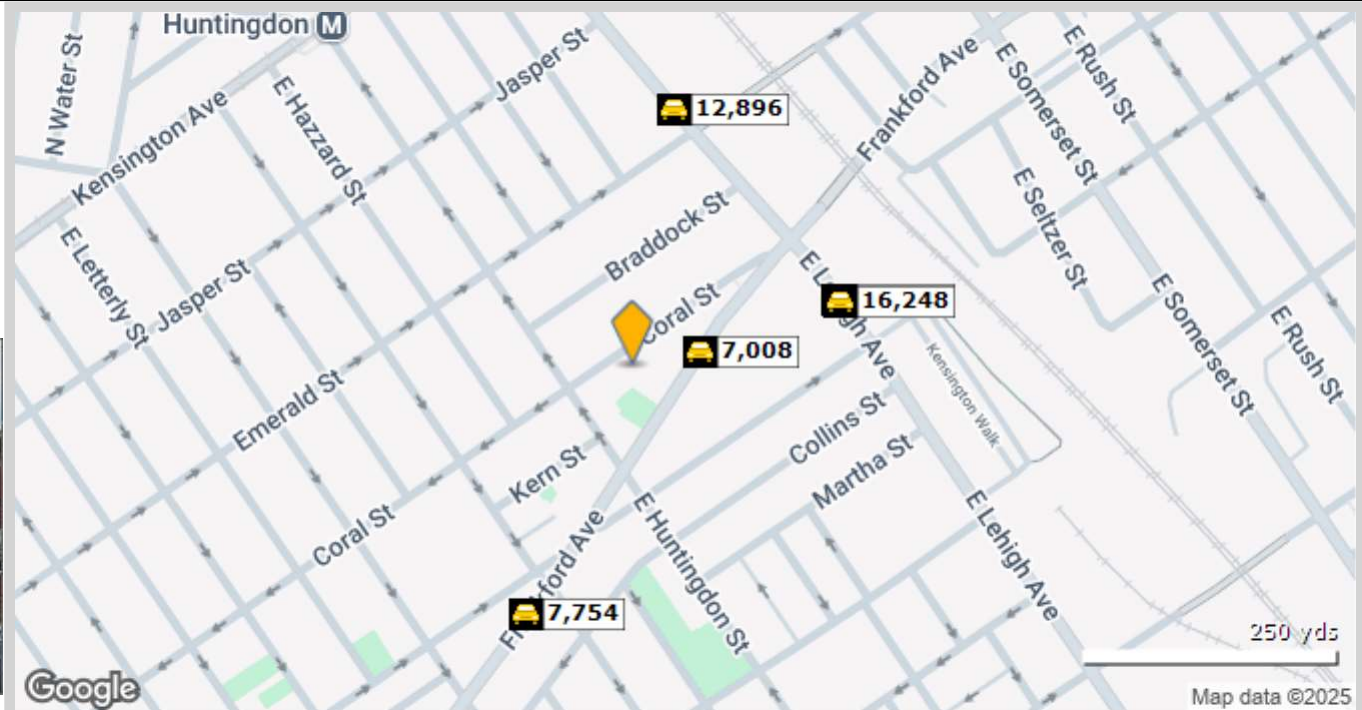


Traffic Count Report

2613-2615 Coral St, Philadelphia, PA 19125

Building Type: **Industrial**
 RBA: **9,739 SF**
 Land Area: **.08 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Frankford Ave	E Lehigh Ave	0.08 NE	2018	7,895	MPSI	.04
2 Frankford Ave	E Lehigh Ave	0.08 NE	2022	6,855	MPSI	.04
3 Frankford Ave	E Lehigh Ave	0.08 NE	2020	7,008	MPSI	.04
4 E Lehigh Ave	Amber St	0.03 SE	2018	16,153	MPSI	.13
5 E Lehigh Ave	Amber St	0.03 SE	2022	15,988	MPSI	.13
6 E Lehigh Ave	Amber St	0.03 SE	2020	16,248	MPSI	.13
7 E Lehigh Ave	Emerald St	0.02 SE	2022	13,390	MPSI	.15
8 East Lehigh Avenue	Emerald St	0.02 SE	2020	12,896	MPSI	.15
9 Frankford Ave	E Sergeant St	0.02 NE	2022	7,655	MPSI	.15
10 Frankford Ave	E Sergeant St	0.02 NE	2021	7,754	MPSI	.15



