



INDUSTRIAL PROPERTY FOR LEASE

3475 COLLINS ST #108

Philadelphia, PA 19134

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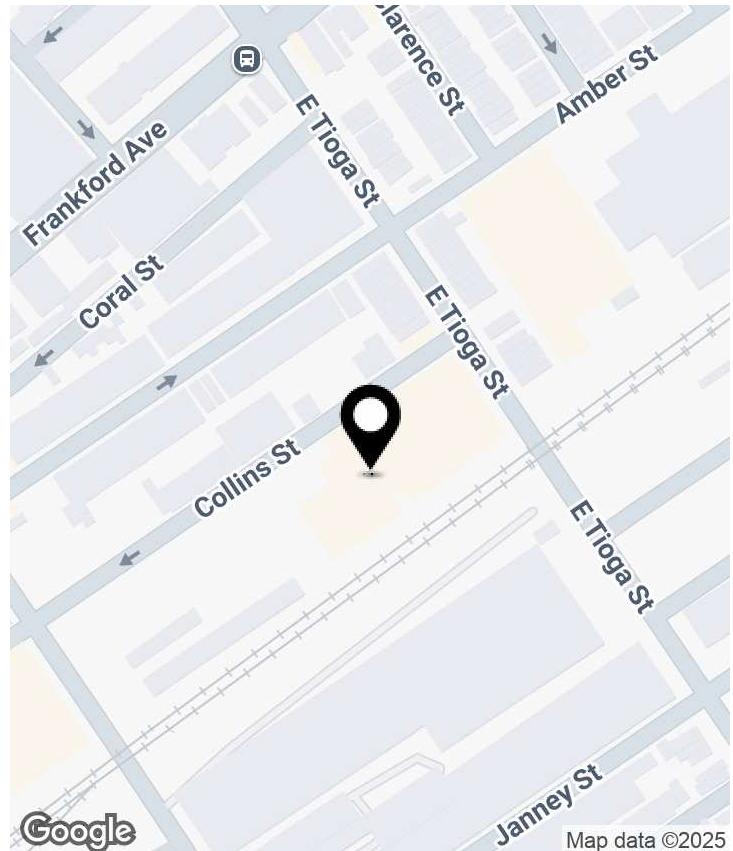
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

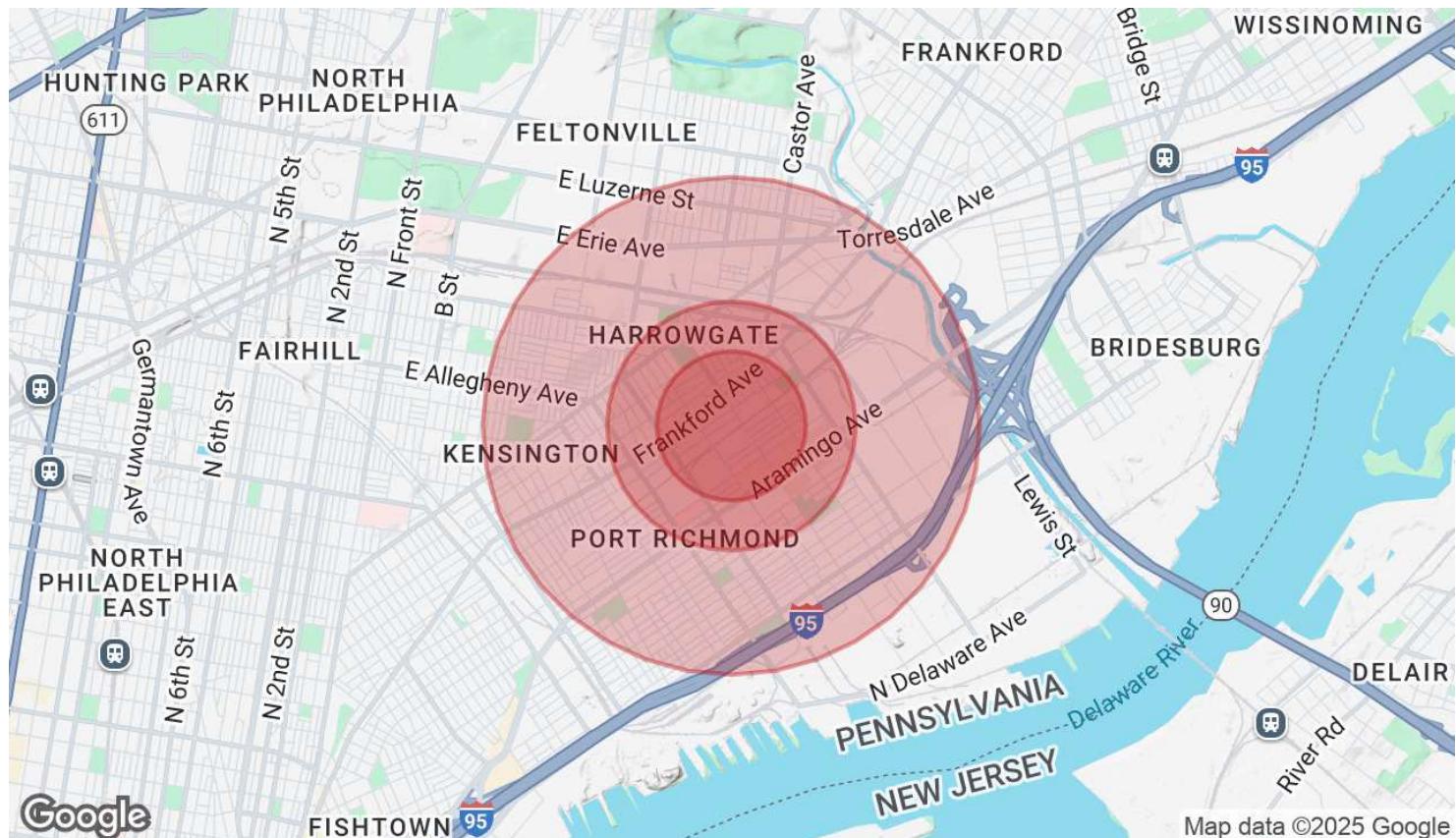
Here is your new hybrid live/work space. Live where you work!!! The I-2 zoning allows mixed use Industrial/Residential Living Space so you can live in this unit and create all night long. Located in Port Richmond almost immediately off of I-95, adjacent to the bustling Kensington Pub, Collins St. Lofts, & Tioga St. lofts, this up and coming area will have so much to offer you soon. The unit has 2 baths and a fully functioning, eat-in kitchen, and a type of loft space upstairs you can transform into private living quarters. This space is perfect for any artist or artisan who works with something that causes vibrations: music, sewing, light manufacturing, you will not be disturbing the peace here. The main area would be great as a gallery or performance area. Please note: even though the legal address is 3475 Collins St. unit 108, the entrance is at 2126 E. Tioga St.



OFFERING SUMMARY

Lease Rate:	\$2,000 per month
Number of Units:	1
Available SF:	2,000 SF
Building Size:	4,667 SF
Zoning	I-2
Year Built	1900

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,859	12,624	50,740
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,704	4,486	18,438
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$38,837	\$45,840	\$61,053
Average House Value	\$112,234	\$125,963	\$165,003

Demographics data derived from AlphaMap

INTERIOR PHOTOS



RETAILER MAP

