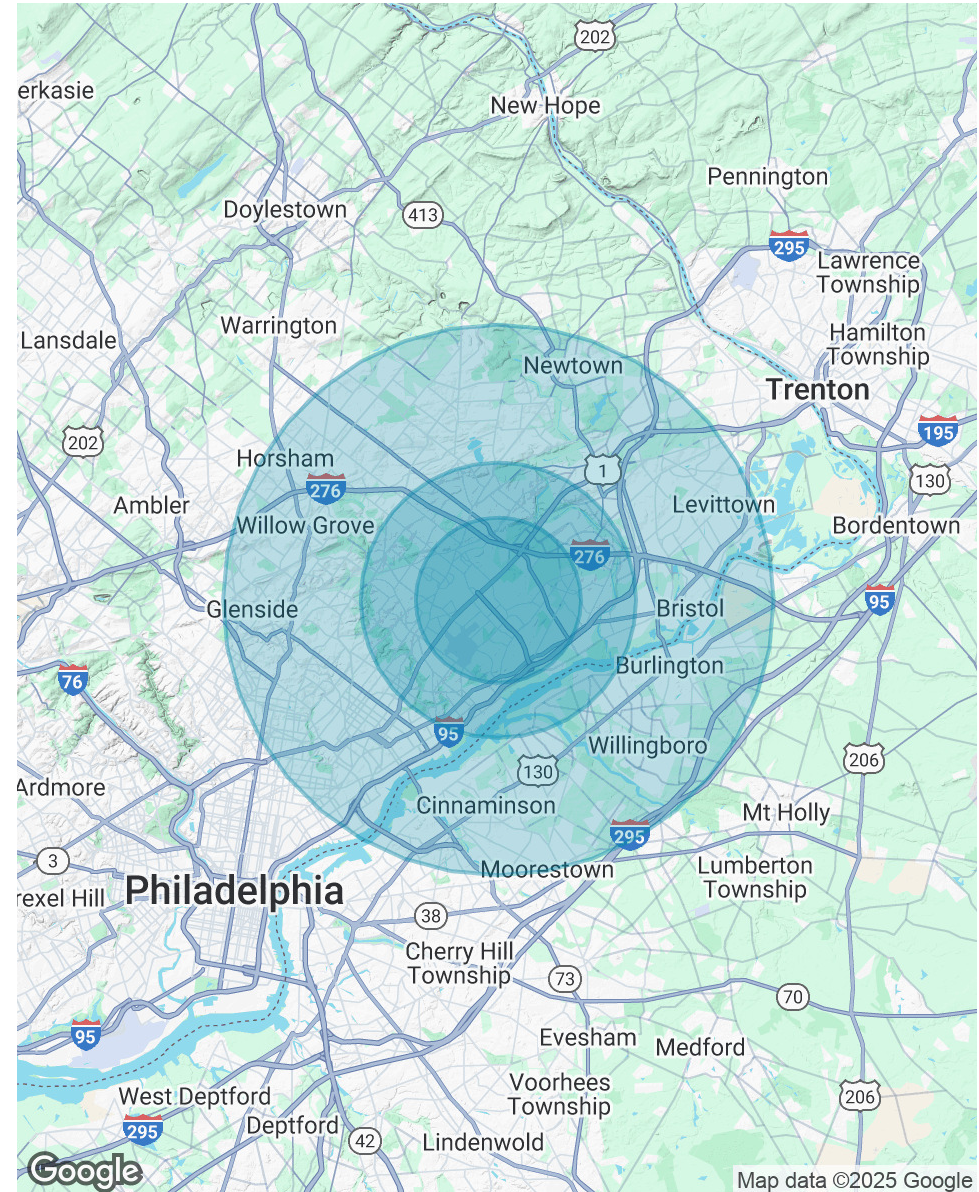


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	127,899	304,849	1,362,353
Average Age	42	43	41
Average Age (Male)	41	42	40
Average Age (Female)	43	44	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	49,627	119,300	513,525
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$99,581	\$103,271	\$103,409
Average House Value	\$346,419	\$346,570	\$318,836

Demographics data derived from AlphaMap



PRIMARY CONTACTS



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