Demographic Summary Report

2613-2615 Coral St, Philadelphia, PA 19125

Building Type: **Industrial**
 RBA: **9,739 SF**
 Land Area: **.08 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	68,871	384,936	981,520
2024 Estimate	70,183	392,006	1,005,124
2020 Census	67,775	378,869	1,008,019
Growth 2024 - 2029	-1.87%	-1.80%	-2.35%
Growth 2020 - 2024	3.55%	3.47%	-0.29%
2024 Population by Hispanic Origin	30,774	125,918	243,349
2024 Population	70,183	392,006	1,005,124
White	29,452 41.96%	113,088 28.85%	309,664 30.81%
Black	9,191 13.10%	137,016 34.95%	369,353 36.75%
Am. Indian & Alaskan	1,146 1.63%	4,673 1.19%	9,123 0.91%
Asian	2,479 3.53%	19,592 5.00%	76,214 7.58%
Hawaiian & Pacific Island	34 0.05%	342 0.09%	763 0.08%
Other	27,881 39.73%	117,296 29.92%	240,006 23.88%
U.S. Armed Forces	13	69	317
Households			
2029 Projection	26,886	150,468	398,096
2024 Estimate	27,456	153,479	408,498
2020 Census	26,777	149,366	412,767
Growth 2024 - 2029	-2.08%	-1.96%	-2.55%
Growth 2020 - 2024	2.54%	2.75%	-1.03%
Owner Occupied	13,457 49.01%	60,936 39.70%	172,067 42.12%
Renter Occupied	13,999 50.99%	92,543 60.30%	236,431 57.88%
2024 Households by HH Income	27,457	153,479	408,499
Income: <\$25,000	8,657 31.53%	53,153 34.63%	121,232 29.68%
Income: \$25,000 - \$50,000	5,950 21.67%	31,255 20.36%	79,275 19.41%
Income: \$50,000 - \$75,000	3,534 12.87%	20,707 13.49%	58,807 14.40%
Income: \$75,000 - \$100,000	2,841 10.35%	13,519 8.81%	41,964 10.27%
Income: \$100,000 - \$125,000	2,176 7.93%	10,858 7.07%	29,380 7.19%
Income: \$125,000 - \$150,000	1,132 4.12%	6,996 4.56%	21,203 5.19%
Income: \$150,000 - \$200,000	1,717 6.25%	8,216 5.35%	26,373 6.46%
Income: \$200,000+	1,450 5.28%	8,775 5.72%	30,265 7.41%
2024 Avg Household Income	\$70,777	\$68,991	\$78,100
2024 Med Household Income	\$45,981	\$43,093	\$51,482



