

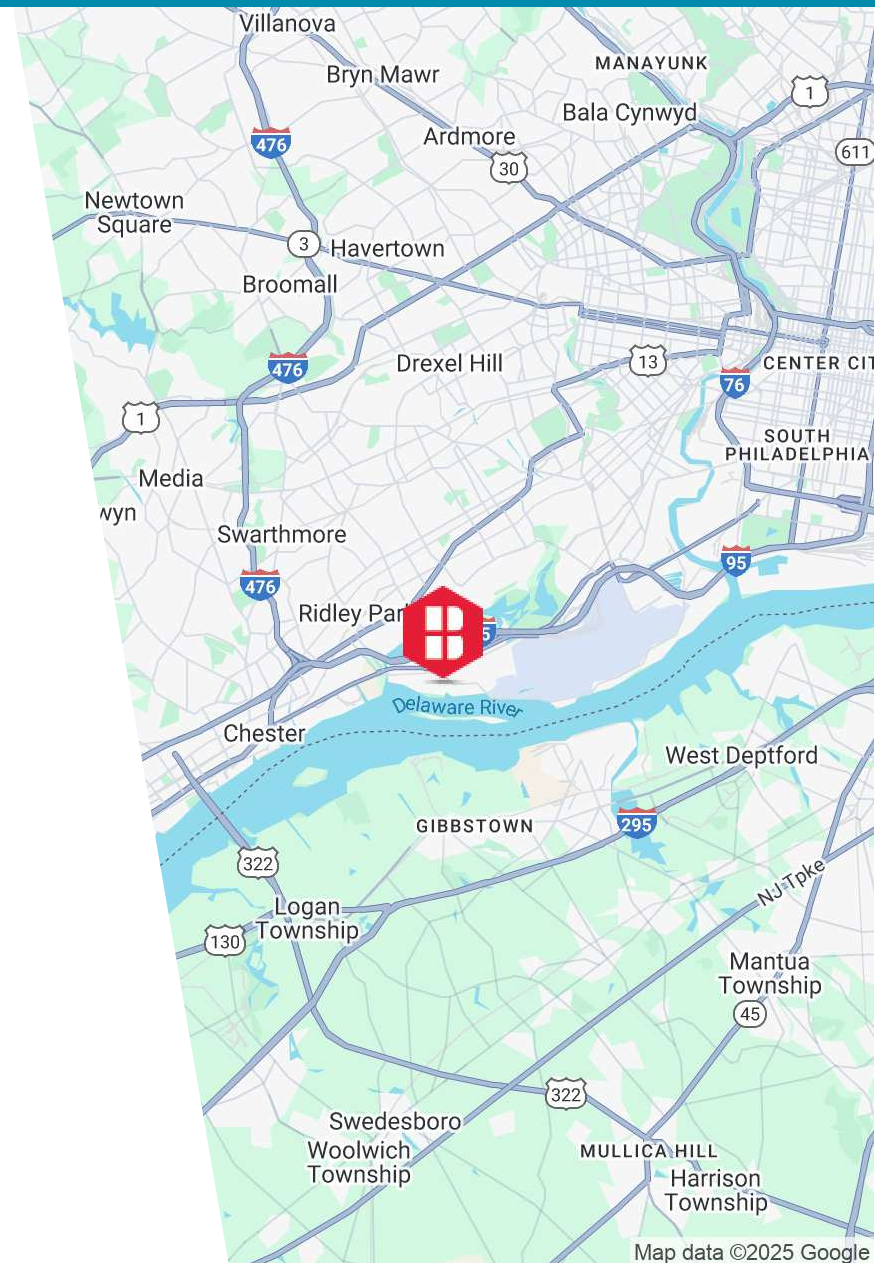
616 EAST 2ND STREET
ESSINGTON, PA

AVAILABLE FOR SALE AND LEASE
INDUSTRIAL PROPERTY

7,434 SF
0.24 Acres

PROPERTY HIGHLIGHTS

- 7,434 SF on .24 Acres
- Two (2) Drive-in Doors (12' x 12' & 11' x 11'6")
- 11'6" – 15'8" clear ceiling heights
- Multiple private offices
- Multiple bathrooms
- Zoned W1 - Waterfront (Tinicum Township)
- The subject property is well located, offering near immediate access to Route 291, the main thoroughfare in the area. Additionally, the subject property is located minutes from I-95, which provides access to the Philadelphia International Airport, the City of Philadelphia, and the entire region.



