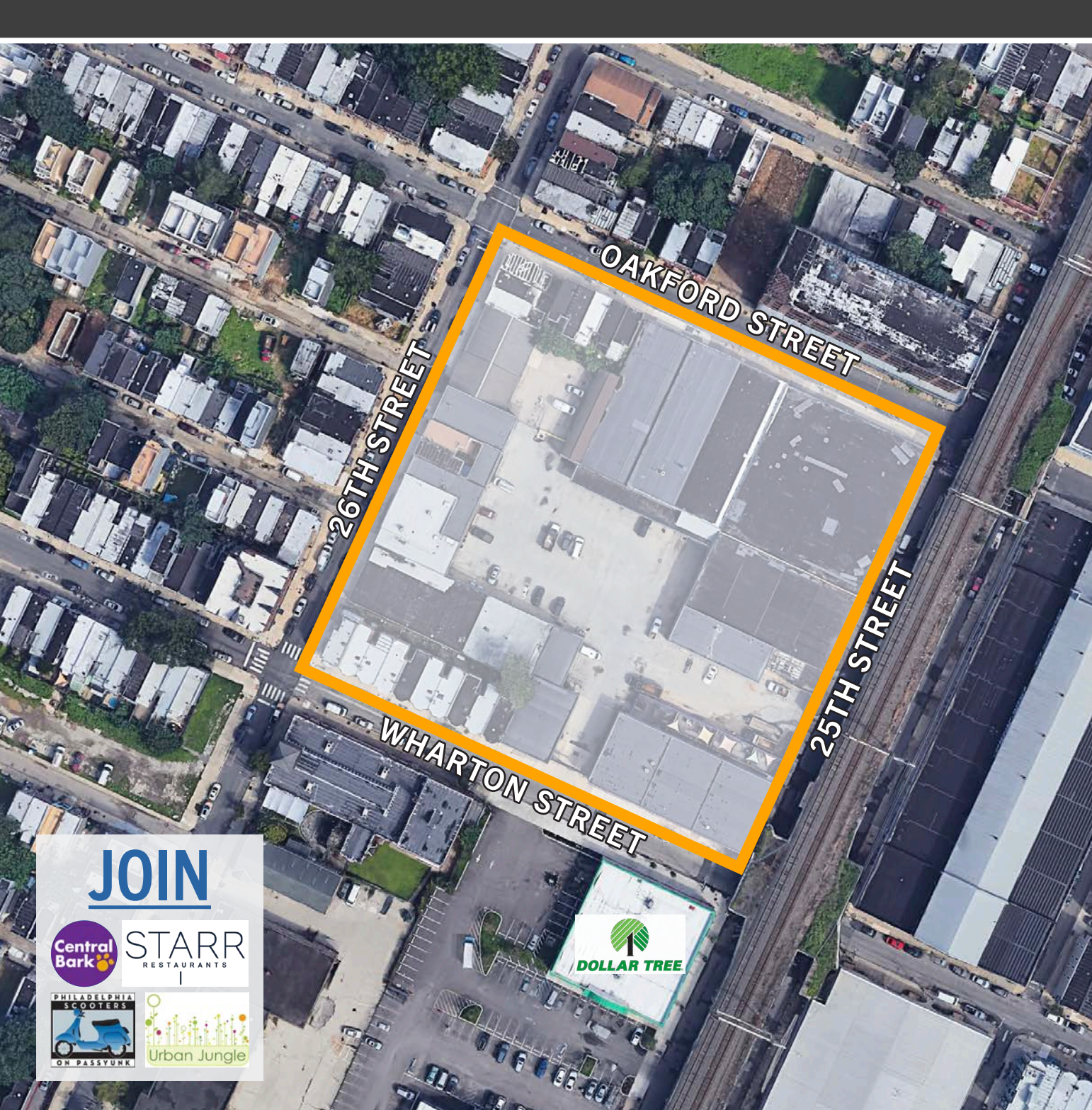




Point Breeze

FLEX/LIGHT INDUSTRIAL SPACE FOR LEASE

2501 Wharton St.
Philadelphia, PA

JOIN



STARR
RESTAURANTS



TriStateCR.com

CONOR TUNNO
Conor.T@TriStateCR.com

STEVE JEFFRIES
Steve.J@TriStateCR.com

TriStateCR.com | 215.300.9688

SITE SOURCE
RETAIL BROKER NETWORK

LISTING DETAILS

2501 WHARTON STREET | PHILADELPHIA, PA

STEVE JEFFRIES