Demographic Market Comparison Report

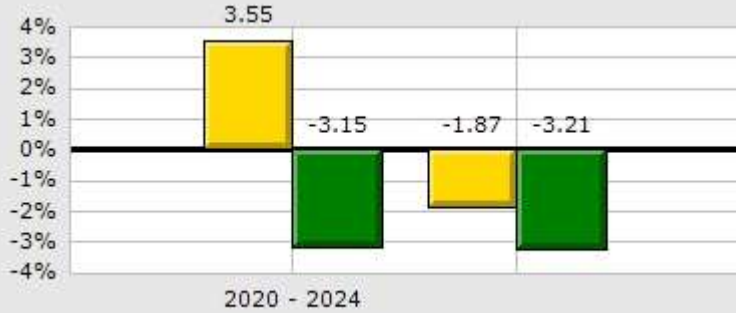
1 mile radius

2613-2615 Coral St, Philadelphia, PA 19125

Type: **Industrial/Manufacturing**
 County: **Philadelphia**

■ 1 Mile
■ County

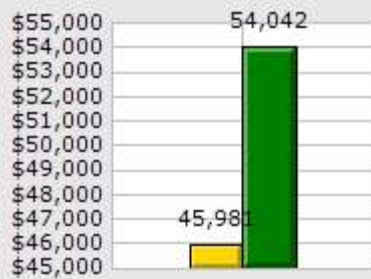
Population Growth



Household Growth



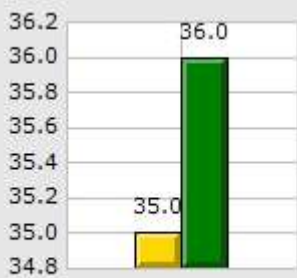
2024 Med Household Inc



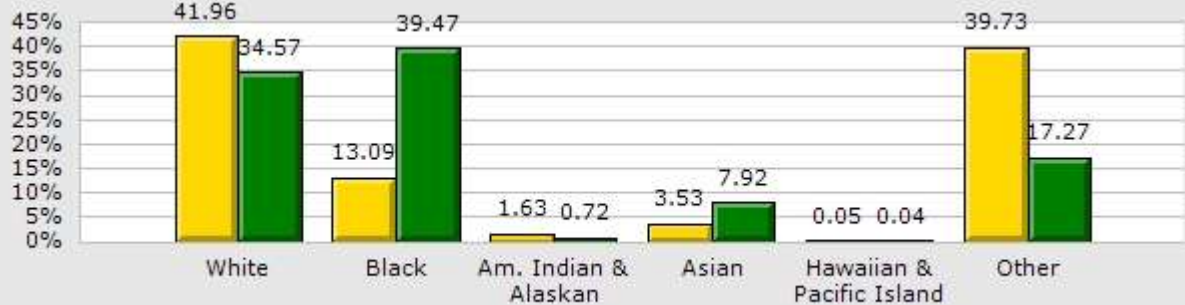
2024 Households by Household Income



2024 Median Age



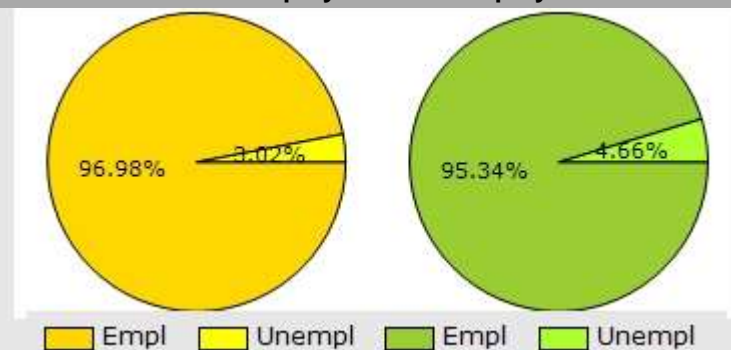
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

2613-2615 Coral St, Philadelphia, PA 19125

Type: **Industrial/Manufacturing**
 County: **Philadelphia**

	1 Mile		County	
Population Growth				
Growth 2020 - 2024	3.55%		-3.15%	
Growth 2024 - 2029	-1.87%		-3.21%	
Empl	32,854	96.98%	743,330	95.34%
Unempl	1,024	3.02%	36,358	4.66%
2024 Population by Race				
	70,183		1,553,288	
White	29,452	41.96%	537,025	34.57%
Black	9,190	13.09%	613,107	39.47%
Am. Indian & Alaskan	1,147	1.63%	11,180	0.72%
Asian	2,479	3.53%	123,063	7.92%
Hawaiian & Pacific Island	34	0.05%	649	0.04%
Other	27,881	39.73%	268,264	17.27%
Household Growth				
Growth 2020 - 2024	2.54%		-4.05%	
Growth 2024 - 2029	-2.08%		-3.41%	
Renter Occupied	13,999	50.99%	332,578	52.67%
Owner Occupied	13,457	49.01%	298,850	47.33%
2024 Households by Household Income				
	27,457		631,428	
Income <\$25K	8,657	31.53%	169,426	26.83%
Income \$25K - \$50K	5,950	21.67%	129,278	20.47%
Income \$50K - \$75K	3,534	12.87%	93,964	14.88%
Income \$75K - \$100K	2,841	10.35%	70,900	11.23%
Income \$100K - \$125K	2,176	7.93%	49,962	7.91%
Income \$125K - \$150K	1,132	4.12%	35,799	5.67%
Income \$150K - \$200K	1,717	6.25%	40,162	6.36%
Income \$200K+	1,450	5.28%	41,937	6.64%
2024 Med Household Inc	\$45,981		\$54,042	
2024 Median Age	35.00		36.00	



