

2602 COTTMAN AVENUE

# PHILADELPHIA, PA

2602 COTTMAN AVENUE

±1,000 SF AVAILABLE FOR LEASE

## SECOND GENERATION MEDICAL SPACE



get in touch.

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**DIRECTLY ACROSS FROM NEW  
REDEVELOPMENT OF ROOSEVELT MALL**



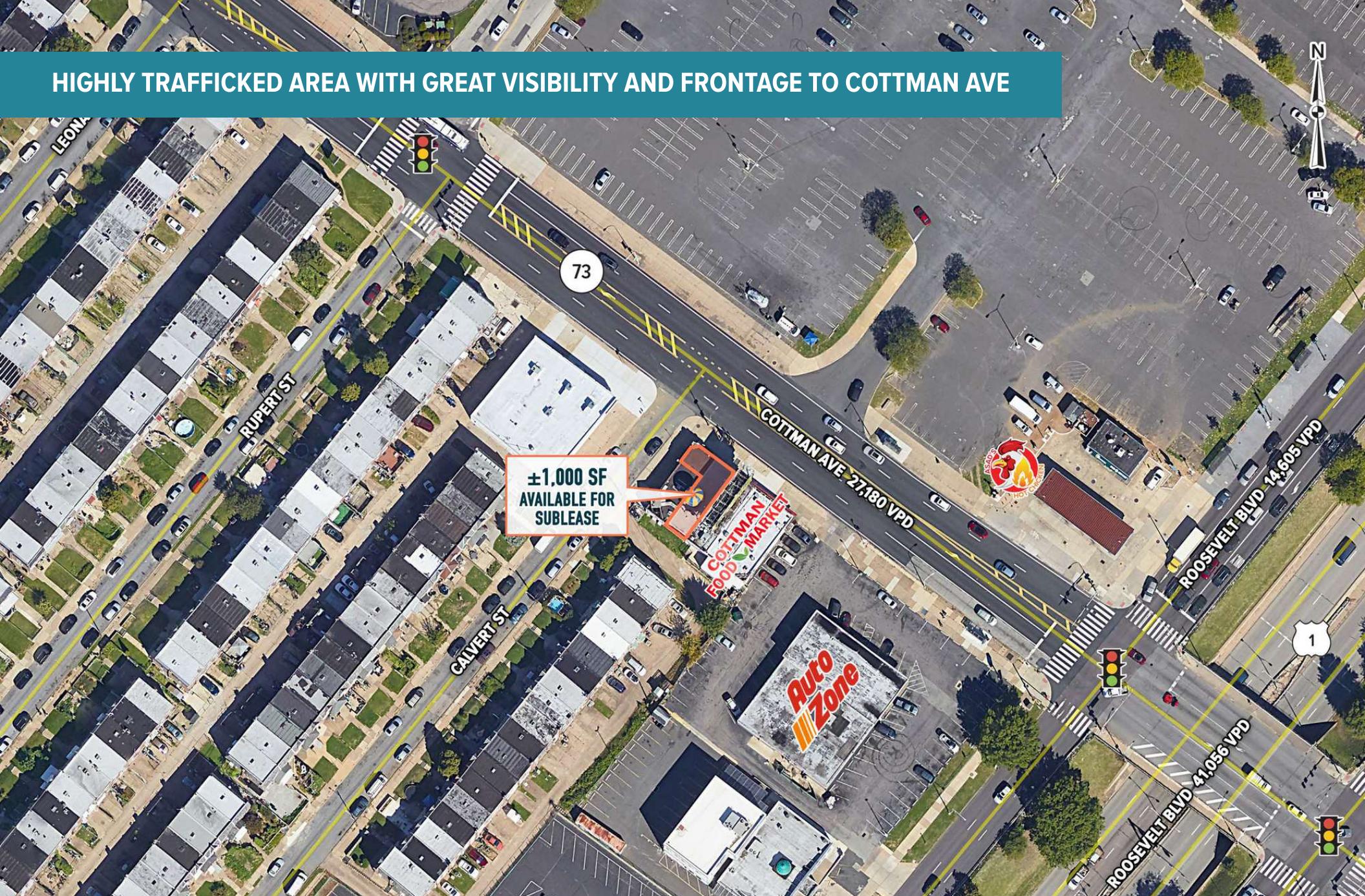
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## HIGHLY TRAFFICKED AREA WITH GREAT VISIBILITY AND FRONTEAGE TO COTTMAN AVE



