



LAND FOR LEASE

# 1200-1218 32ND ST

Philadelphia, PA 19146

# DEAL TEAM

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

10,000 SF | ICMX-Zoned Lot | Build-to-Suit or Land Lease  
Adjacent to Pennovation Works

A rare development or lease opportunity in one of Philadelphia's fastest-evolving commercial corridors.

Located steps from Pennovation Works, CHOP's Roberts Center, and the University City innovation district, this 10,000 SF ICMX-zoned site offers exceptional flexibility for users seeking central access, visibility, and connectivity.

The ownership group—experienced urban developers—will consider Build-to-Suit for Lease, Build-to-Suit for Sale, or Land Lease arrangements. Ideal for light industrial, R&D support, contractor operations, fleet storage, or last-mile logistics serving University City, Center City, and South Philadelphia.

## OFFERING SUMMARY

<b>Building SF:</b>	10,429 SF
<b>Lot Size:</b>	10,429 SF
<b>Zoning:</b>	ICMX

## PROPERTY HIGHLIGHTS

±10,000 SF lot | Zoned ICMX

Two minutes to I-76 via University Ave / 34th Street ramps

Walkable to Pennovation Works and CHOP Roberts Center

Surrounded by active innovation, healthcare, and research uses

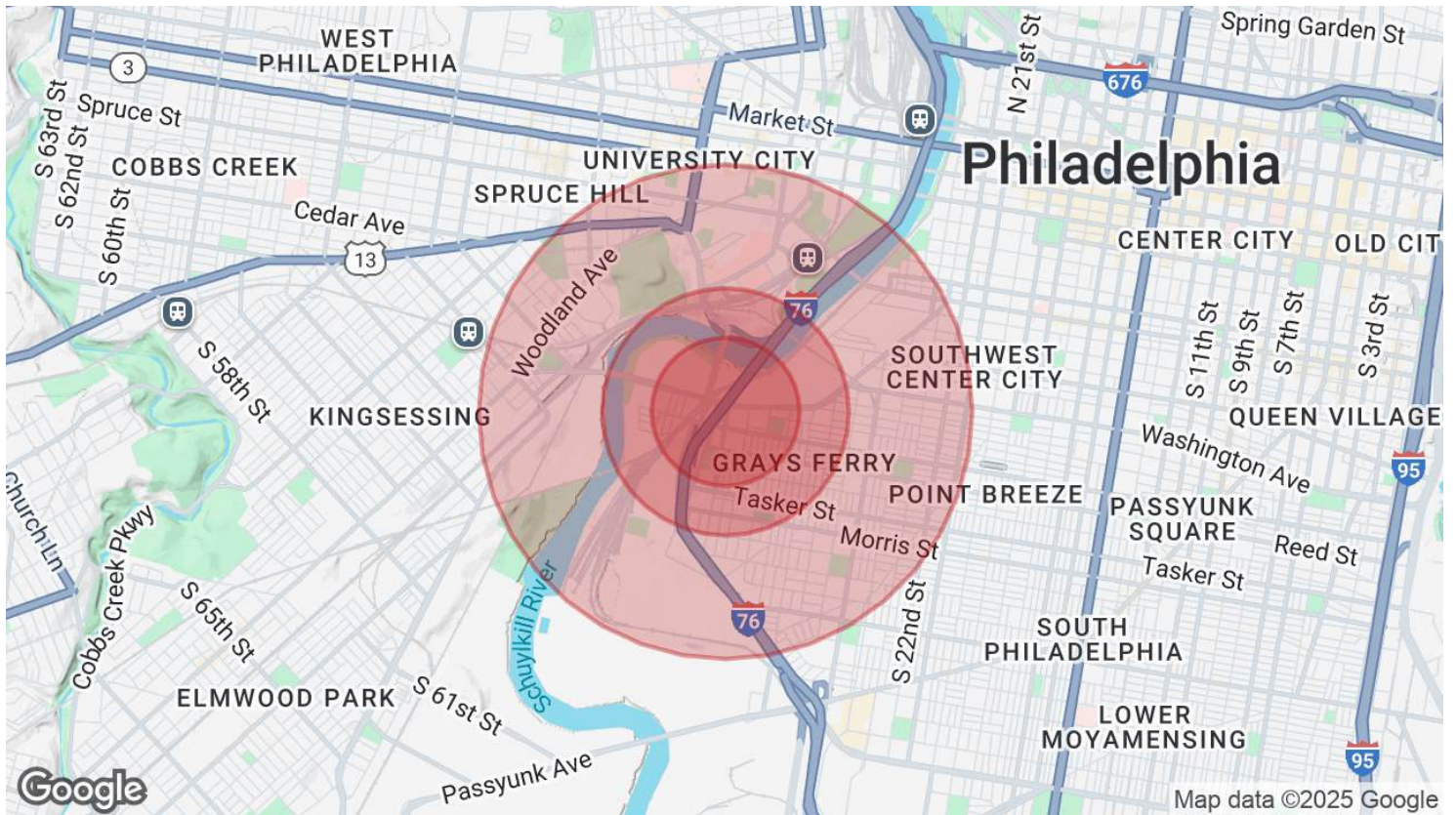
This is a prime opportunity to secure a centrally located, development-ready parcel in a submarket with rapid institutional and industrial demand growth.



# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,351	6,810	39,247
Average Age	37	37	34
Average Age (Male)	36	36	33
Average Age (Female)	38	38	35

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	942	2,739	14,614
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$113,055	\$91,867	\$95,387
Average House Value	\$309,080	\$286,361	\$383,197

Demographics data derived from AlphaMap