



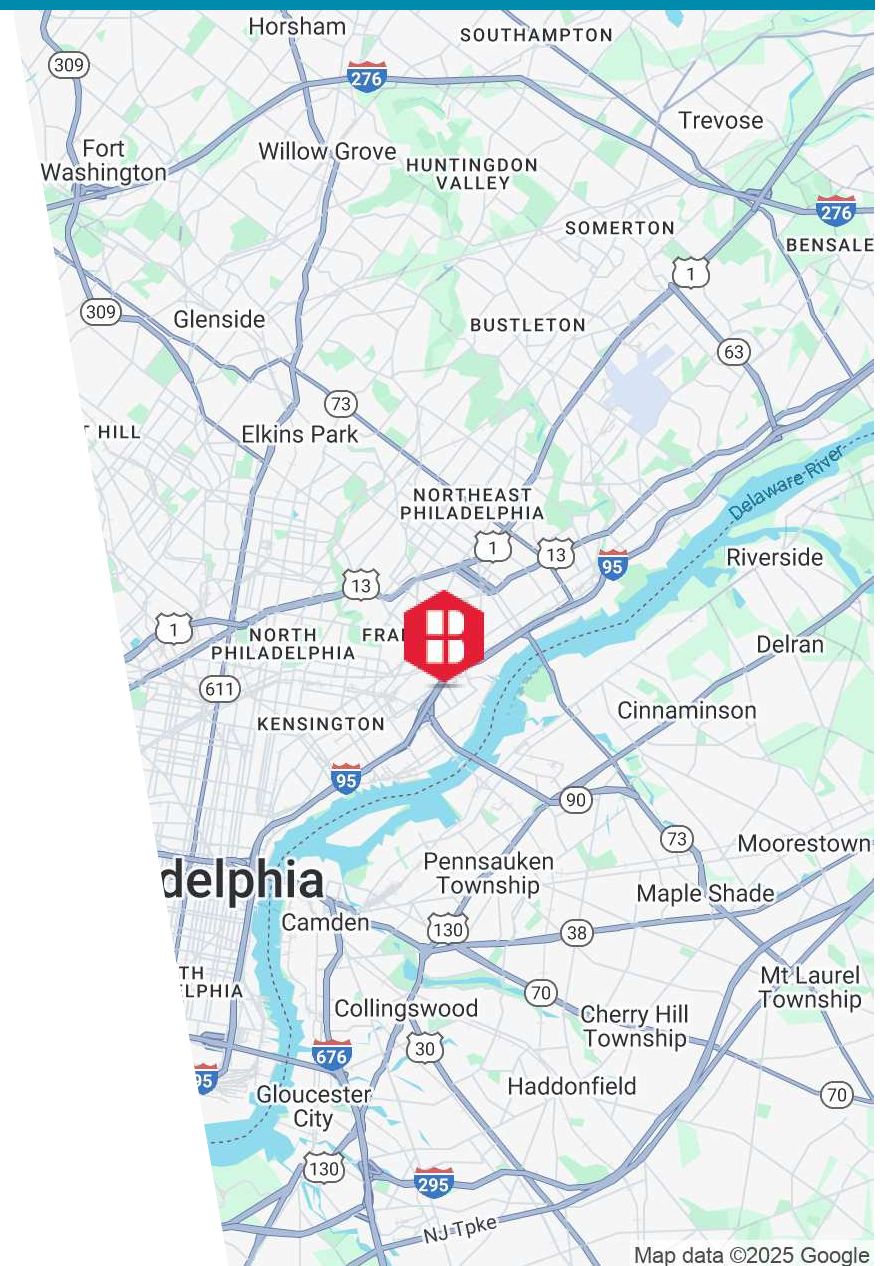
2500 WILMOT ST
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

20,640 SF
2.62 Acres

PROPERTY HIGHLIGHTS

- 20,640 SF on 2.62 Acres
- Finished mezzanine office space
- Nine (9) drive-in loading doors
- Drive-in door dimensions range from 12' x 12' to 15' x 15'
- Ample milled industrial outdoor storage space
- 12' – 16'6" & 18' – 23'6" clear ceiling heights
- ICMX – Industrial Commercial Mixed-Use (City of Philadelphia)
- Future cell tower rights
- \$21,082 (Est 2025 taxes)
- Served by Septa Bus Routes 25, 56, and J
- The subject property is located in the Bridesburg neighborhood of Philadelphia. The location offers close proximity to Interstate 95 and the Aramingo Avenue interchange, providing access to Center City Philadelphia as well as New Jersey.



