

4310 CLARISSA STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

1,575 SF
0.96 Acres

PROPERTY HIGHLIGHTS

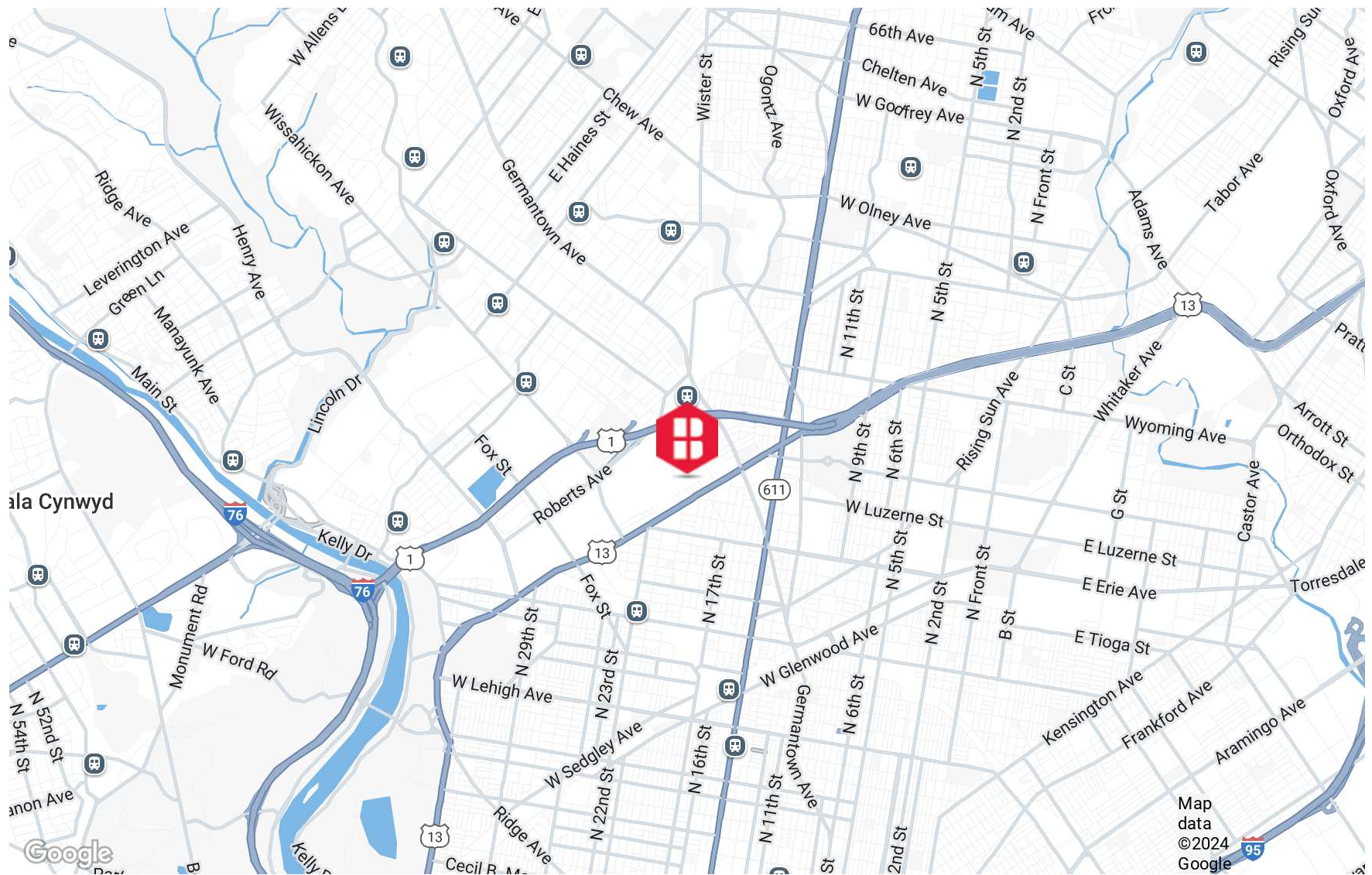
- 1,575 SF on .96 Acres
- Frontage to North Clarissa Street
- Gated Lot
- This site is located in Nicetown in Northwest Philadelphia with quick access to major highways, such as Route 1 and I-76. This neighborhood is serviced by the Wayne Junction Station on the SEPTA Regional Rail and Hunting Park Station on the SEPTA Subway.
- **Accessible Locations:**
 - 0.3 miles – Wayne Junction SEPTA Regional Rail
 - 0.7 miles – Route 1 (Roosevelt Expressway)
 - 0.7 miles – Hunting Park Station SEPTA Subway
 - 2.6 miles – I-76
 - 5.5 miles – I-95
 - 7 miles – Tacony-Palmyra Bridge
 - 7 miles – Center City Philadelphia
 - 16.1 miles – Philadelphia International Airport

- **I-2 – Medium Industrial Permitted Uses:**

This zoning allows for light industrial uses that may cause noise, vibration, and odor.

