

11990 RENNARD STREET

11990 Rennard Street
Philadelphia, PA 19116



LAND FOR SALE



PROPERTY DESCRIPTION

This offering consist of a single vacant parcel that sits on a primary artery in the heart of a north east residential neighborhood. Adjacent is a retail center with multiple tenants, including golden gates, Russian restaurant golden gates.

PROPERTY HIGHLIGHTS

- Zoned CA1 for versatile development opportunities
- Strategically located in the thriving Philadelphia area
- Prime location for capitalizing on Philadelphia's dynamic real estate market
- Potential for diverse commercial and office space development

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	22,032 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	515	2,476	7,807
Total Population	1,441	6,769	20,653
Average HH Income	\$108,929	\$103,225	\$97,167

ANDRE WATSON

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Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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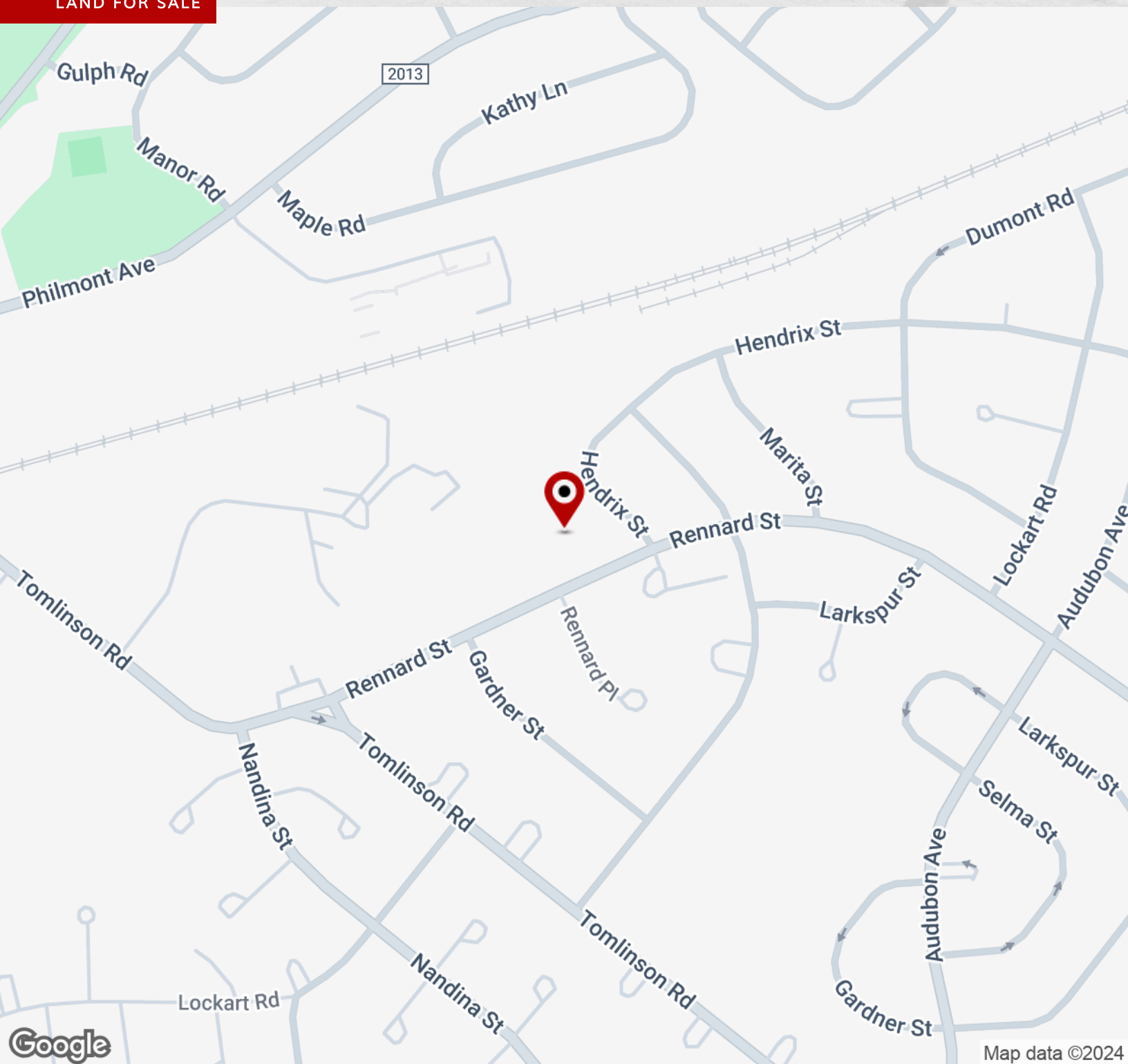
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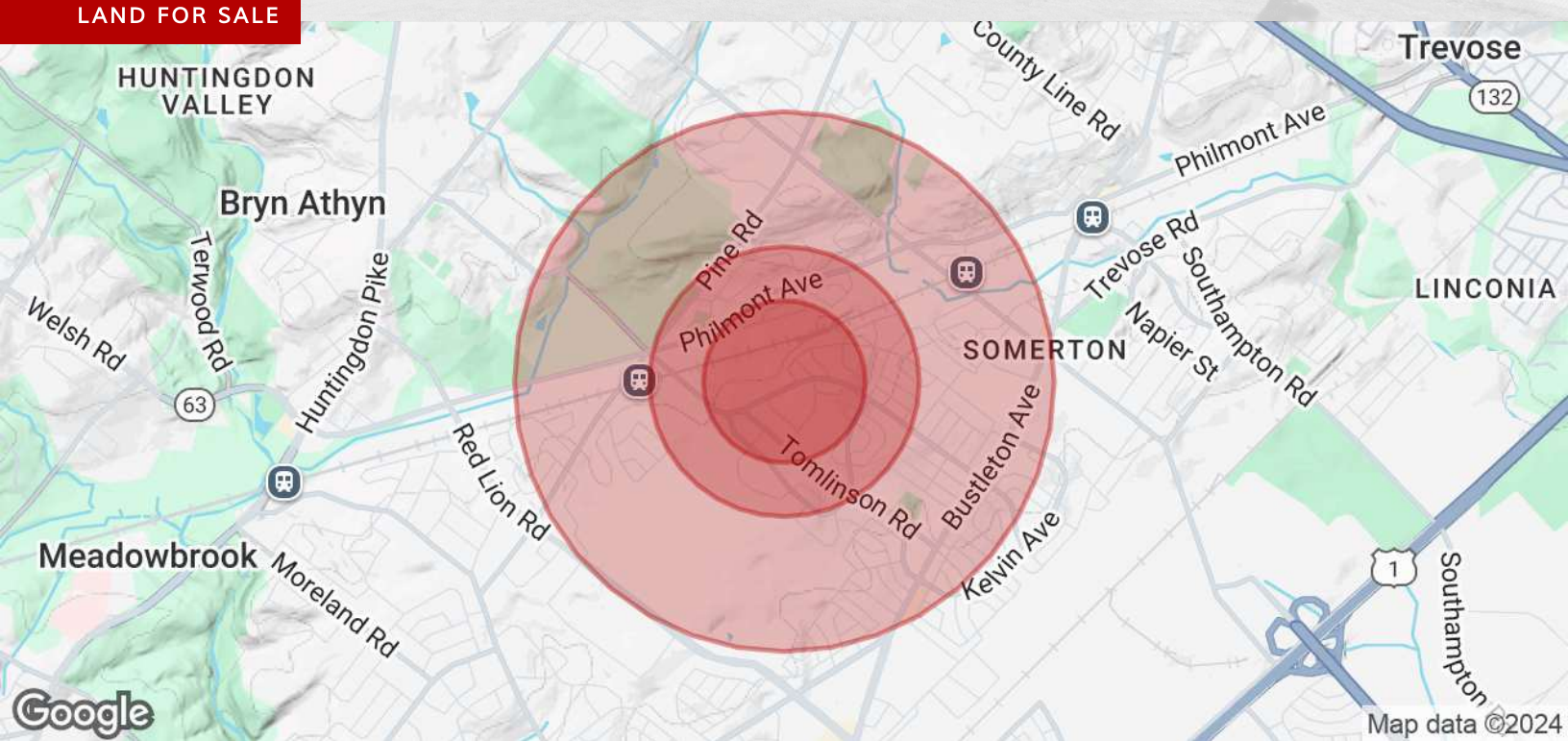
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,441	6,769	20,653
Average Age	43	41	42
Average Age (Male)	42	41	41
Average Age (Female)	44	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	515	2,476	7,807
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$108,929	\$103,225	\$97,167
Average House Value	\$366,858	\$380,662	\$363,457

Demographics data derived from AlphaMap

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