steve.j@tristatecr.com
215.300.9688

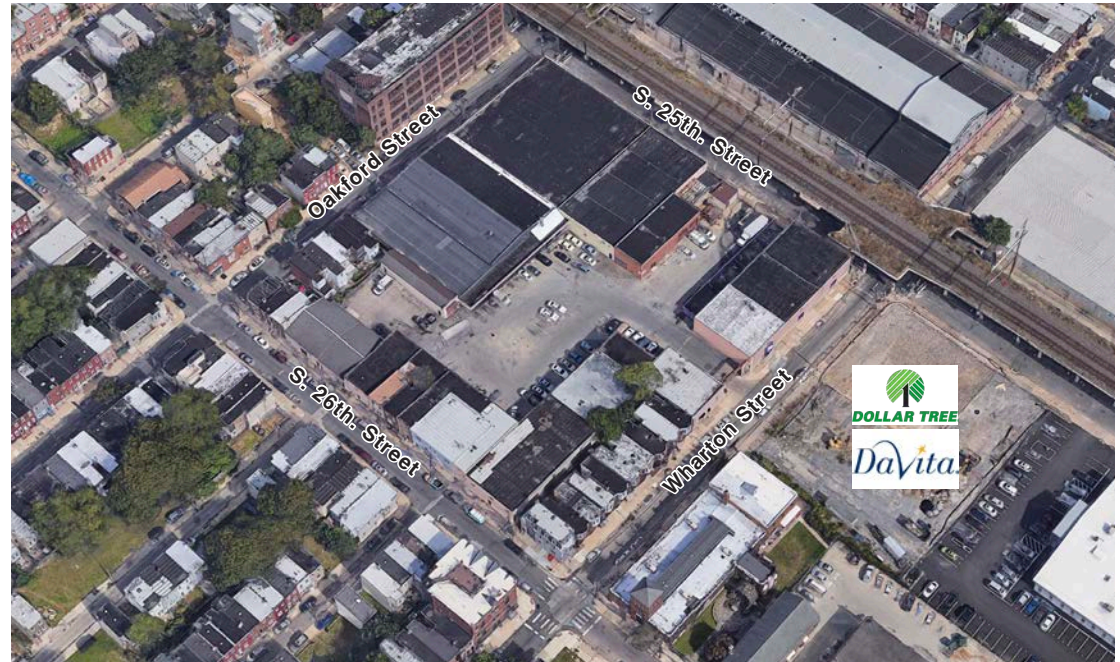
CONOR TUNNO
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215.300.9688

TRISTATECR.COM



PROPERTY HIGHLIGHTS

- Unit R: 3,500 SF
- On Site Parking
- 13' Ceilings
- Located within minutes of University City & Washington Avenue Corridor
- Join Philly Scoots, Central Bark, Starr Restaurant Group, Urban Jungle & Fetch



