RETAIL SPACE AND OUT PARCEL | 1,000SF TO 13,000SF | FOR LEASE Plaza Allegheny | West Allegheny & 3rd St. | Philadelphia, PA 19133





1,000 SF -13,000 SF Spaces Available

+/-] ACRE Out Parcel Size

IMMEDIATE Availability

SALE/RENT

Upon Request

PROPERTY INFORMATION

- For Lease: End cap (with drive-thru possible) 1,500 SF;
 Inline 1,000 SF and Outparcel 6,000 to 13,000 SF
- Located at the signalized intersection of N. 3rd Street & Allegheny Ave.
- · Ample parking and access to public transportation
- Situated across from Maria De Los Santon Health Center
- Join Save A Lot, Advance Auto Parts, The Laundry Cafe, Metro PCS, Little Caesar's and many others
- Ideal for Take Out, Restaurants, Nail Salon, Beauty Supply, Medical and many other opportunities

Demographics	1 Mile	2 Miles	3 Miles
Population	65,938	262,939	451,846
Average HH Income	\$51,329	\$67,286	\$75,718
Total Businesses	1,769	6,620	13,058
Number of Employees	20,040	60,170	119,506
Traffia Caurata NALAlla ala arriv Arra 8 NI Zual Ct. 10 (CO ADT			

Traffic Counts W Allegheny Ave & N 3rd St: 18,469 ADT *Data Source: Sites USA REGIS" 2023

For More Information David DePetris Mi Please Contact: 610-941-4034 x107 61 856-912-1165 cell 21 Ddepetris@lpre.com Mk

MICHAEL KAUFFMAN 610-941-4034 x111 215-882-2125 cell mkauffman@lpre.com



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 121024

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LEGEND

PROPERTIES INC

COMMERCIAL REAL ESTATE



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LEGEND RETAIL SPACE AND OUT PARCEL | 1,000sf to 13,000sf | For LEASE Plaza Allegheny | West Allegheny & 3rd St. | Philadelphia, PA 19133 PROPERTIES INC COMMERCIAL REAL ESTATE Li DEMOGRAPHICS Demo Data & M VEST OAK LANE INT AIRY Awbury Arboretum LAWNDALE 1 Mile Population 2 Miles 3 Miles ORTHWEST 3 mi Radius LAWN CREST ILADELPHIA 65,938 4019 EAST Population (Est. 2023) 262,939 451,846 GERMANTOWN OXFORD Projected Population (2028) 62.960 256,113 444,242 LAWNCREST LOGAN/ OLNEY 4007 OGONTZ/ FERN ROCK WOlney Ave -0.9% Projected Annual Growth (2023 to 2028) -0.5% -0.3% W Tabor Rd E Tabor Rd 2 mi Radius homas 13 **Daytime Population** NEY-OAK efferson Pratt St GERMANTOWN versity East 1.769 Total Businesses (2023) 6,620 13,058 s Campus 0 Number of Employees (2023) 20.040 60,170 28,167 EAST FALLS 1 mi Radius FRAN FORD 611 PHIA ABBOTSFORD FELTONVILLE Income NICETOWN HOMES TIOGA E Luzerne St \$51.329 Average HH Income (Est. 2023) \$67,286 \$75,718 15 E Erie Ave ALLEGHEN Median HH Income (2023) \$32,758 WEST \$46,622 \$55,446 HARROWGAT E Allegheny W Lehigh Ave Households & Growth NGTON FOR KENS STRAWBERR 21.569 MANSION Households 90,330 168,429 PORT RICHM ND Temple 21,246 91,004 172,968 Projected HH (2028) 25th University rmour 39.1% 5 HH Growth with Children (2023 to 2028) rk-31.3% 27.8% CECIL B 115 NOORE 55 N Detay PENNSYLVANIA 100 BREWERYTOWN NEW JERSEY Education W Girard Ave 35.4% High School Graduate 36.3% 33.5% 76 TITh St IRMOUNT Some College 14.7% 15.3% 15.6% Petty is NORTHERN ŝ LIBERTIES

Graduate

Traffic Counts:

Bachelor Degree

W Allegheny Ave & N 3rd St: 18,469 ADT

8.5%

4.4%

13.4%

8.2%

16.4%

11.0%

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IT-Y-Market St

105

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Spring Garden St

676

OLD CITY

NORTH CAMDEN

CENTER CITY

676

Philadelphia

LOGAN SQUARE

Market St.

BIEDMAN

ROSED

EAST CAMDEN

ABLETT VILLAGE