INTERIOR PHOTOS



EXTERIOR PHOTOS



DEMOGRAPHICS MAP & REPORT

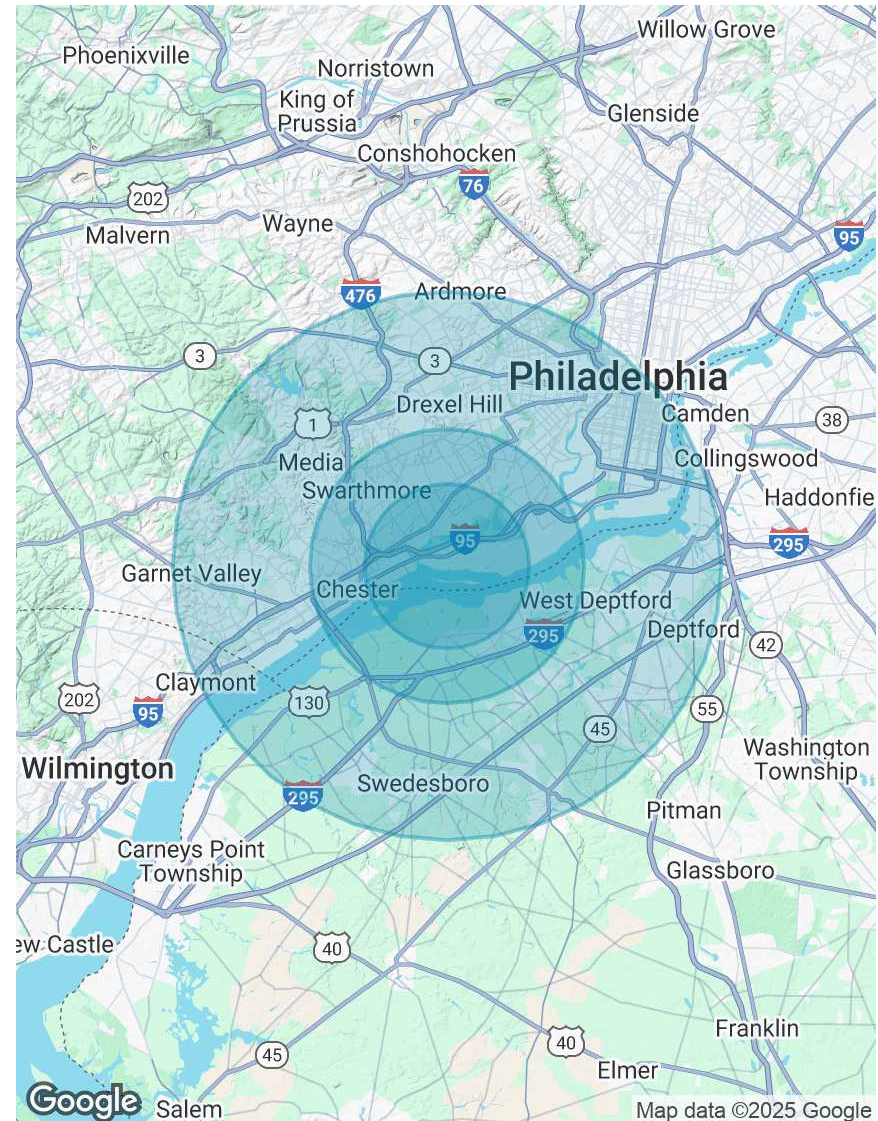
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	65,640	222,168	1,144,047
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	25,519	84,649	463,619
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$92,314	\$95,826	\$110,737
Average House Value	\$225,072	\$253,762	\$369,274

Demographics data derived from AlphaMap



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