

## Lease – Commercial Office Space

6001 Germantown Avenue, Philadelphia, PA

### Info:

- 4,000 +/- Sq. Ft.
- \$15.00 +/- Sq. Ft. Plus Energy & Cleaning
- Zoning: RSA-3  
Residential Mixed-Use

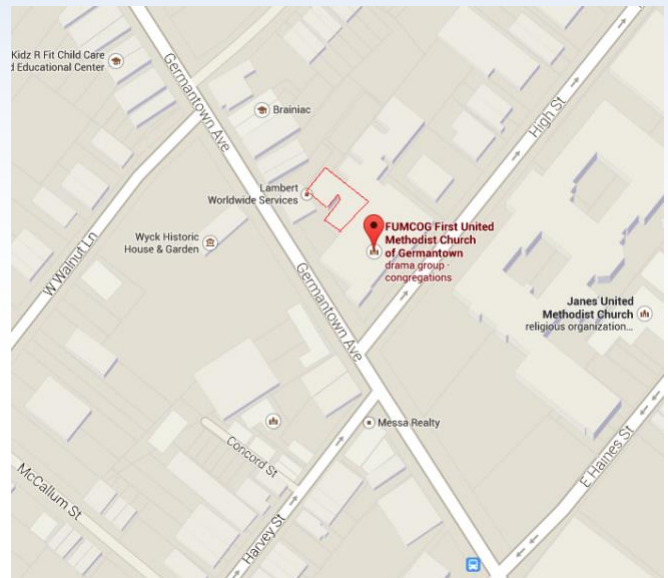
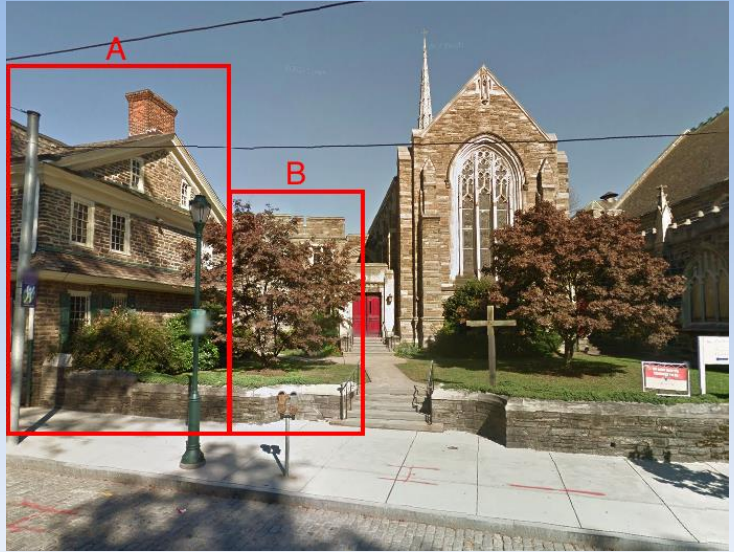
### Area:

### Location:

- East Germantown Neighborhood

### Public Transportation:

- Bus Route: XH, 23, H, 65, J



[For additional info visit website!](#)

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### Demographics

	1 Mile	3 Miles
Population	42,271	333,008
Households	18,103	134,442
Average Age	37.20	36
Median HH Income	\$38,781	\$42,589
Daytime Employees	9,149	101,829
Population Growth '16-21	↑ 1.09%	↑ 0.97%
Household Growth '16-21	↑ 0.93%	↑ 0.97%



### Traffic Counts

Collection St	Cross St	Traffic Vol
Germantown Ave	E High St SE	8,132
Germantown Ave	W. Harvey St NW	9,339
E Rittenhouse St	Baynton ST NE	672
E Price ST	Lena St NE	893
W. Rittenhouse St	Greene St SW	4,316

