



RETAIL PROPERTY FOR SALE

9,700 SF on 0.35 Acres

210 West Girard Avenue

Philadelphia, PA 19123



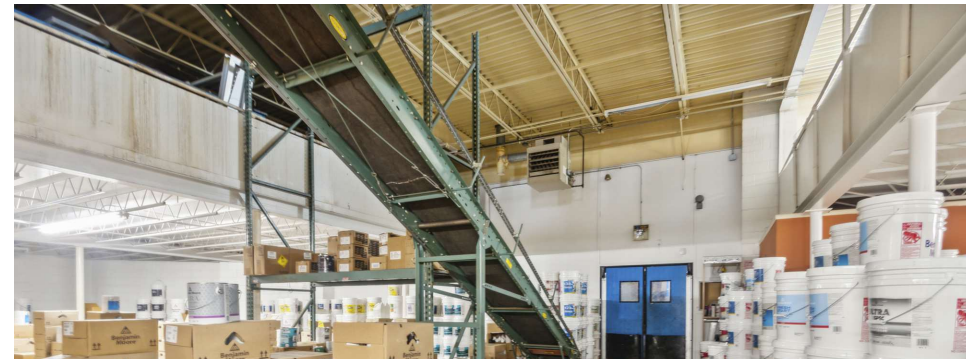
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

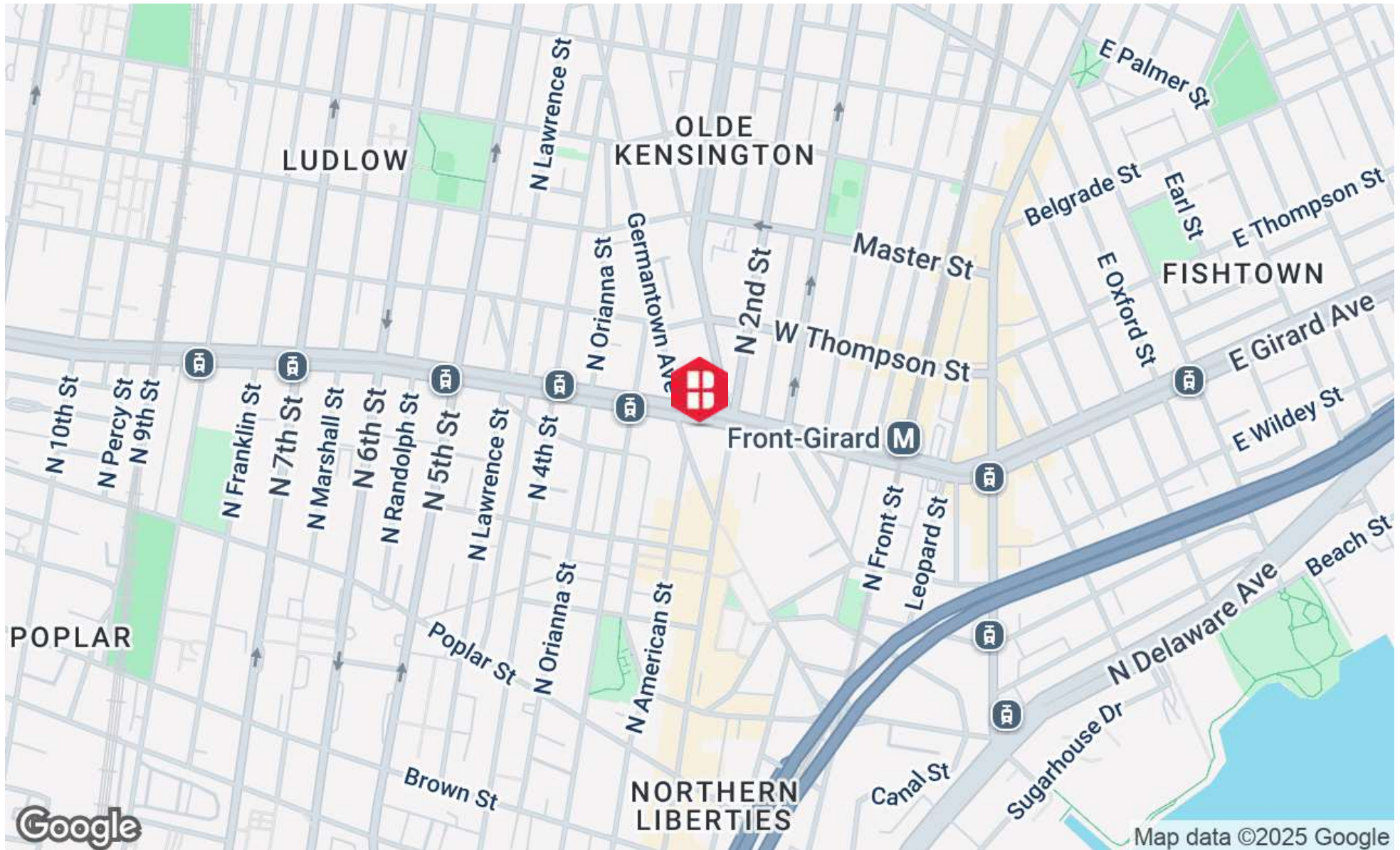
- 9,700 SF of Retail Space
- 0.35 Acres
- 0% Occupancy after 12/31/26
- \$10,499 (Est. 2025 taxes)
- Strong community with nearby cultural landmarks
- Growing neighborhood with rising property values
- CMX-3 zoning allows flexible commercial use
- Located in the heart of Northern Liberties, this property is just steps from Girard Station and I-95. The site offers excellent accessibility in a walkable, bike-friendly neighborhood. Surrounded by popular restaurants, national retailers, and cultural landmarks, this location is ideal for businesses seeking visibility in one of Philadelphia's most vibrant commercial corridors.