DEMOGRAPHICS MAP & REPORT

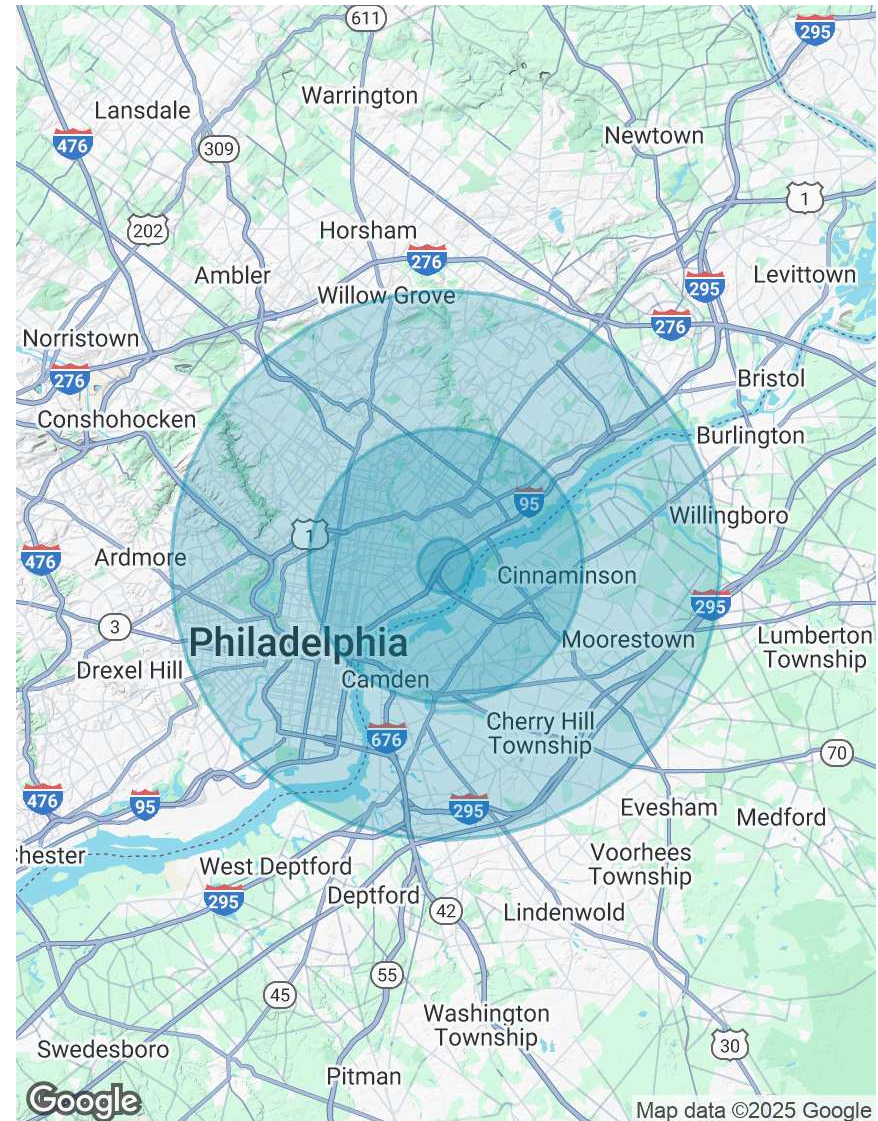
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	21,175	772,963	2,122,959
Average Age	33.5	34.8	37.2
Average Age (Male)	28.7	32.8	35.7
Average Age (Female)	36.3	36.7	39.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	8,220	299,994	911,322
# of Persons per HH	2.6	2.6	2.3
Average HH Income	\$46,366	\$56,435	\$73,621
Average House Value	\$122,190	\$149,899	\$219,747

2020 American Community Survey (ACS)



CONTACT



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



Michael 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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