

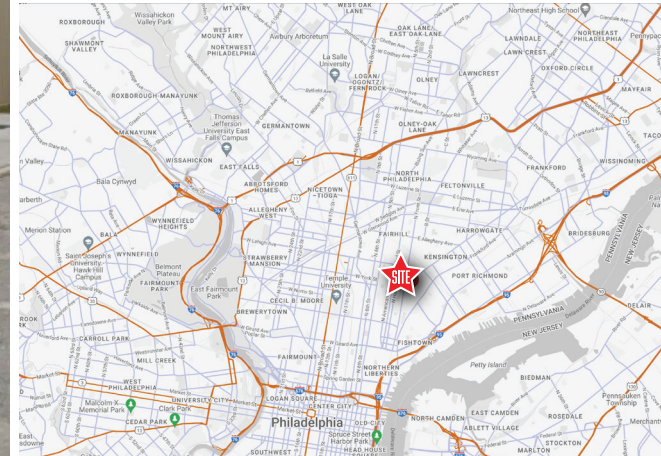
9,164 SF FREE-STANDING RETAIL BLDG | FOR LEASE

Former Family Dollar | 2459 Kensington Ave. | Philadelphia, PA 19125 | Philadelphia County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | 2459 Kensington Ave. | Philadelphia County

9,164 SF
Ground Floor

19,166 SF
Parcel Size

IMMEDIATE
Availability

LEASE
Upon Request

PROPERTY INFORMATION

- High exposure freestanding property at corner of Kensington & E. Letterly St. • Excellent visibility and access • Zoned CMX-3
- Rare for Kensington Ave - 10 offstreet parking spaces available
- Close proximity to expanding residential and commercial growth of the Fishtown trade area • Bus stop located in front of this property. Close to Huntingdon Metro Station
- Ideal for many Retail uses, Automotive, Medical/Dental, Laundromat

Demographics	.25 Mile	.5 Mile	1 Mile
Population	6,044	18,014	172,723
Average HH Income	\$90,269	\$86,612	\$77,687
Total Businesses	140	489	1,965
Number of Employees	1,565	4,201	13,552
Traffic Counts	Kensington Ave.: 3,768 VPD N Front St.: 3,222 VPD		

*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION
PLEASE CONTACT:

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LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 111424

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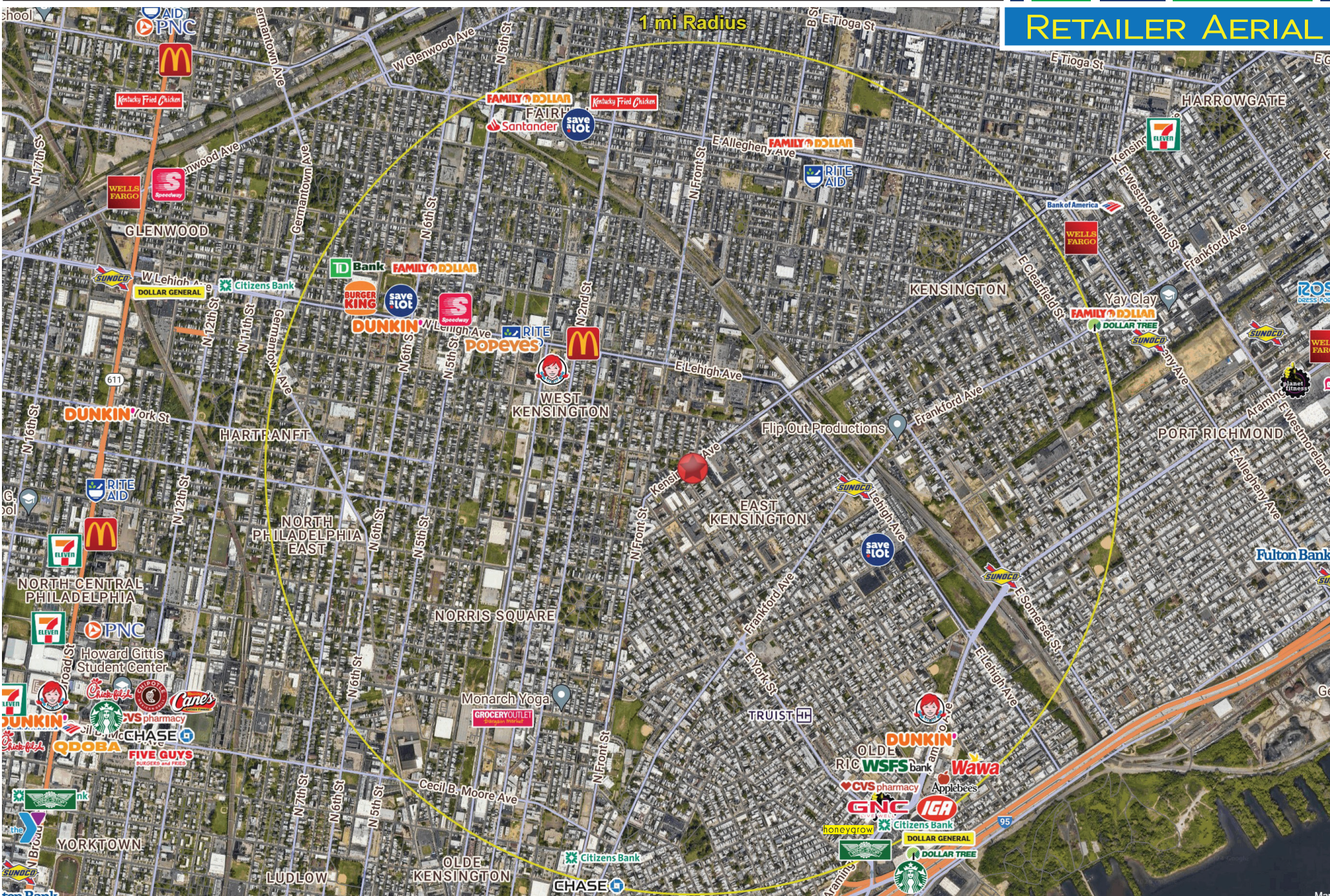
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RETAILER AERIAL



