



**9-11 S 2ND STREET**  
PHILADELPHIA, PA

AVAILABLE FOR SALE

11,096 SF  
0.07 Acres

## PROPERTY HIGHLIGHTS

- 11,096 SF
- .07 Acres
- Zoned CMX3-Community Commercial Mixed-Use (City of Philadelphia)
- 38' Frontage on 2nd St.
- \$28,677 estimated 2025 taxes
- This property presents an exceptional chance to secure an asset situated in one of Center City Philadelphia's most sought-after commercial areas. Conveniently located near various SEPTA routes and major highways, the property is also just under one mile from the Ben Franklin Bridge.





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## DEMOGRAPHICS MAP & REPORT

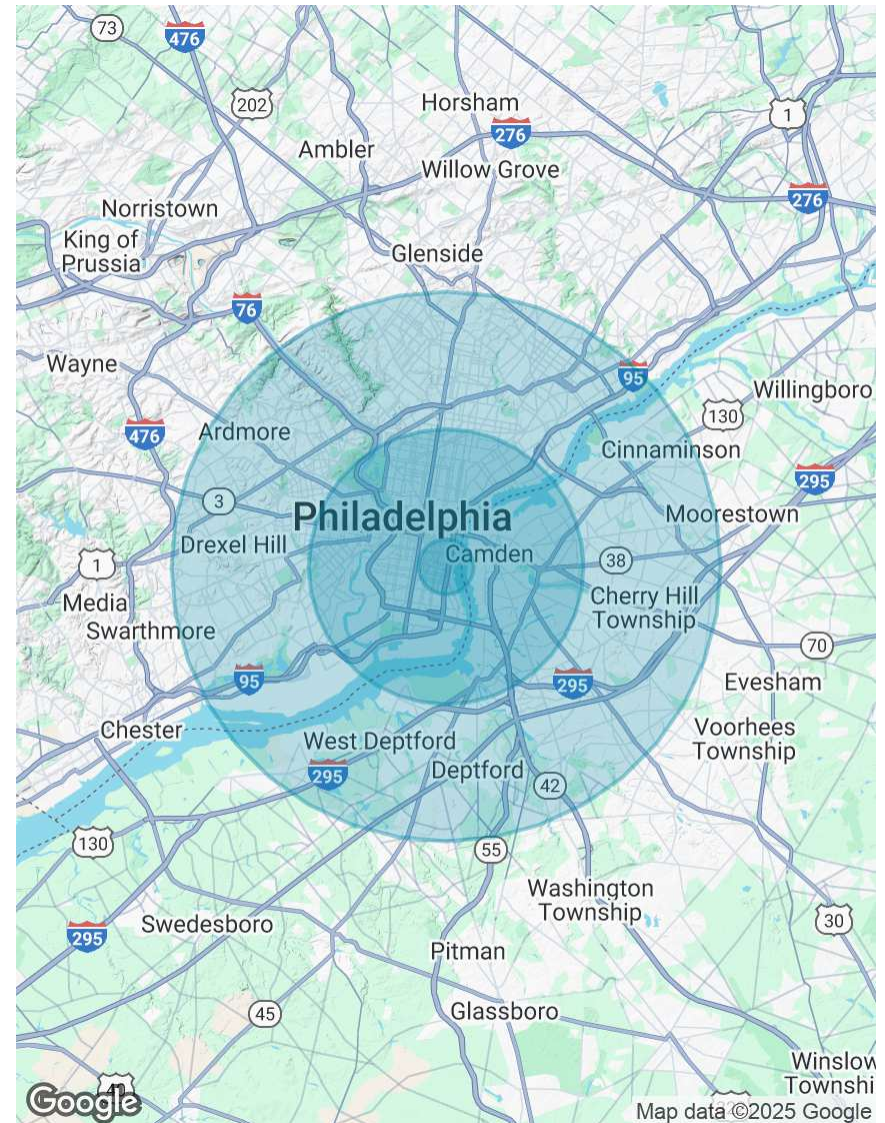
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	56,516	796,745	2,165,035
Average Age	37.7	34.6	36.7
Average Age (Male)	37.3	33.8	35.2
Average Age (Female)	38.4	36.1	38.4

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	29,909	369,931	931,416
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$114,693	\$66,668	\$72,157
Average House Value	\$449,625	\$228,222	\$207,339

2020 American Community Survey (ACS)





# CONTACT



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