Demographic Detail Report

2613-2615 Coral St, Philadelphia, PA 19125

Building Type: **Industrial**
 RBA: **9,739 SF**
 Land Area: **.08 AC**
 Total **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	68,871	384,936	981,520
2024 Estimate	70,183	392,006	1,005,124
2020 Census	67,775	378,869	1,008,019
Growth 2024 - 2029	-1.87%	-1.80%	-2.35%
Growth 2020 - 2024	3.55%	3.47%	-0.29%
2024 Population by Age			
	70,183	392,006	1,005,124
Age 0 - 4	5,005 7.13%	27,083 6.91%	68,385 6.80%
Age 5 - 9	4,656 6.63%	24,012 6.13%	59,276 5.90%
Age 10 - 14	4,509 6.42%	24,240 6.18%	58,843 5.85%
Age 15 - 19	4,253 6.06%	26,303 6.71%	64,465 6.41%
Age 20 - 24	3,883 5.53%	30,811 7.86%	74,661 7.43%
Age 25 - 29	5,413 7.71%	35,948 9.17%	89,022 8.86%
Age 30 - 34	7,403 10.55%	38,456 9.81%	97,687 9.72%
Age 35 - 39	7,036 10.03%	32,507 8.29%	83,547 8.31%
Age 40 - 44	5,639 8.03%	25,804 6.58%	66,875 6.65%
Age 45 - 49	4,217 6.01%	20,651 5.27%	53,601 5.33%
Age 50 - 54	3,686 5.25%	19,640 5.01%	50,849 5.06%
Age 55 - 59	3,597 5.13%	19,817 5.06%	50,817 5.06%
Age 60 - 64	3,283 4.68%	19,267 4.91%	50,751 5.05%
Age 65 - 69	2,661 3.79%	16,362 4.17%	44,895 4.47%
Age 70 - 74	2,074 2.96%	12,686 3.24%	36,165 3.60%
Age 75 - 79	1,430 2.04%	8,674 2.21%	25,433 2.53%
Age 80 - 84	852 1.21%	5,399 1.38%	16,147 1.61%
Age 85+	587 0.84%	4,346 1.11%	13,707 1.36%
Age 65+	7,604 10.83%	47,467 12.11%	136,347 13.57%
Median Age	35.00	33.60	34.50
Average Age	35.60	35.60	36.60



Demographic Detail Report

2613-2615 Coral St, Philadelphia, PA 19125

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	70,183	392,006	1,005,124
White	29,452 41.96%	113,088 28.85%	309,664 30.81%
Black	9,191 13.10%	137,016 34.95%	369,353 36.75%
Am. Indian & Alaskan	1,146 1.63%	4,673 1.19%	9,123 0.91%
Asian	2,479 3.53%	19,592 5.00%	76,214 7.58%
Hawaiian & Pacific Island	34 0.05%	342 0.09%	763 0.08%
Other	27,881 39.73%	117,296 29.92%	240,006 23.88%
Population by Hispanic Origin	70,183	392,006	1,005,124
Non-Hispanic Origin	39,409 56.15%	266,087 67.88%	761,775 75.79%
Hispanic Origin	30,774 43.85%	125,919 32.12%	243,350 24.21%
2024 Median Age, Male	34.80	33.00	33.70
2024 Average Age, Male	35.00	34.70	35.50
2024 Median Age, Female	35.20	34.20	35.30
2024 Average Age, Female	36.10	36.50	37.60
2024 Population by Occupation Classification	55,163	311,406	805,727
Civilian Employed	32,854 59.56%	174,533 56.05%	474,867 58.94%
Civilian Unemployed	1,024 1.86%	9,659 3.10%	25,035 3.11%
Civilian Non-Labor Force	21,270 38.56%	127,139 40.83%	305,487 37.91%
Armed Forces	15 0.03%	75 0.02%	338 0.04%
Households by Marital Status			
Married	6,855	31,431	94,836
Married No Children	4,099	20,015	60,365
Married w/Children	2,757	11,416	34,471
2024 Population by Education	50,678	277,106	722,938
Some High School, No Diploma	11,223 22.15%	52,107 18.80%	110,414 15.27%
High School Grad (Incl Equivalency)	13,852 27.33%	84,474 30.48%	197,326 27.30%
Some College, No Degree	9,156 18.07%	50,633 18.27%	139,880 19.35%
Associate Degree	2,801 5.53%	17,550 6.33%	43,443 6.01%
Bachelor Degree	8,457 16.69%	41,973 15.15%	125,977 17.43%
Advanced Degree	5,189 10.24%	30,369 10.96%	105,898 14.65%