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SITE PLAN



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DEMOGRAPHICS

Population	.25 Mile	.5 Mile	1 Mile
Population (Est. 2024)	6,044	18,014	172,723
Projected Population (2029)	6,824	19,458	73,745
Projected Annual Growth (2024 to 2029)	2.6%	1.6%	0.3%

Daytime Population

Total Businesses (2024)	140	489	1,965
Number of Employees (2024)	1,565	4,201	13,552

Income

Average HH Income (Est. 2024)	\$90,269	\$86,612	\$77,687
Median HH Income (2024)	\$69,429	\$64,486	\$57,107

Households & Growth

Households	2,266	7,002	28,170
Projected HH (2029)	2,606	7,690	29,077
HH Growth with Children (2024 to 2029)	24.6%	25.7%	28.0%

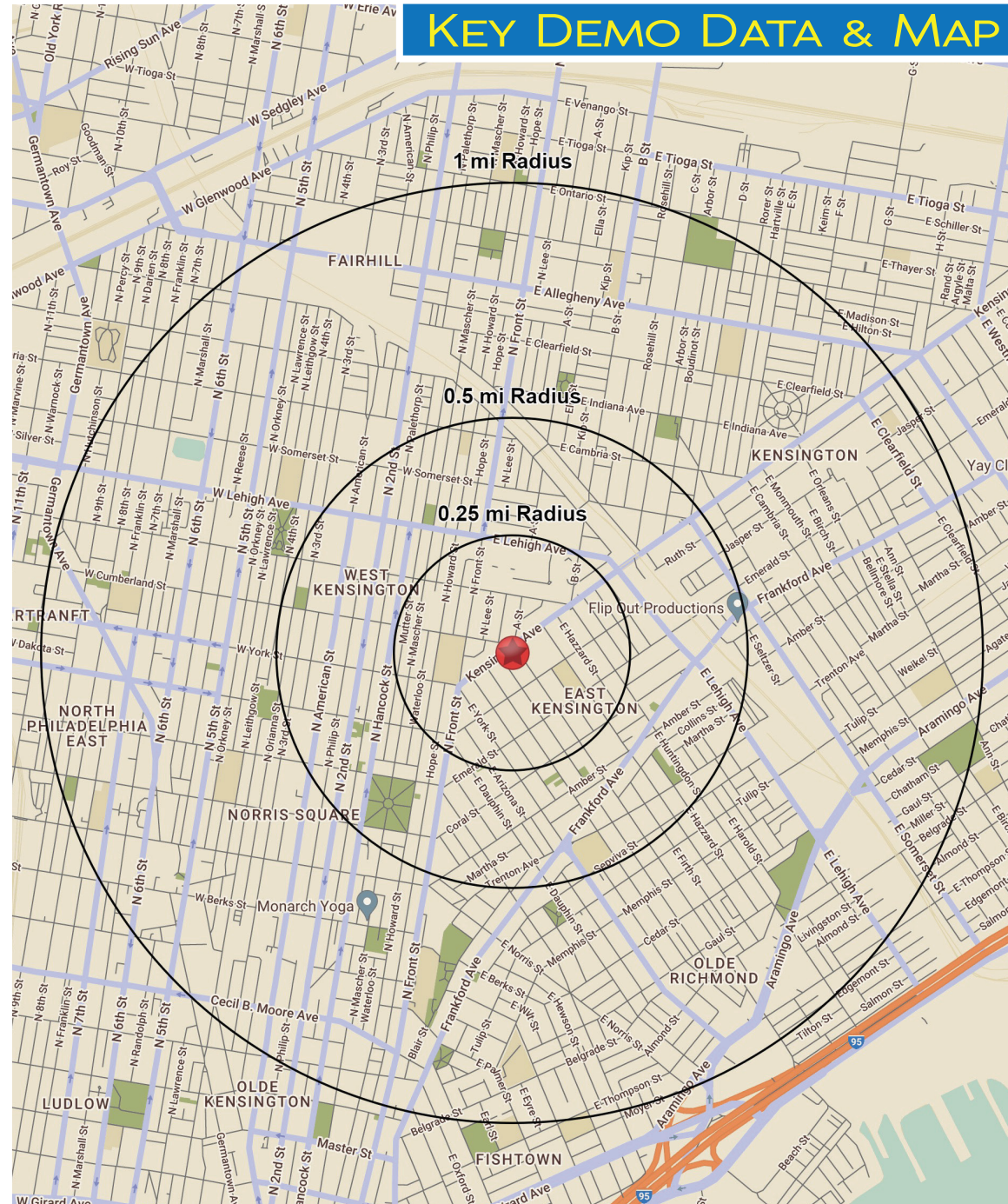
Education

High School Graduate	25.0%	24.3%	28.3%
Some College	7.4%	11.7%	14.4%
Bachelor Degree	23.1%	21.2%	18.2%
Graduate	21.0%	17.7%	12.7%

Traffic Counts: Kensington Ave.: 3,768 · N Front St.: 3,222 VPD

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KEY DEMO DATA & MAP



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