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COMMERCIAL



RETAIL PROPERTY FOR SALE / LEASE

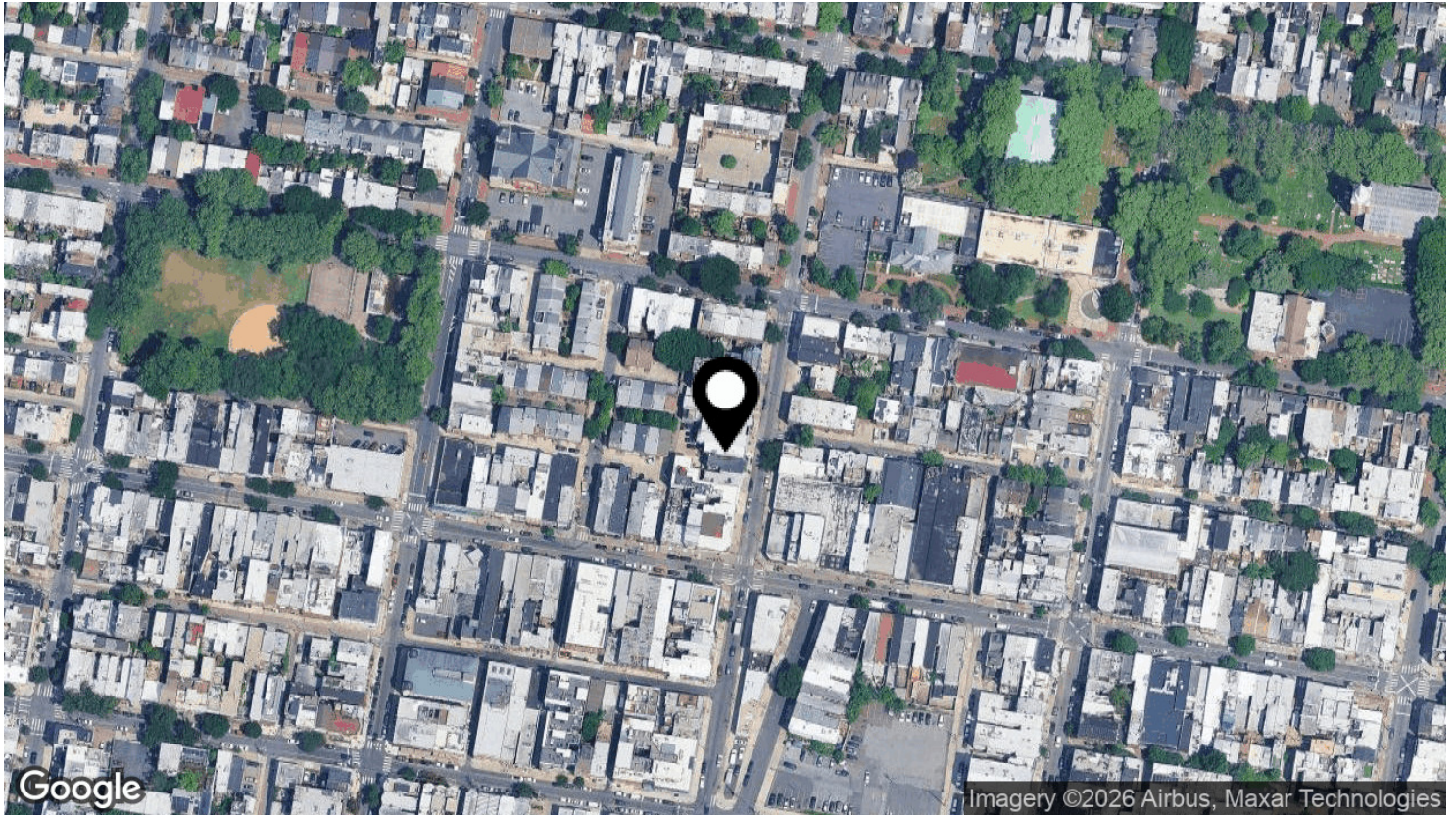
522 S 5TH ST

Philadelphia, PA 19147

PROPERTY SUMMARY

522 S 5th St | Philadelphia

RETAIL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Introducing 522 S 5th St, a prime investment opportunity in Philadelphia. This 2,493 SF building, constructed in 1900, holds immense potential for retail and street retail investors. Zoned RM1, it offers versatile usage options in a bustling area. Ideal location directly on 5th street in busy Queen's Village neighborhood. The property features 800sf of ground floor retail with another 800sf of unfinished space in the basement, ideal for storage. It boasts previous restaurant use with kitchen equipment and hood in place, making it ready for culinary ventures. Additionally, 2 parking spaces in the back are available for lease at \$300 per month, adding convenience for tenants or customers.

LOCATION DESCRIPTION

Discover the vibrant energy of historic Philadelphia at the doorstep of this prime retail location in Queen Village. Nestled in the heart of South Street, the area is renowned for its eclectic mix of shops, restaurants, and entertainment venues. The neighborhood's dynamic atmosphere and diverse foot traffic make it an ideal destination for retail businesses. With renowned landmarks like the Liberty Bell, Independence Hall, and the bustling Italian Market within walking distance, the location offers unparalleled visibility and access. Future tenants can capitalize on the area's rich cultural heritage and strong tourist appeal. Experience the best of Philadelphia's retail scene at this sought-after location on 5th Street in Queen Village.

