

A three-story white building with large windows and a sign for 'ANIMAL MEDICAL CLINIC'. The building is located on a street with trees and a clear blue sky. The sign is white with black text and a small logo. The building has a modern, clean look with large windows and a dark door.

RETAIL PROPERTY FOR LEASE

1401 S 13TH ST

Philadelphia, PA 19147

DEAL TEAM

Jennifer Houghton

Vice President of Retail Leasing & Pro Coach

M: 215.287.8493 | O: 610.520.0100

E: Jennifer@McCannTeamCommercial.com

kw MAIN LINE
KELLER WILLIAMS®

Each office is independently owned and operated.

Bryan Clay

Associate

M: 610.348.7490 | O: 610.520.0100

E: Bryan@McCannTeamCommercial.com

McCann **kw**
COMMERCIAL

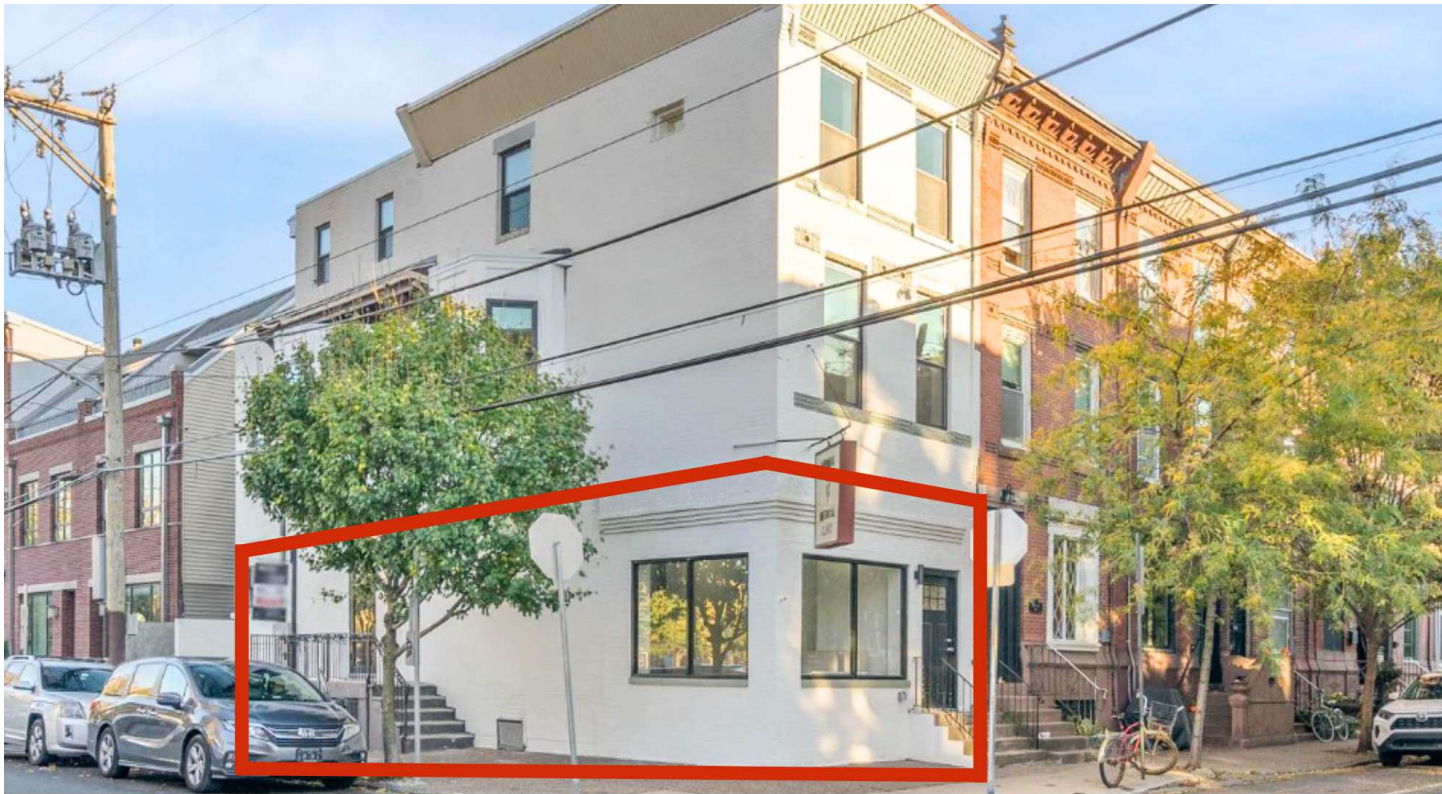
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PROPERTY SUMMARY

