

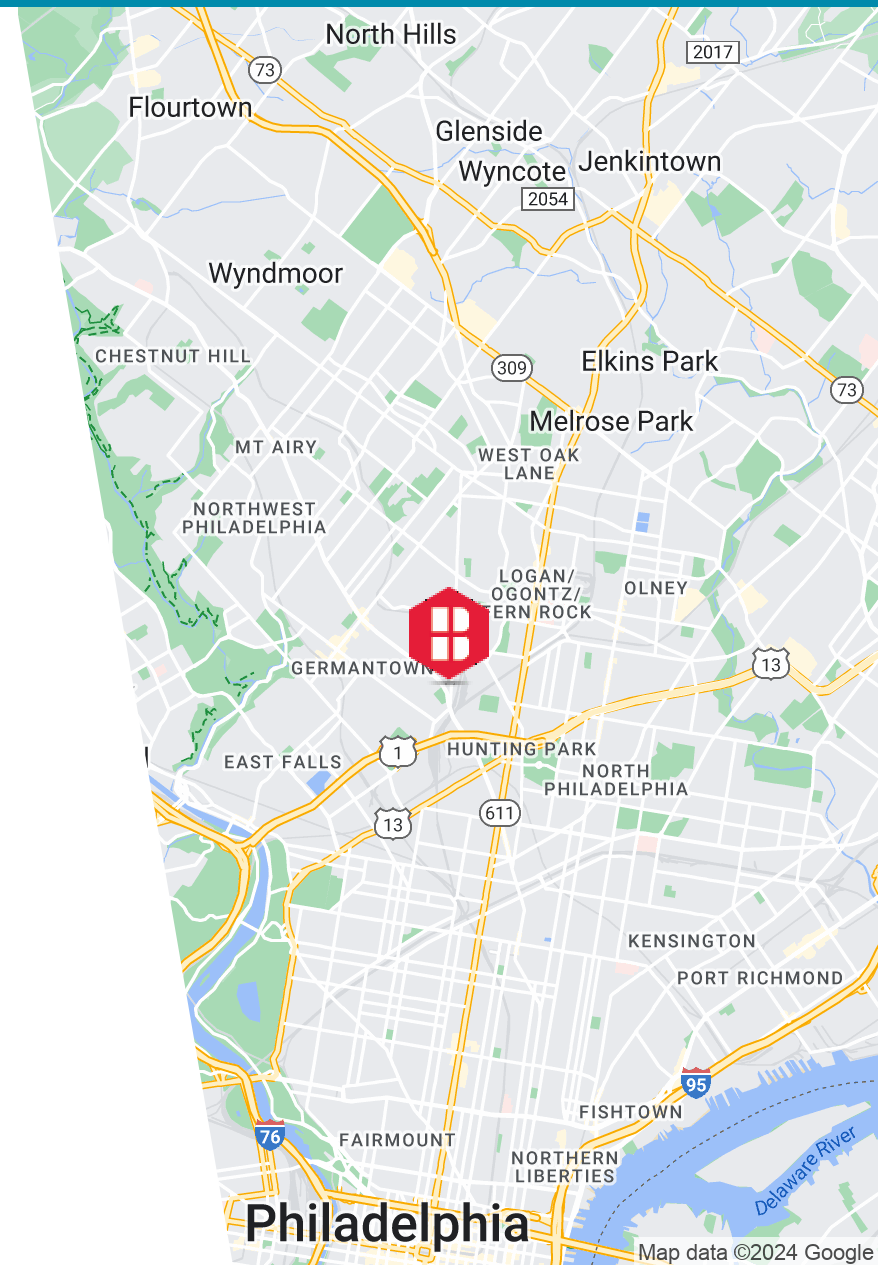
15-17 ABBOTSFORD AVENUE
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

11,920 SF
0.28 Acres

PROPERTY HIGHLIGHTS

- 11,920 SF on .28 Acres
- 12' clear height
- One (1) Drive-In Door (12' x 12')
- Approximately 83' of frontage to Abbottsford Ave
- Zoned ICMX - Industrial Commercial Mixed-Use (City of Philadelphia)
- Germantown in Northwest Philadelphia is easily accessible by car or public transportation. The property is within one mile of both Broad Street and Route - 1 and 0.4 miles of the SEPTA Wayne Junction stop. The area, including Abbottsford Avenue, features plenty of on-street parking available.



