

MIXED USE BUILDING FOR SALE

WEST PHILADELPHIA MIXED USE BUILDING

1012 South 52nd Street, Philadelphia, PA 19143



PROPERTY DESCRIPTION

Alford is a corner building with an in place retail tenant and six residential units that are in Shell Lake condition. The units were gutted and all the walls are open.

The current retail tenant has an in place lease for another three years.

PROPERTY HIGHLIGHTS

- Located along primary artery
- In place retail tenant
- Corner property
- Added value with renovation of residential units

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	3,520 SF
Building Size:	4,488 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,011	8,091	28,903
Total Population	4,673	19,502	68,078
Average HH Income	\$61,763	\$66,552	\$66,770

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ANDRE WATSON

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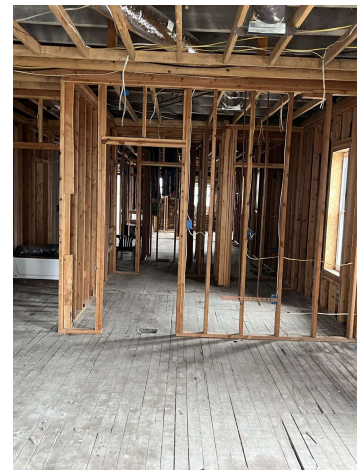
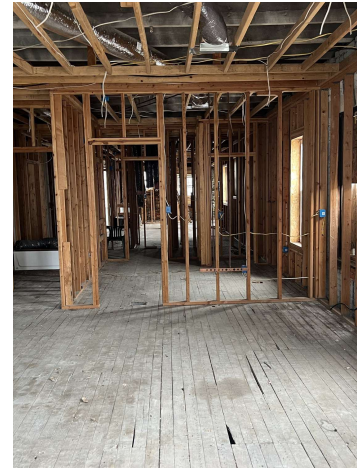
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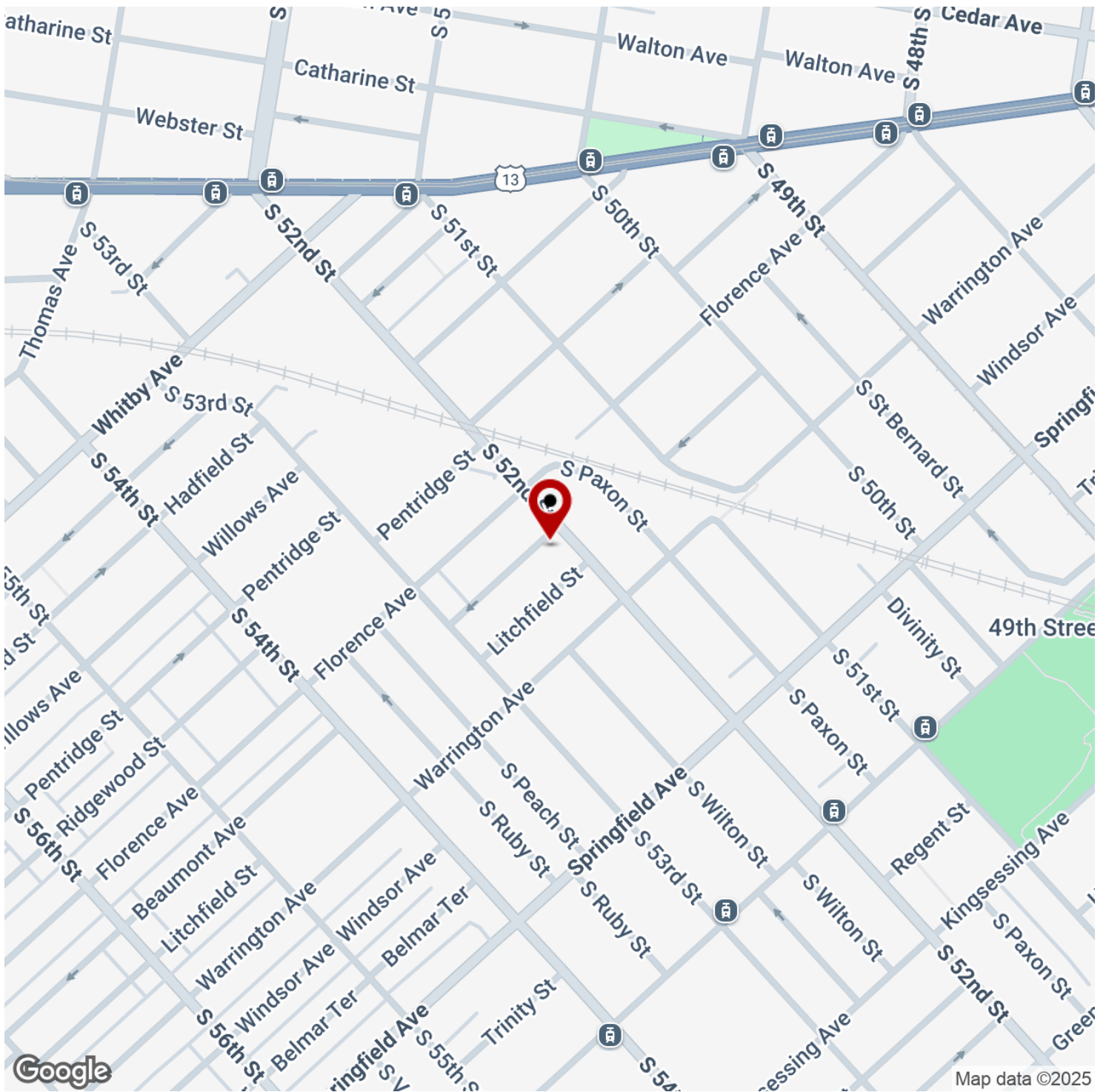
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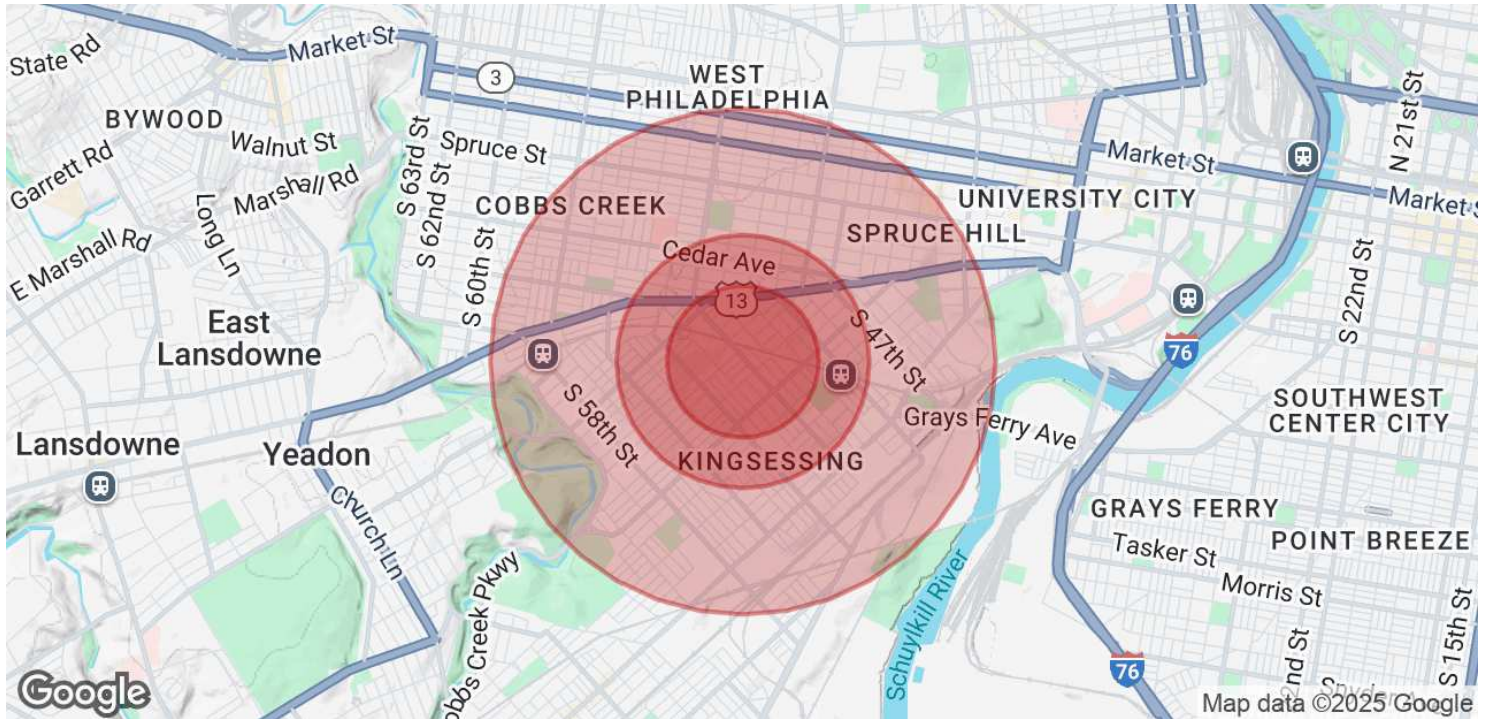
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,673	19,502	68,078
Average Age	38	39	38
Average Age (Male)	37	37	36
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,011	8,091	28,903
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$61,763	\$66,552	\$66,770
Average House Value	\$271,212	\$268,421	\$306,543

Demographics data derived from AlphaMap

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