



INDUSTRIAL PROPERTY FOR LEASE

# 3475 COLLINS ST #108

Philadelphia, PA 19134

# TABLE OF CONTENTS

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## TABLE OF CONTENTS

CUSTOM PAGE	3
PROPERTY SUMMARY	4
DEMOGRAPHICS MAP & REPORT	5
ADDITIONAL PHOTOS	6
RETAILER MAP	7

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# DEAL TEAM

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**Bryan Clay**

*Associate*

M: 610.348.7490 | O: 610.520.0100  
6 Coulter Ave 2nd Fl, Ardmore PA 19003  
E: Bryan@McCannTeamCommercial.com



**Faith DeBlois Castillo**

*Associate, KW Empower*

M: 646.359.1625 | O: 215.627.3500  
1619 Walnut St 4th Floor, Philadelphia, PA 19103  
E: soldwithgoodfaith@gmail.com

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# PROPERTY SUMMARY

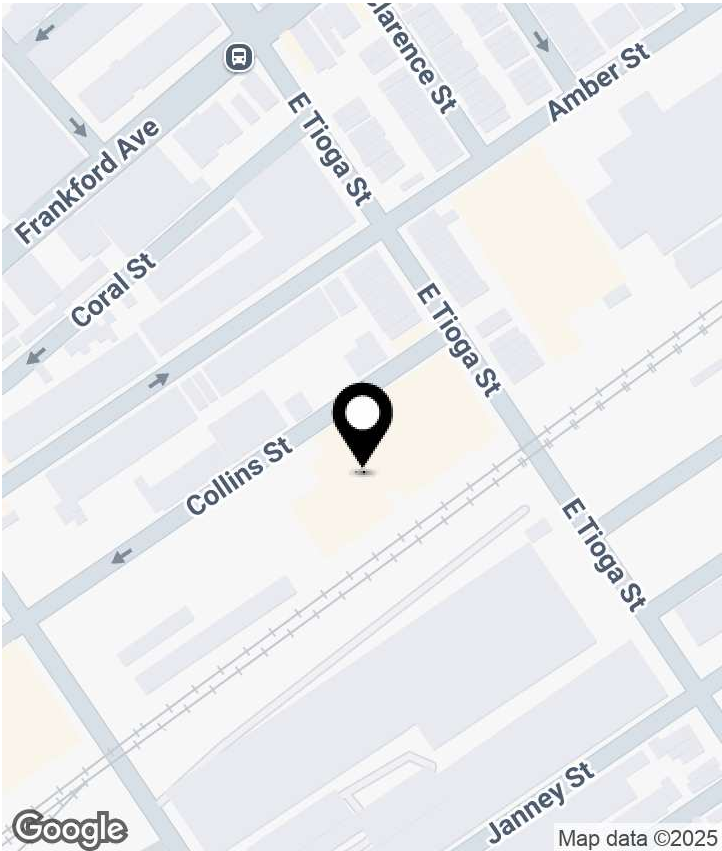


## PROPERTY DESCRIPTION

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.

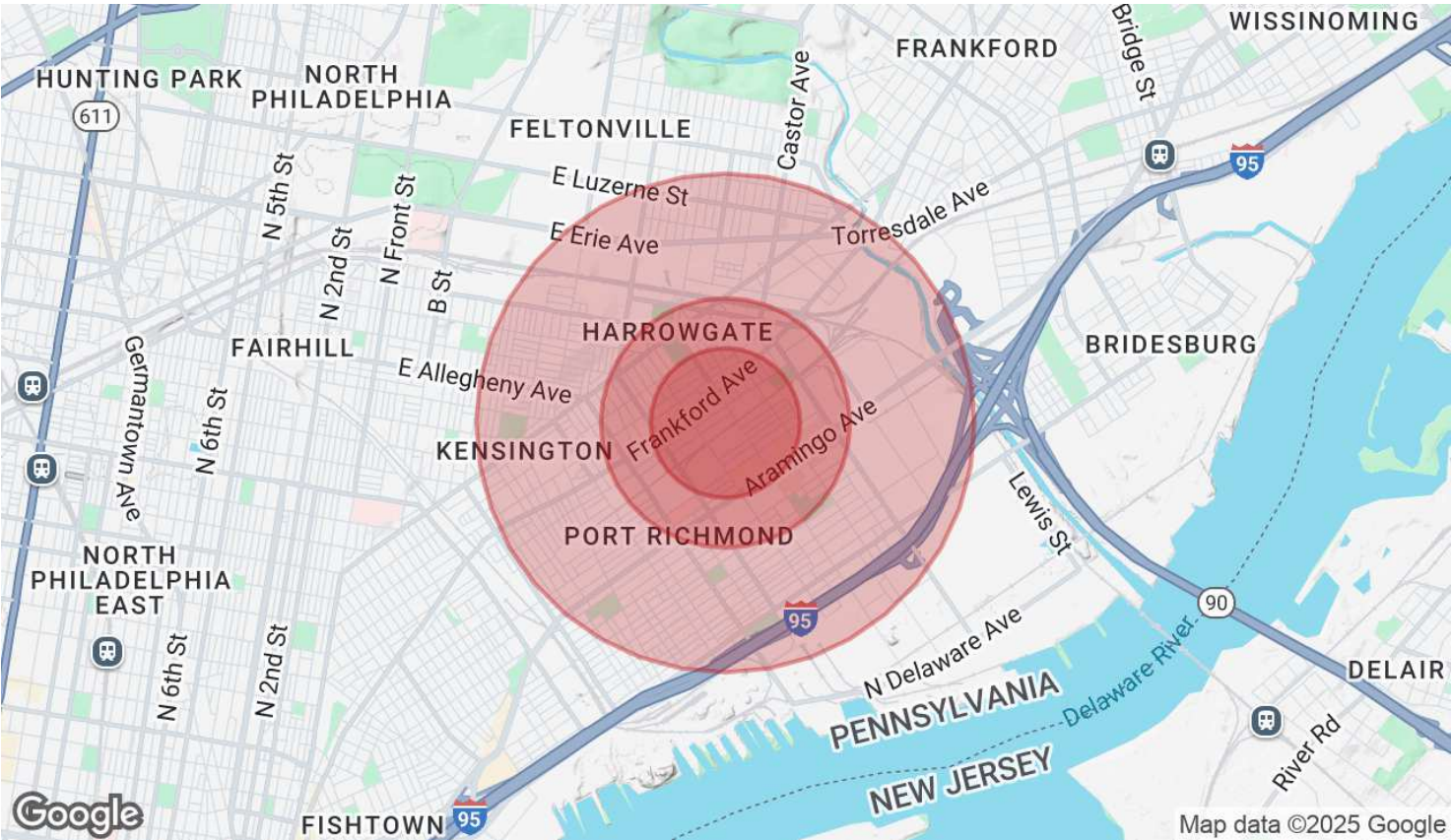
## OFFERING SUMMARY

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