Wholesale, Distribution, & Storage Use • Equipment & Material Storage Yards & Buildings • Moving & Storage Facilities • Warehouse • Wholesale Sales & Distribution • Distributor of Malt or Brewed Beverages Industrial Use • Limited Industrial • General Industrial • Research & Development • Trucking & Transportation Terminals • Artist Studios/Artisan Industrial Additional Permissible Uses • Caretaker Quarters • Passive Recreation • Safety Services • Transit Station • Basic Utilities & Services • Major Utilities & Services • Wireless Service Facility • Business & Professional Office • Government Office • Group Practitioner • Building Supplies & Equipment • Building Services • Financial Services • Maintenance & Repair of Consumer Goods • Marina • Radio, Television, & Recording Services • Commercial/Personal Vehicle Repair & Maintenance • Commercial/Personal Vehicle Sales & Rental • Vehicle Fueling Station • Vehicle Paint Finishing

AREA MAP



DEMOGRAPHICS MAP & REPORT

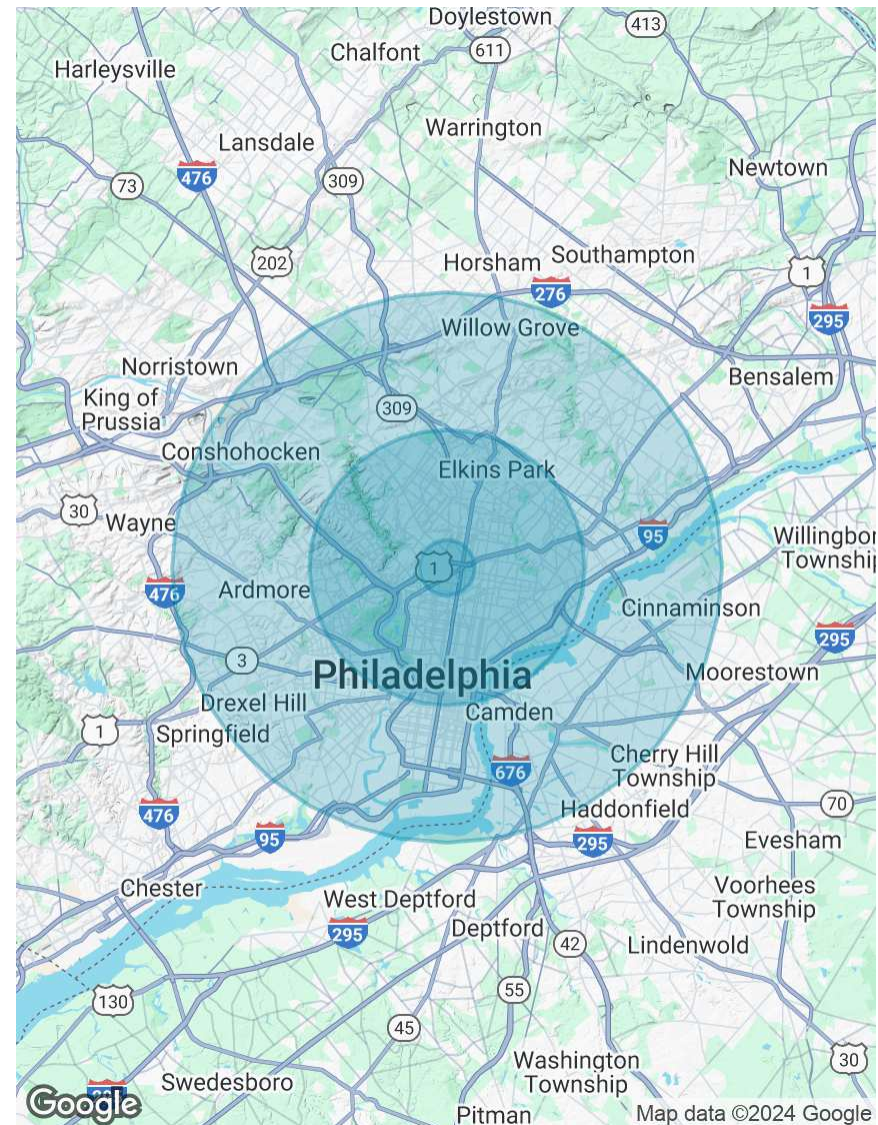
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	38,058	986,266	2,296,154
Average Age	40	38	39
Average Age (Male)	39	37	38
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	15,792	413,459	917,624
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$52,823	\$87,839	\$99,207
Average House Value	\$188,313	\$322,964	\$342,375

Demographics data derived from AlphaMap



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