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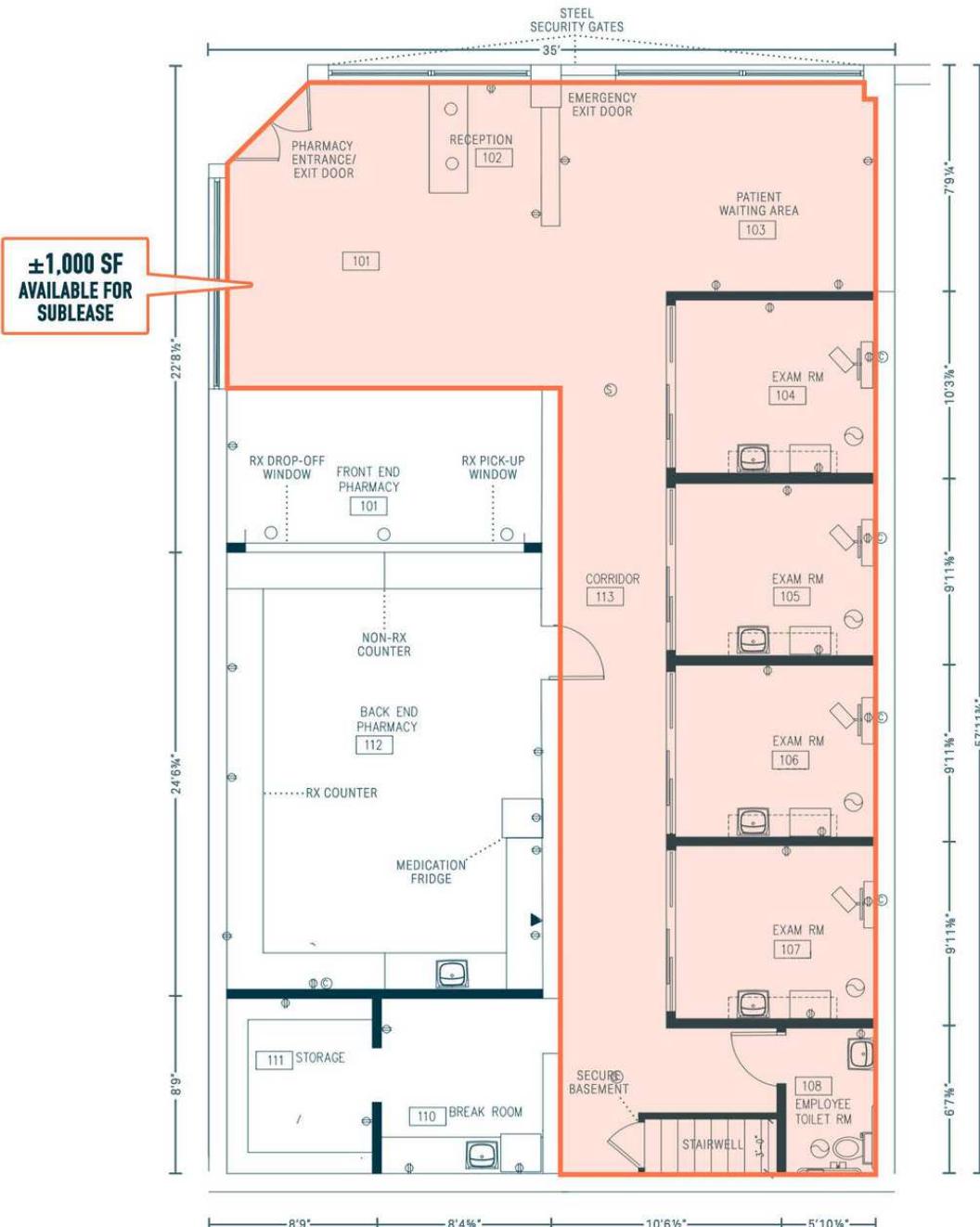
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# SITE PLAN