ADDITIONAL PHOTOS



LOCATION MAP

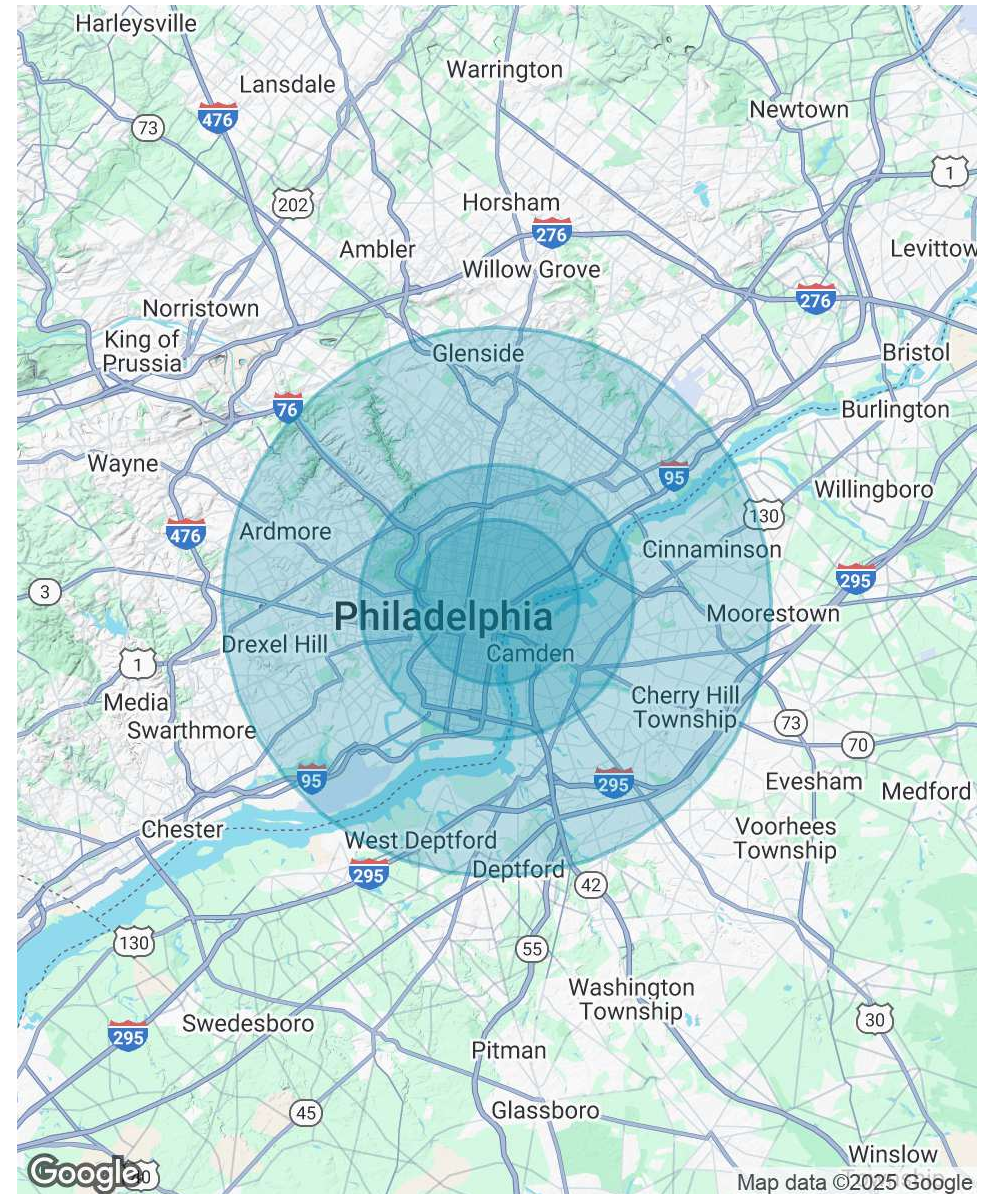


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	484,826	954,829	2,291,597
Average Age	37	37	39
Average Age (Male)	36	37	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	213,859	400,276	923,219
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$93,450	\$82,778	\$96,082
Average House Value	\$399,818	\$327,530	\$322,330

Demographics data derived from AlphaMap





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