

4034-80 ORCHARD STREET
PHILADELPHIA, PA

AVAILABLE FOR LEASE
LAND

1.39 Acres

PROPERTY HIGHLIGHTS

- 1.39 Acres Available for Lease
- Frontage to Torresdale Avenue, Orchard Street, and Paul Street
- Fenced-in Lot
- **ACCESSIBLE DISTANCES:**
 - 0.4 miles – Erie-Torresdale (Market-Frankford Line SEPTA Subway)
 - 1.3 miles – Bridesburg (SEPTA Regional Rail)
 - 2.0 miles – Route 1 (Roosevelt Blvd)
 - 2.1 miles – I-95
 - 2.5 miles – Betsy Ross Bridge
 - 2.9 miles – Tacony-Palmyra Bridge
 - 7.0 miles – Center City Philadelphia
 - 16.9 miles – Philadelphia International Airport

- **ZONING:**

I-1 – Light Industrial (City of Philadelphia)

- **Commercial Services**

Parking Non-Accessory

Vehicle and Vehicular Equipment Sales and Services

Commercial Vehicle Repair & Maintenance/Sales and Rental

Vehicle Paint Finishing Shop

- **Wholesale, Distribution, and Storage**

Equipment and Materials Storage Yards and Buildings

Moving and Storage Facilities

Warehouse

Wholesale Sales and Distribution

- **Industrial**

Artist Studios and Artisan Industrial

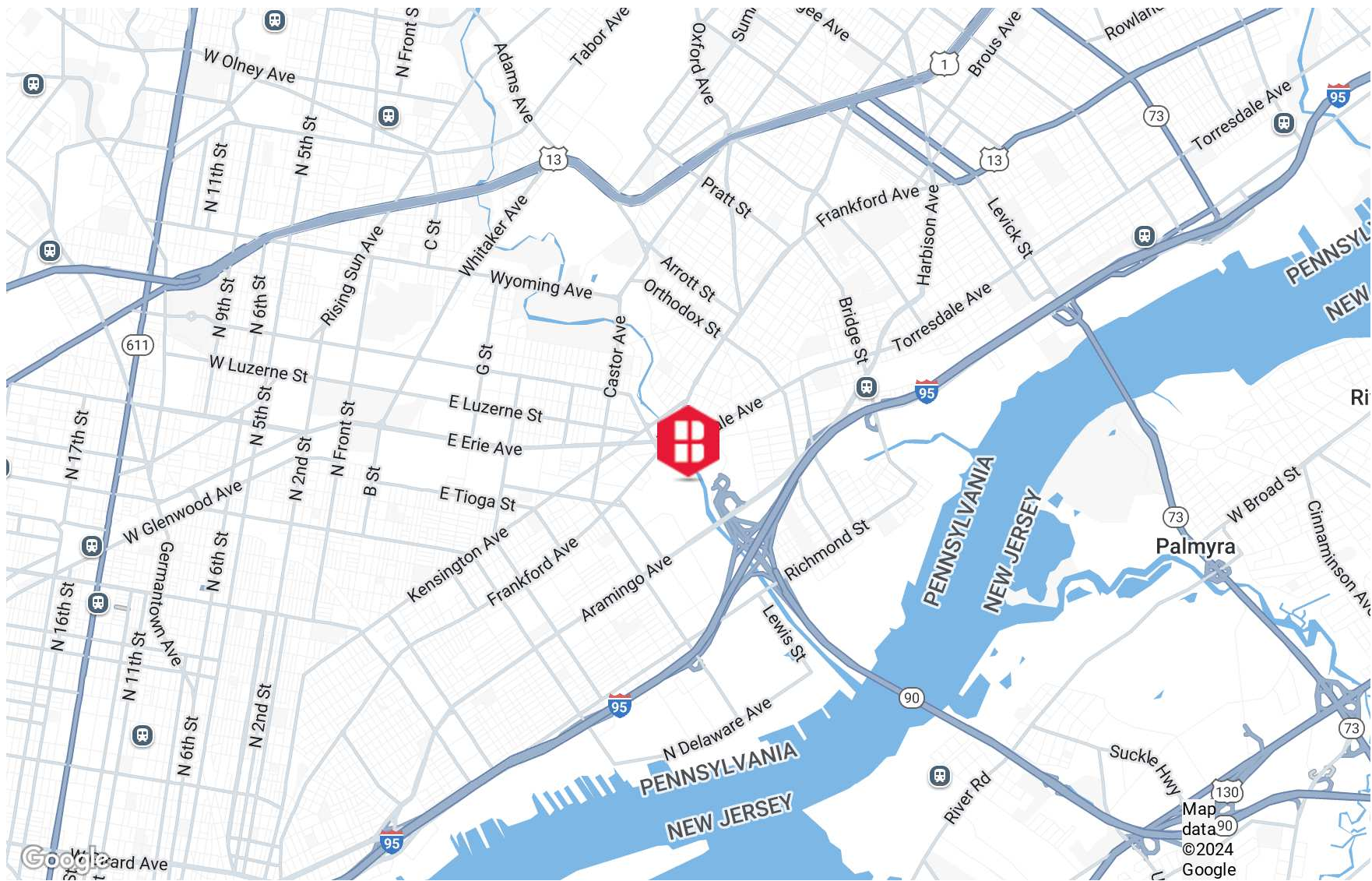
Limited Industrial

Medical Marijuana Growing/Processing

Research and Development

Trucking and Transportation Terminals

AREA MAP



DEMOGRAPHICS MAP & REPORT

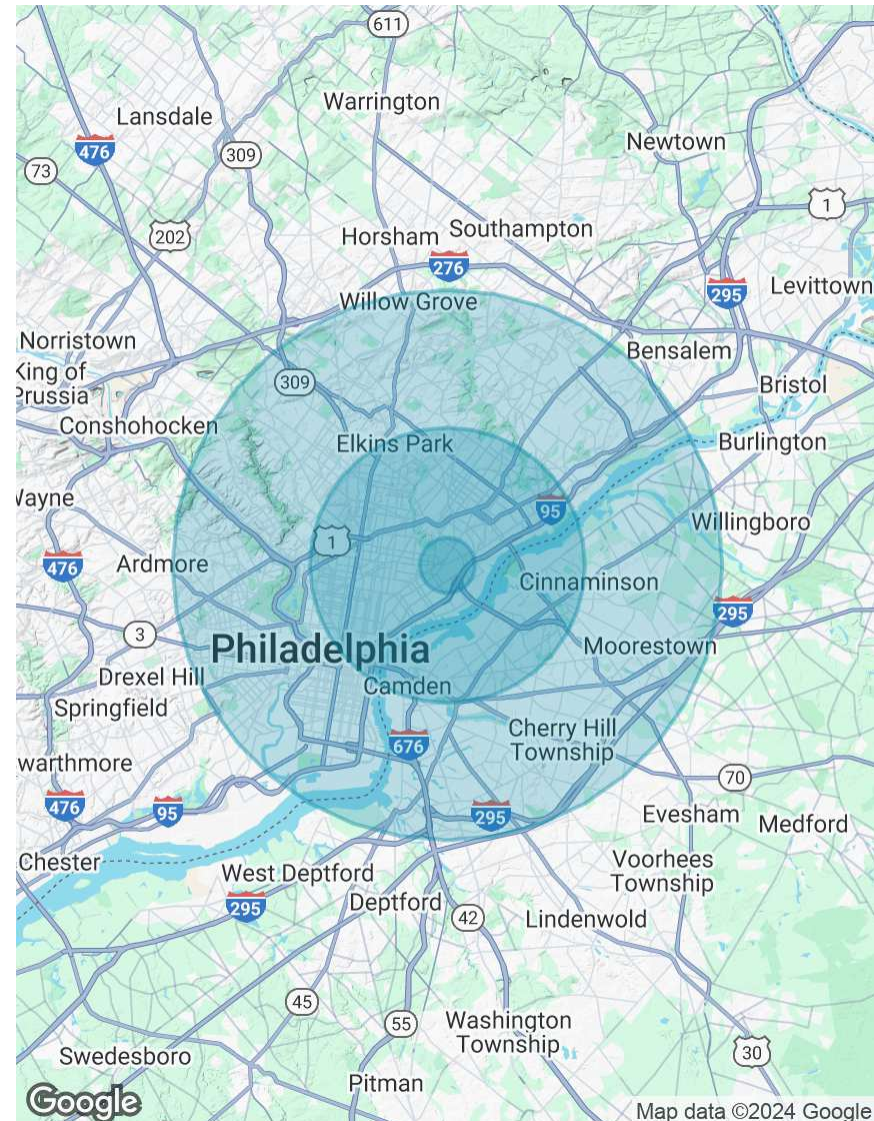
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	38,563	816,428	2,226,919
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	13,588	308,172	893,764
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$60,215	\$75,372	\$96,003
Average House Value	\$153,801	\$241,624	\$328,486

Demographics data derived from AlphaMap



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