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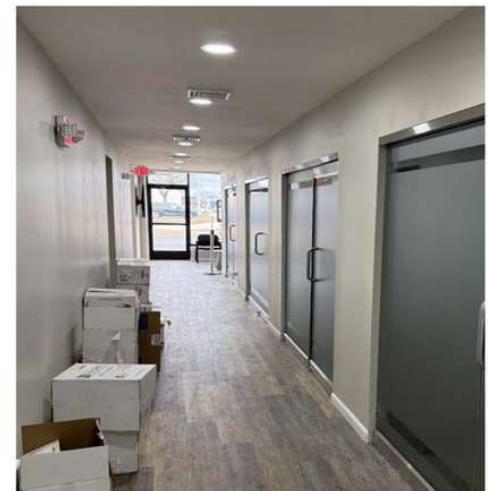
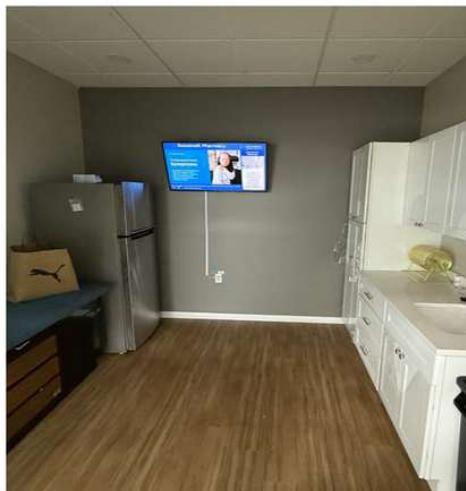
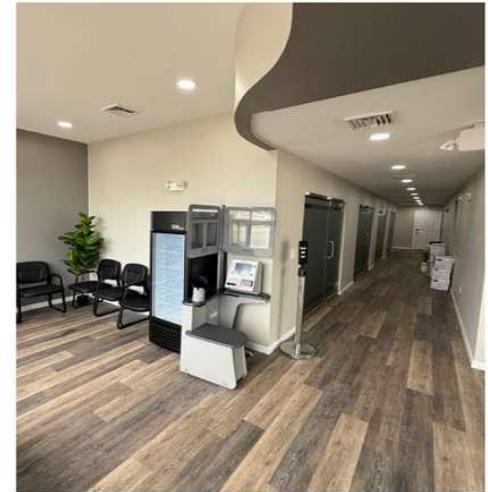
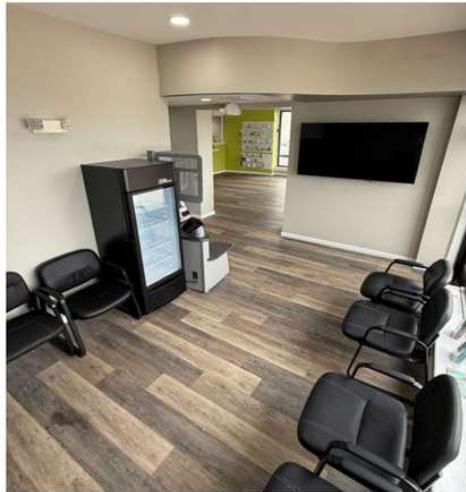
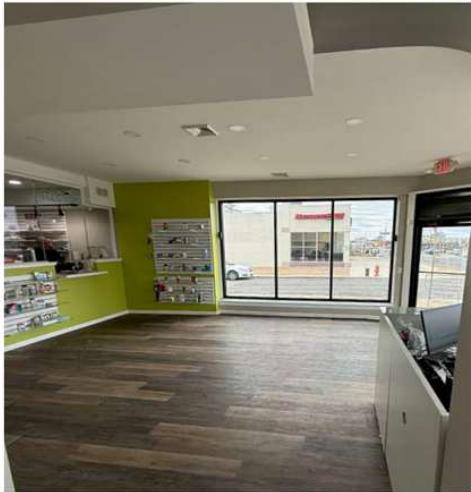
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## INTERIOR PHOTOS



