

MASTER & CONESTOGA LAND

Great Investment Opportunity

Proximity to Universities and Colleges

University of Pennsylvania: Located about 3 miles southeast, this Ivy League institution brings a steady influx of students, faculty, and visitors, which can drive demand for housing and amenities.

Drexel University: Also about 3 miles southeast, another major university that contributes to the local economy and demand for real estate.

Public Transportation

52nd Street Station: Part of the SEPTA Market-Frankford Line, providing convenient access to Center City and other parts of Philadelphia.

Bus Routes: Multiple bus routes serve the area, making it accessible for commuters.

Healthcare Facilities

Penn Presbyterian Medical Center: About 2 miles east, providing employment and attracting patients and visitors.

Children's Hospital of Philadelphia (CHOP): Renowned pediatric hospital located within a 3-4 mile radius.

Cultural and Recreational Sites

Philadelphia Zoo: Located about 2.5 miles east, it's a major attraction in the city.

Fairmount Park: One of the largest urban park systems in the U.S., offering recreational opportunities and green space, about 2 miles northeast.

Commercial and Retail Hubs

52nd Street Commercial Corridor: A significant shopping and business district in West Philadelphia, providing various amenities and services.

Nearby Grocery Stores and Local Businesses

Various options for everyday needs.

Residential Development

The area has been seeing increasing interest in residential development, with new housing projects and renovations of existing properties, driven by the affordability and proximity to major city attractions.

Historic and Cultural Significance

West Philadelphia has a rich history and vibrant cultural scene, with community events, local arts, and historical sites.

Access to Major Highways

Close proximity to I-76 and US Route 1, providing easy access to other parts of the city and surrounding regions.