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

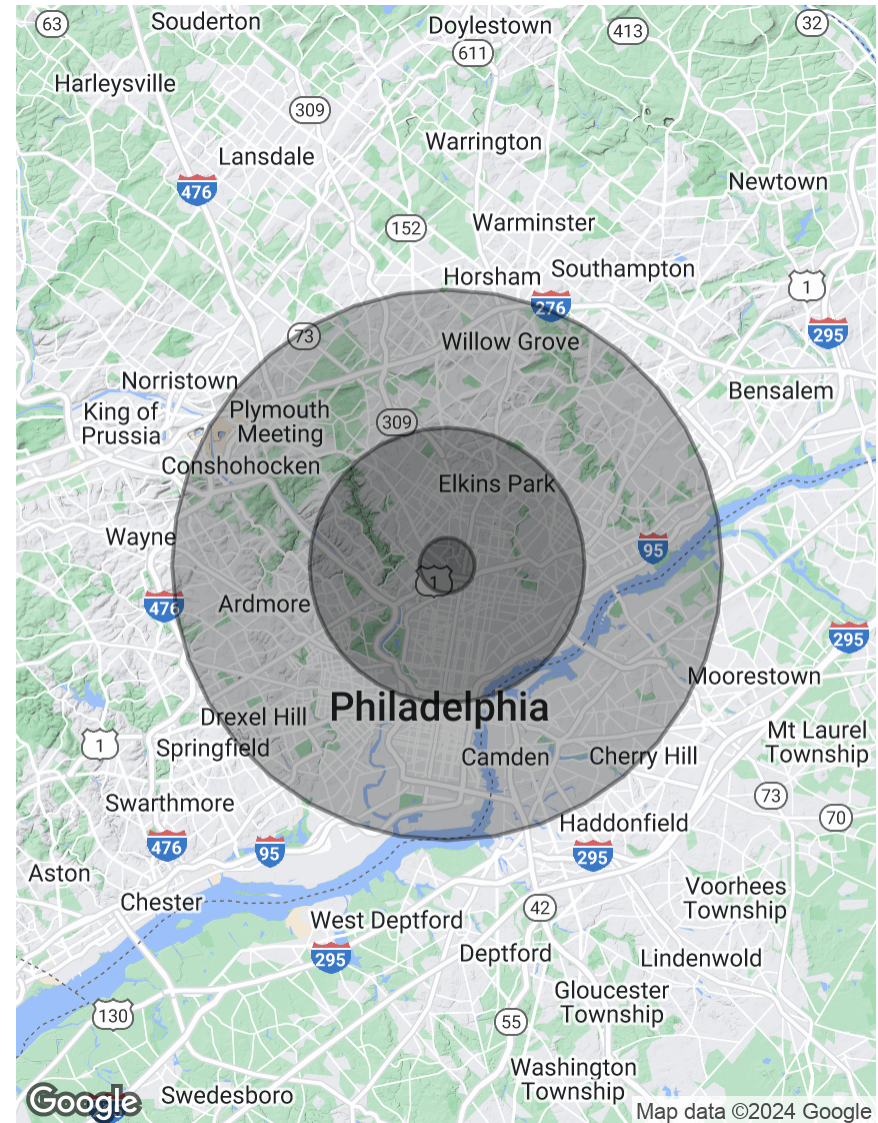
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	41,155	866,889	2,235,374
Average Age	40	38	39
Average Age (Male)	38	37	38
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	16,664	349,009	894,739
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$54,969	\$82,103	\$98,589
Average House Value	\$194,737	\$282,162	\$342,478

Demographics data derived from AlphaMap



CONTACT



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Mike Pennington
Vice President
215.448.6091
mpennington@binswanger.com



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

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