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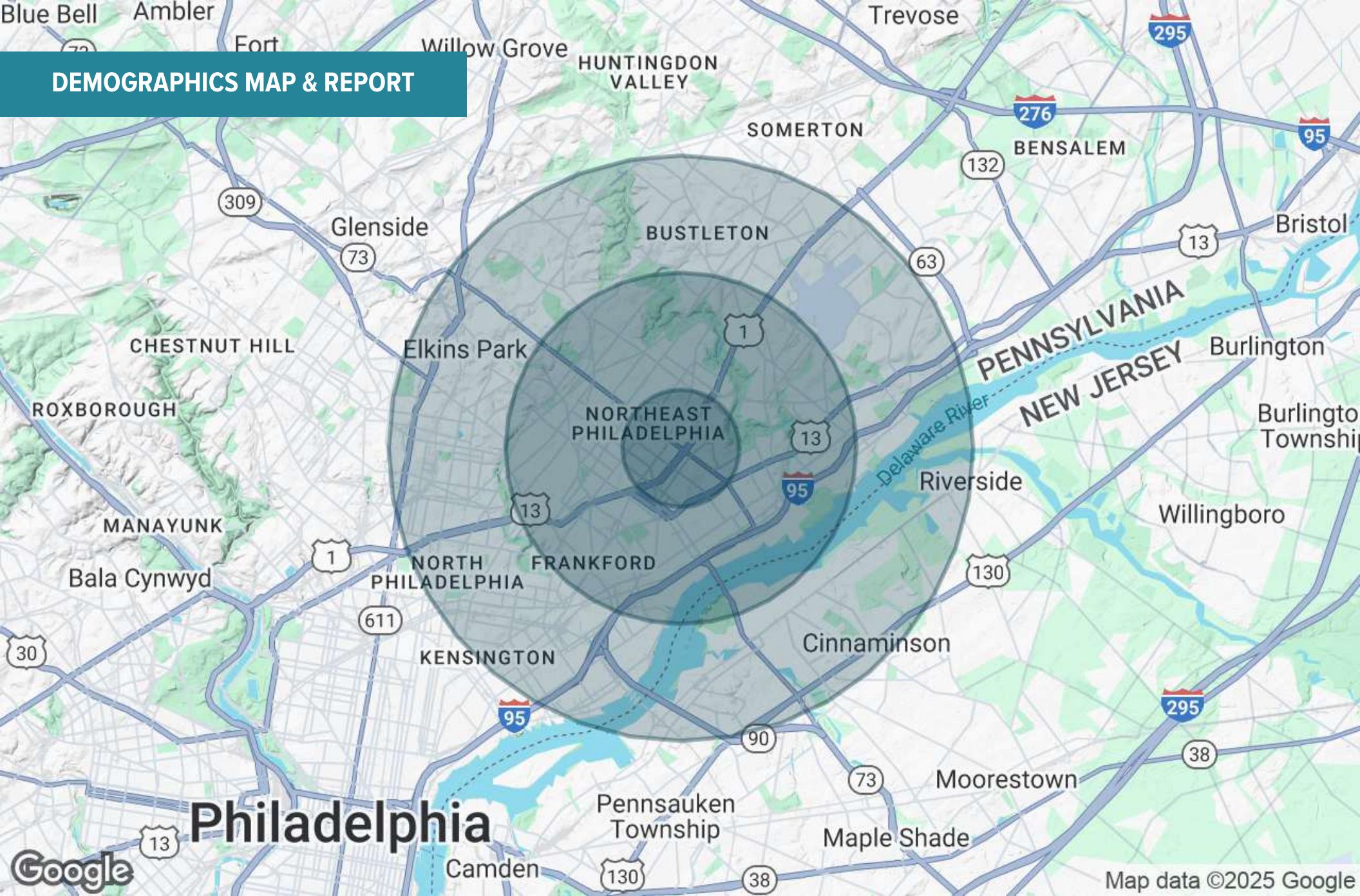
Blue Bell Ambler

Fort

Willow Grove

Trevose

## DEMOGRAPHICS MAP & REPORT



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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	56,786	319,244	580,159
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,692	115,668	213,968
# of Persons per HH	3	2.8	2.7
Average HH Income	\$76,756	\$77,283	\$82,205
Average House Value	\$234,636	\$227,907	\$237,944

*Demographics data derived from AlphaMap*

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