Demographic Detail Report

2613-2615 Coral St, Philadelphia, PA 19125

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	68,421		367,179		993,071	
Real Estate & Finance	1,869	2.73%	9,348	2.55%	29,924	3.01%
Professional & Management	17,695	25.86%	89,284	24.32%	264,389	26.62%
Public Administration	1,675	2.45%	8,264	2.25%	22,452	2.26%
Education & Health	8,941	13.07%	51,685	14.08%	149,987	15.10%
Services	5,891	8.61%	42,794	11.65%	104,416	10.51%
Information	779	1.14%	3,893	1.06%	10,114	1.02%
Sales	6,712	9.81%	31,877	8.68%	88,872	8.95%
Transportation	7,384	10.79%	42,833	11.67%	104,503	10.52%
Retail	3,809	5.57%	17,590	4.79%	45,940	4.63%
Wholesale	803	1.17%	3,694	1.01%	9,867	0.99%
Manufacturing	2,208	3.23%	11,934	3.25%	30,945	3.12%
Production	4,634	6.77%	24,401	6.65%	58,095	5.85%
Construction	2,182	3.19%	9,141	2.49%	22,319	2.25%
Utilities	1,977	2.89%	12,061	3.28%	28,501	2.87%
Agriculture & Mining	161	0.24%	513	0.14%	946	0.10%
Farming, Fishing, Forestry	176	0.26%	419	0.11%	702	0.07%
Other Services	1,525	2.23%	7,448	2.03%	21,099	2.12%
2024 Worker Travel Time to Job	28,284		153,549		420,807	
<30 Minutes	13,623	48.17%	74,183	48.31%	209,262	49.73%
30-60 Minutes	11,264	39.82%	60,646	39.50%	160,564	38.16%
60+ Minutes	3,397	12.01%	18,720	12.19%	50,981	12.12%
2020 Households by HH Size	26,778		149,366		412,766	
1-Person Households	8,107	30.27%	51,495	34.48%	151,061	36.60%
2-Person Households	8,423	31.45%	43,505	29.13%	119,802	29.02%
3-Person Households	4,478	16.72%	23,177	15.52%	60,478	14.65%
4-Person Households	2,921	10.91%	15,844	10.61%	42,486	10.29%
5-Person Households	1,572	5.87%	8,416	5.63%	21,485	5.21%
6-Person Households	763	2.85%	4,082	2.73%	10,291	2.49%
7 or more Person Households	514	1.92%	2,847	1.91%	7,163	1.74%
2024 Average Household Size	2.50		2.40		2.30	
Households						
2029 Projection	26,886		150,468		398,096	
2024 Estimate	27,456		153,479		408,498	
2020 Census	26,777		149,366		412,767	
Growth 2024 - 2029	-2.08%		-1.96%		-2.55%	
Growth 2020 - 2024	2.54%		2.75%		-1.03%	



Demographic Detail Report

2613-2615 Coral St, Philadelphia, PA 19125

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	27,457	153,479	408,499
<\$25,000	8,657 31.53%	53,153 34.63%	121,232 29.68%
\$25,000 - \$50,000	5,950 21.67%	31,255 20.36%	79,275 19.41%
\$50,000 - \$75,000	3,534 12.87%	20,707 13.49%	58,807 14.40%
\$75,000 - \$100,000	2,841 10.35%	13,519 8.81%	41,964 10.27%
\$100,000 - \$125,000	2,176 7.93%	10,858 7.07%	29,380 7.19%
\$125,000 - \$150,000	1,132 4.12%	6,996 4.56%	21,203 5.19%
\$150,000 - \$200,000	1,717 6.25%	8,216 5.35%	26,373 6.46%
\$200,000+	1,450 5.28%	8,775 5.72%	30,265 7.41%
2024 Avg Household Income	\$70,777	\$68,991	\$78,100
2024 Med Household Income	\$45,981	\$43,093	\$51,482
2024 Occupied Housing	27,456	153,479	408,498
Owner Occupied	13,457 49.01%	60,936 39.70%	172,067 42.12%
Renter Occupied	13,999 50.99%	92,543 60.30%	236,431 57.88%
2020 Housing Units	33,143	186,709	491,917
1 Unit	27,996 84.47%	123,716 66.26%	301,950 61.38%
2 - 4 Units	2,952 8.91%	25,923 13.88%	67,240 13.67%
5 - 19 Units	1,097 3.31%	10,125 5.42%	30,697 6.24%
20+ Units	1,098 3.31%	26,945 14.43%	92,030 18.71%
2024 Housing Value	13,456	60,936	172,066
<\$100,000	3,533 26.26%	20,631 33.86%	36,862 21.42%
\$100,000 - \$200,000	2,166 16.10%	12,435 20.41%	47,621 27.68%
\$200,000 - \$300,000	3,385 25.16%	10,691 17.54%	31,955 18.57%
\$300,000 - \$400,000	2,107 15.66%	6,854 11.25%	20,311 11.80%
\$400,000 - \$500,000	1,331 9.89%	4,197 6.89%	12,540 7.29%
\$500,000 - \$1,000,000	926 6.88%	5,262 8.64%	18,295 10.63%
\$1,000,000+	8 0.06%	866 1.42%	4,482 2.60%
2024 Median Home Value	\$230,399	\$179,107	\$204,851
2024 Housing Units by Yr Built	33,441	187,499	493,563
Built 2010+	5,116 15.30%	31,414 16.75%	64,897 13.15%
Built 2000 - 2010	376 1.12%	6,879 3.67%	17,533 3.55%
Built 1990 - 1999	635 1.90%	6,044 3.22%	15,001 3.04%
Built 1980 - 1989	845 2.53%	6,030 3.22%	17,020 3.45%
Built 1970 - 1979	1,135 3.39%	8,907 4.75%	28,000 5.67%
Built 1960 - 1969	951 2.84%	8,945 4.77%	35,375 7.17%
Built 1950 - 1959	1,490 4.46%	13,789 7.35%	57,711 11.69%
Built <1949	22,893 68.46%	105,491 56.26%	258,026 52.28%
2024 Median Year Built	1946	1948	1949