OFFERING SUMMARY

Lease Rate:	\$3,500 /mn
Available SF:	1,600 SF
Building Size:	2,493 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,983	12,334	39,224
Total Population	5,546	22,368	71,752
Average HH Income	\$226,540	\$195,242	\$153,799

PHOTOS

522 S 5th St | Philadelphia

RETAIL PROPERTY FOR SALE / LEASE



PHOTOS

522 S 5th St | Philadelphia

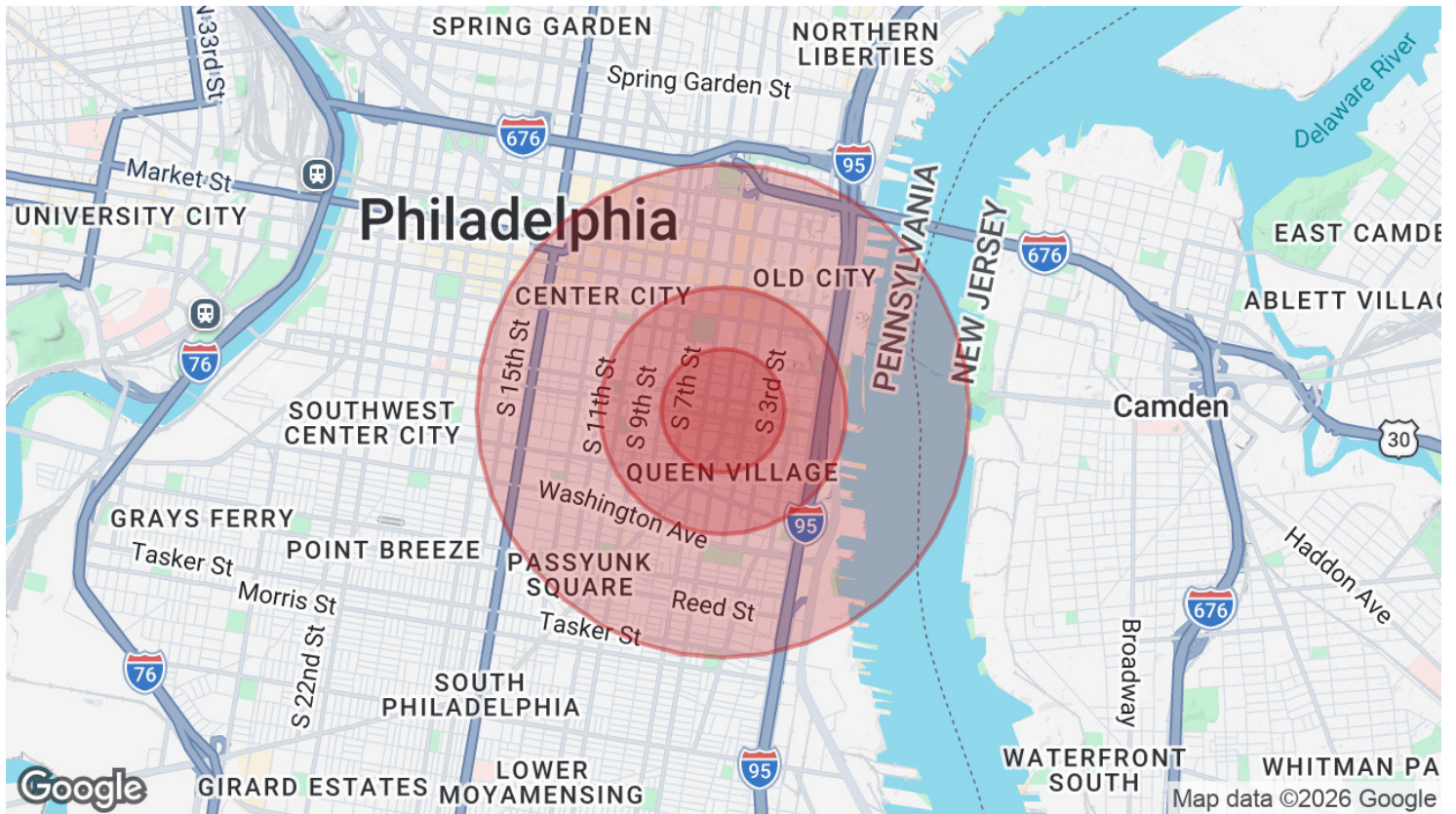
RETAIL PROPERTY FOR SALE / LEASE



DEMOGRAPHICS MAP & REPORT

522 S 5th St | Philadelphia

RETAIL PROPERTY FOR SALE / LEASE



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,546	22,368	71,752
Average Age	36.0	42.1	37.4
Average Age (Male)	36.4	42.3	37.6
Average Age (Female)	35.1	41.9	37.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,983	12,334	39,224
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$226,540	\$195,242	\$153,799
Average House Value	\$770,701	\$673,610	\$584,447

2023 American Community Survey (ACS)

TEAM DEAL

522 S 5th St | Philadelphia

RETAIL PROPERTY FOR SALE / LEASE



Jennifer Houghton

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Pro Coach, McCann Commercial**

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