DEMOGRAPHICS



EST. POPULATION

.25 Miles: 5,439 | .5 Miles: 20,231 | 1 Mile: 70,115



EST. MEDIAN AGE

.25 Miles: 35.7 | .5 Miles: 35.4 | 1 Mile: 34.8



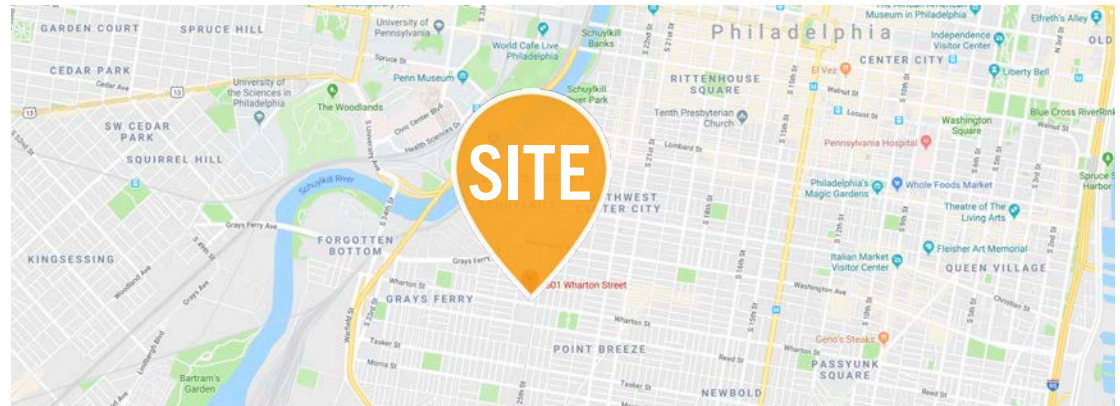
EST. AVG HH INCOME

.25 Miles: \$95,511 | .5 Miles: \$107,936 | 1 Mile: \$128,081



EST. EMPLOYEES

.25 Miles: 500 | .5 Miles: 3,392 | 1 Mile: 11,716



RETAIL AERIAL

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215.300.9688

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conor.t@tristatecr.com
215.300.9688

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UNIVERSITY CITY

CENTER CITY



NAVAL SQUARE

GRAYS FERRY AVE

SOUTH STREET

GRADUATE HOSPITAL



SITE

WASHINGTON AVE



POINT BREEZE

25TH STREET



2501 WHARTON STREET | PHILADELPHIA, PA



BLDG.	TENANT	SF
B-Front Garage	CMC Masonry	
B-1 st & 2 nd Floor Office & Rear Garage	Altobello Giannone	
C - Garage	Vacant	
D,E,F	The Dog's Wish	
G-Garage	Philadelphia Scooter	
H-Garage	Urban Jungle	
I-Garage	Imperial Event Security	
J-Garage	Event Network	
J-1 st & 2 nd Floor Office & K Garage	Pelco	
K-1 st & 2 nd Floor Office	Reed St Builders	
K-1 st Floor Office	Wharton St Property Management	
L-Garage	RSB Mechanicals	
L-2 nd Floor Office	Banner Promotions	
M-Garage	Starr Restaurant Group	
N-Garage	Tyrone Masonry	
O-Garage	Louis Pollutri	
P-Garage	Fairmount Fibers	
Q-Garage	The Rounds	
R-Garage	AVAILABLE	3,500 SF
S-Garage	Fetch	

