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RETAIL PROPERTY FOR SALE

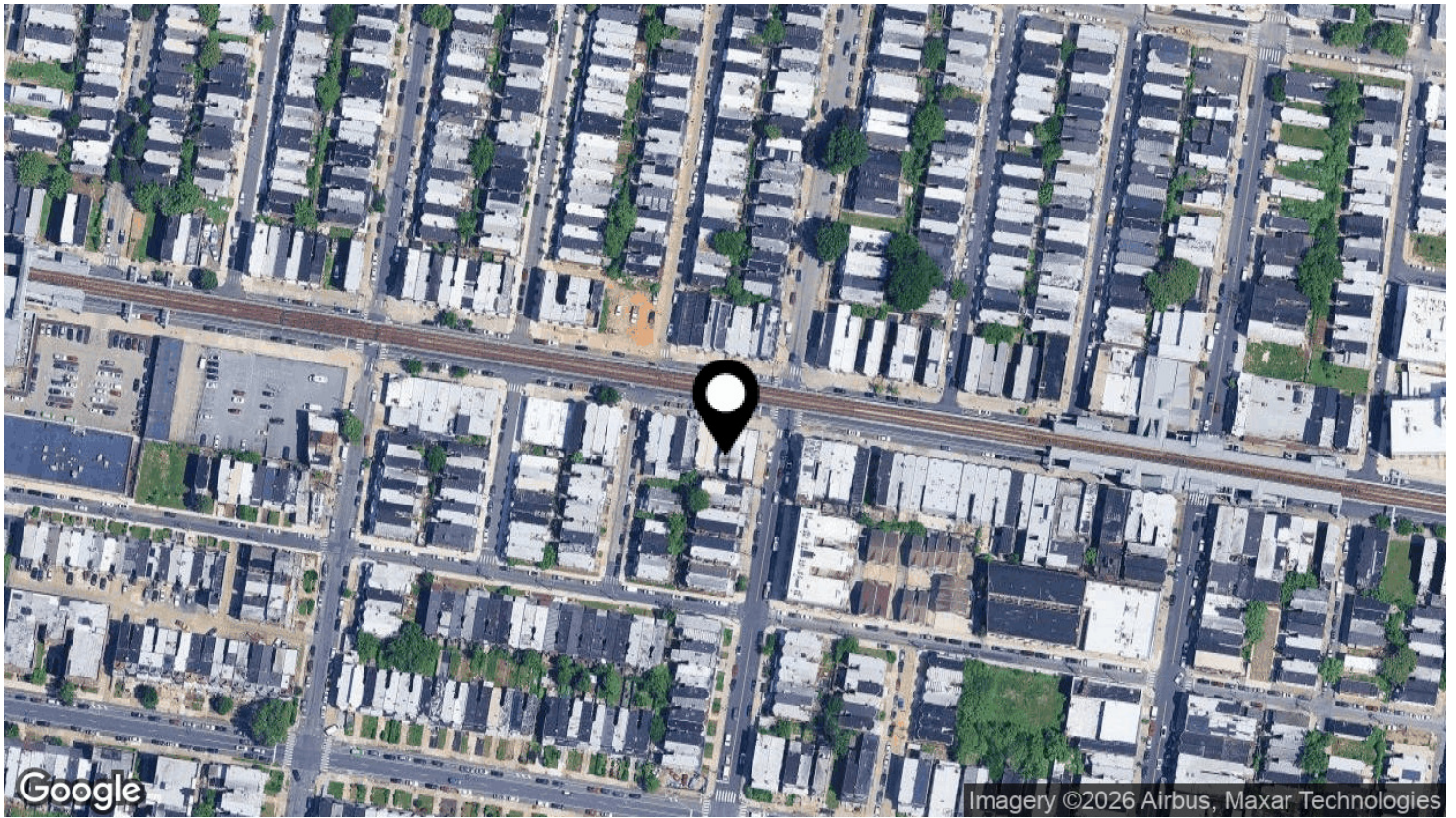
6104 MARKET ST

Philadelphia, PA 19139

# PROPERTY SUMMARY

6104 Market St | Philadelphia

RETAIL PROPERTY FOR SALE



## PROPERTY DESCRIPTION

Turnkey investment property located along the Market Street corridor with convenient access to public transportation. Renovated in 2016, the property benefits from 4 years of remaining tax abatement on improvements. Each unit features in-unit washer and dryer, separate central AC/heat, and modern appliances. Utilities are efficiently managed with sub-metered water and separate electrical metering, while updated systems and recent construction allow for streamlined management and low operating expenses.

## LOCATION DESCRIPTION

Investment opportunity in vibrant West Philadelphia! Located on the south side of Market St, near 61st Street, this area offers a mix of retail and dining options, attracting steady foot traffic. Easily accessible to the bustling 69th Street Transportation Center and renowned universities, this dynamic neighborhood presents an enticing prospect for retail investors seeking a flourishing commercial landscape.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$375,000
<b>Lot Size:</b>	1,139 SF
<b>Building Size:</b>	2,376 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	1,769	7,235	29,615
<b>Total Population</b>	3,943	17,606	71,347
<b>Average HH Income</b>	\$52,511	\$51,052	\$56,188

# PHOTOS

6104 Market St | Philadelphia

RETAIL PROPERTY FOR SALE



# INCOME & EXPENSES

6104 Market St | Philadelphia

RETAIL PROPERTY FOR SALE

	Monthly	Annual