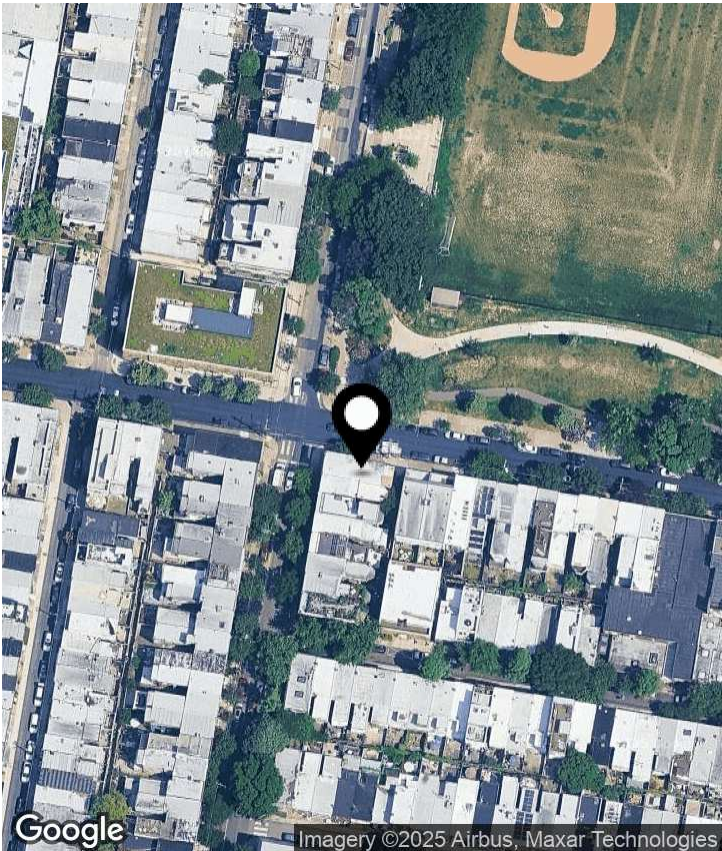


PROPERTY DESCRIPTION

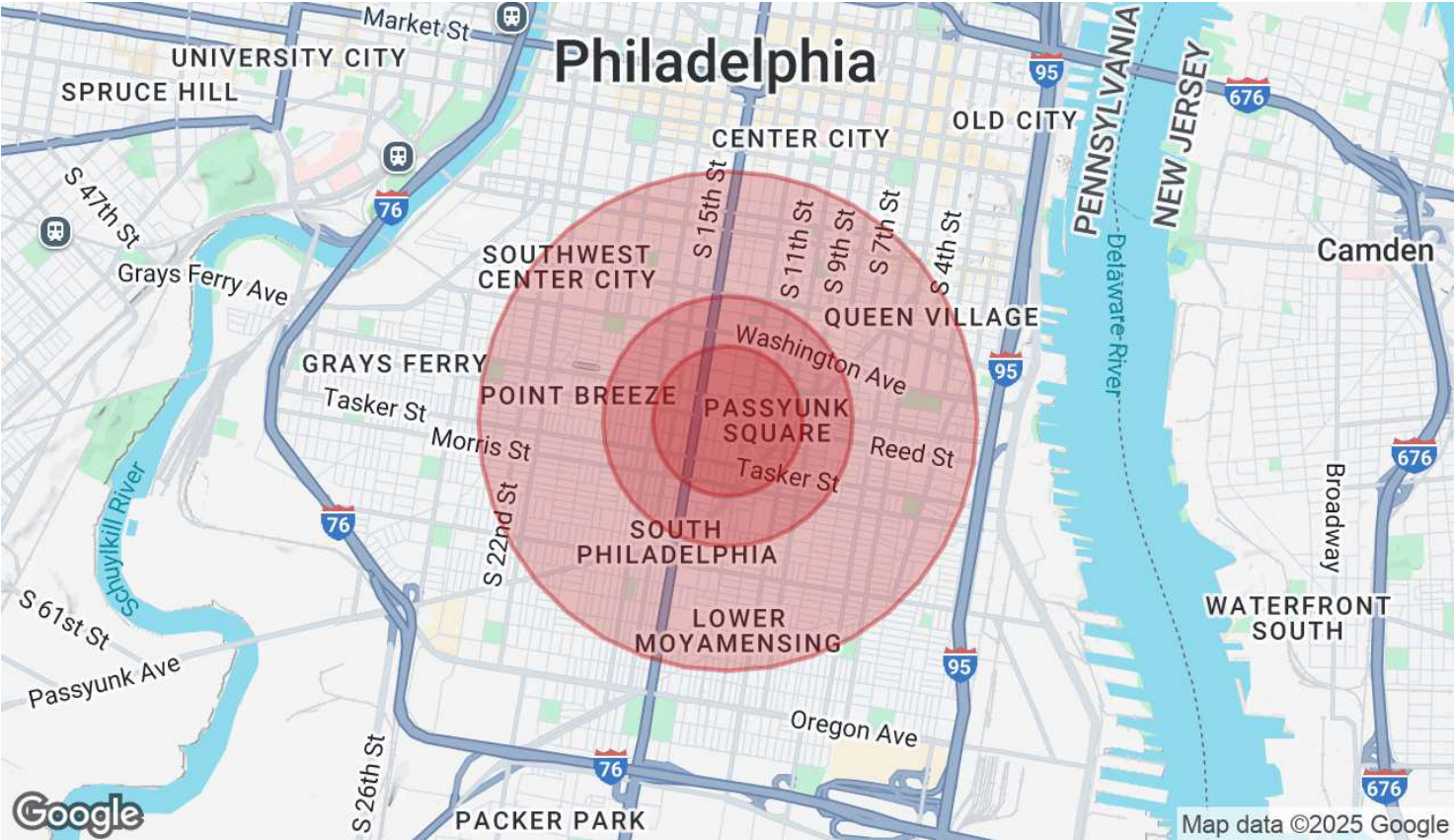
This commercial retail space for lease is located in the vibrant Passyunk Square neighborhood of Philadelphia, just across from Columbus Square Park and steps from the bustling Passyunk Avenue. The prime location offers high visibility and foot traffic, making it an ideal spot for a variety of businesses. With its close proximity to restaurants, shops, and public transportation, this space is perfect for attracting local customers and visitors alike. Don't miss out on the opportunity to be part of this dynamic and growing community.

OFFERING SUMMARY

Number of Units:	2
Available SF:	1,500 SF
Zoning:	RSA5 (Zoning Variance Approved)



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	9,360	25,637	117,170
Average Age	39	38	38
Average Age (Male)	39	38	38
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,417	11,769	53,572
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$113,090	\$109,808	\$116,359
Average House Value	\$478,314	\$460,450	\$484,956

Demographics data derived from AlphaMap

RETAILER MAP