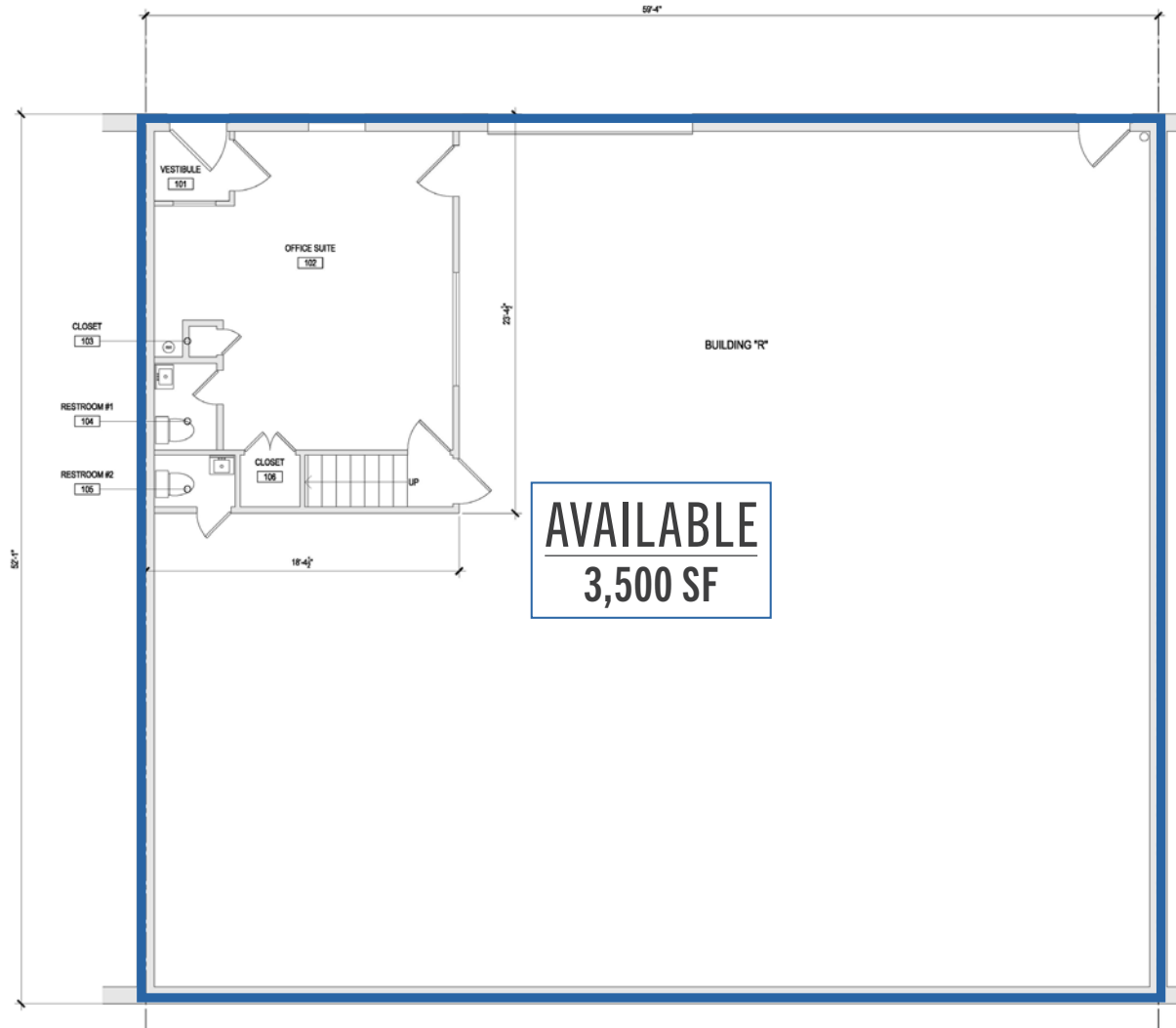
BUILDING R FLOOR PLANS

2501 WHARTON STREET | PHILADELPHIA, PA

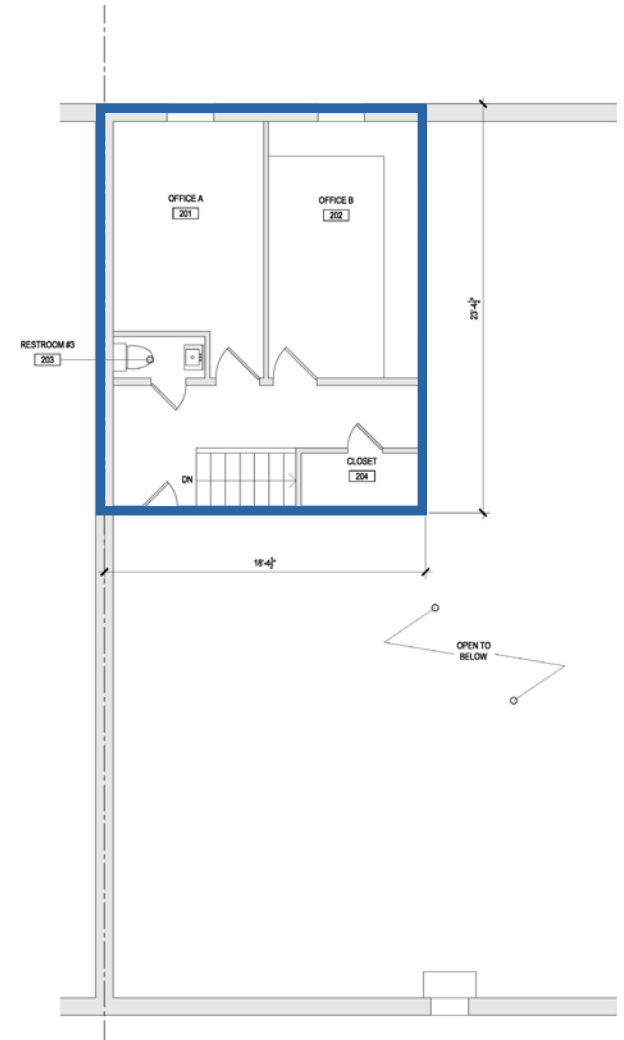
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FIRST FLOOR



SECOND FLOOR