Daytime Employment Report

1 Mile Radius

2613-2615 Coral St, Philadelphia, PA 19125

Building Type: **Industrial**
 RBA: **9,739 SF**
 Land Area: **.08 AC**
 Total Available: **0 SF**

Warehse Av: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,347	16,124	7
Retail & Wholesale Trade	340	2,246	7
Hospitality & Food Service	186	1,766	9
Real Estate, Renting, Leasing	73	308	4
Finance & Insurance	154	639	4
Information	46	258	6
Scientific & Technology Services	191	1,181	6
Management of Companies	2	6	3
Health Care & Social Assistance	716	4,567	6
Educational Services	51	1,634	32
Public Administration & Sales	16	286	18
Arts, Entertainment, Recreation	37	214	6
Utilities & Waste Management	55	305	6
Construction	107	609	6
Manufacturing	72	956	13
Agriculture, Mining, Fishing	5	35	7
Other Services	296	1,114	4



Consumer Spending Report

2613-2615 Coral St, Philadelphia, PA 19125

Building Type: **Industrial**
 RBA: **9,739 SF**
 Land Area: **.08 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$675,814	\$3,563,132	\$10,126,692
Total Apparel	\$41,771	\$229,476	\$621,415
Women's Apparel	15,448	86,055	237,984
Men's Apparel	8,226	44,491	122,377
Girl's Apparel	3,138	17,187	44,861
Boy's Apparel	2,422	13,036	33,574
Infant Apparel	2,358	12,851	33,614
Footwear	10,179	55,856	149,005
Total Entertainment & Hobbies	\$93,945	\$496,589	\$1,403,138
Entertainment	9,493	48,185	134,834
Audio & Visual Equipment/Service	26,909	146,769	406,166
Reading Materials	1,376	7,055	21,904
Pets, Toys, & Hobbies	17,225	83,998	242,238
Personal Items	38,941	210,581	597,996
Total Food and Alcohol	\$209,703	\$1,100,156	\$3,055,534
Food At Home	115,390	612,708	1,660,748
Food Away From Home	80,433	418,362	1,196,793
Alcoholic Beverages	13,880	69,086	197,993
Total Household	\$111,664	\$578,155	\$1,683,899
House Maintenance & Repair	24,197	111,203	320,513
Household Equip & Furnishings	43,133	230,419	659,820
Household Operations	33,185	175,226	510,749
Housing Costs	11,149	61,308	192,818



Consumer Spending Report

2613-2615 Coral St, Philadelphia, PA 19125

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$149,984	\$792,162	\$2,271,962
Vehicle Purchases	57,830	294,710	857,562
Gasoline	43,372	226,842	624,513
Vehicle Expenses	6,850	38,546	110,515
Transportation	22,156	128,698	383,859
Automotive Repair & Maintenance	19,776	103,366	295,513
Total Health Care	\$30,467	\$153,466	\$443,808
Medical Services	18,405	90,962	263,415
Prescription Drugs	8,515	43,347	124,791
Medical Supplies	3,547	19,157	55,602
Total Education/Day Care	\$38,280	\$213,128	\$646,935
Education	23,775	136,938	413,017
Fees & Admissions	14,505	76,190	233,918