<b>Income</b>		
Total Rental Revenue	\$3,525	\$42,300
Vacancy Rate	5%	5%
Vacancy Allowance	\$ (176)	\$ (2,115)
Tenant Fees and Chargebacks (Annual)	\$456	\$5,474
<b>Effective Gross Income</b>	<b>\$3,805</b>	<b>\$45,659</b>
<b>Expenses</b>		
General Maintenance	\$250	\$3,000
Management Fee - 5%	\$176	\$2,115
Insurance	\$167	\$2,000
Fees and Licensing	\$92	\$1,100
Taxes	\$65	\$776
Water	\$133	\$1,600
Electricity	\$205	\$2,455
Fire Alarm	\$75	\$900
Sprinkler	\$31	\$375
<b>Total Expenses</b>	<b>\$1,193</b>	<b>\$14,321</b>
Expense Ratio	31.37%	31.37%
<b>NOI</b>	<b>\$2,612</b>	<b>\$31,388</b>
<b>Cap Rate @ \$375,000 Sale Price</b>		<b>8.36%</b>

# RENT ROLL

6104 Market St | Philadelphia

RETAIL PROPERTY FOR SALE

Unit	Bd/Ba	Sf	Lease Exp	Total Rent Monthly	Total Rent Annual
Unit A	Comm	766	Jun 2026	\$1,000	\$12,000
Unit B	2/1	660	Oct 2026	\$1,250	\$15,000
Unit C	2/1	653	Dec 2026	\$1,275	\$15,300
<b>Totals</b>	<b>5/3</b>	<b>2,079</b>		<b>\$3,525</b>	<b>\$42,300</b>

# DEMOGRAPHICS MAP & REPORT

6104 Market St | Philadelphia

RETAIL PROPERTY FOR SALE

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Population</b>	3,943	17,606	71,347
<b>Average Age</b>	36.9	35.5	33.4
<b>Average Age (Male)</b>	31.9	33.5	32.9
<b>Average Age (Female)</b>	40.6	39.1	35.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	1,769	7,235	29,615
<b># of Persons per HH</b>	2.2	2.4	2.4
<b>Average HH Income</b>	\$52,511	\$51,052	\$56,188
<b>Average House Value</b>	\$110,390	\$128,029	\$136,105

2023 American Community Survey (ACS)



# DEAL TEAM

6104 Market St | Philadelphia

RETAIL PROPERTY FOR SALE



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