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McCann  
COMMERCIAL



# 1855 NORTH 5TH STREET

Philadelphia, PA 19122

# PROPERTY SUMMARY

1855 North 5th St | Philadelphia

RETAIL PROPERTY FOR SALE

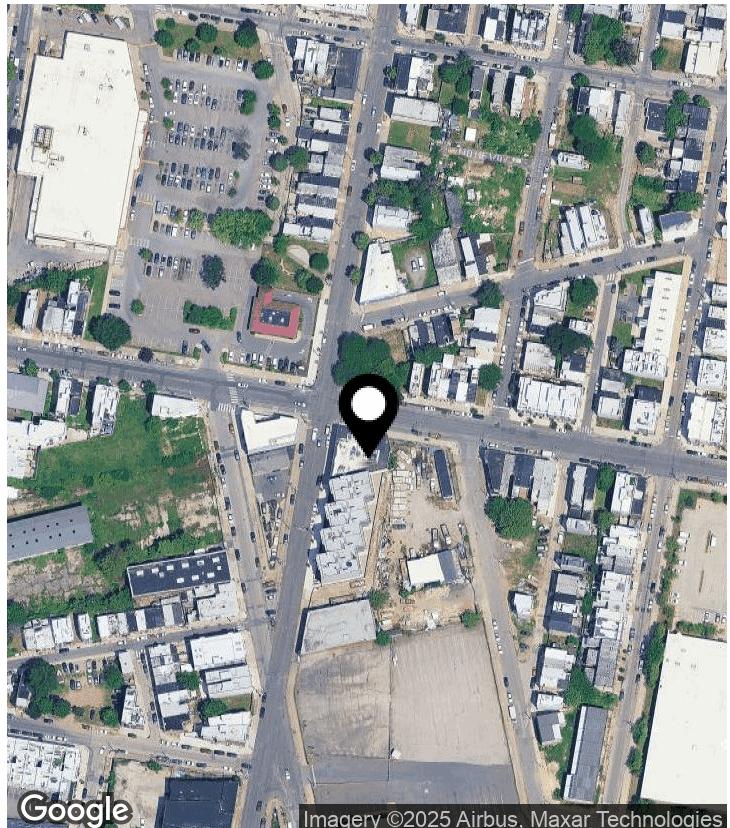


## PROPERTY DESCRIPTION

For sale: Fully redeveloped 10,756 SF commercial building at 1847-1855 N 5th St, Philadelphia.

Originally a warehouse, the property was completely renovated in 2020 with all-new electrical, plumbing, HVAC, and modern finishes. Currently built out as a two-story gym, it's turnkey for fitness, wellness, flex, or creative industrial use. Situated on a 5,452 SF lot in a rapidly evolving corridor near Fishtown and Temple University. Zoned ICMX and offered at \$2,000,000 (~\$186/SF).

Currently leased to a fitness tenant for \$7,020 per month, NNN.



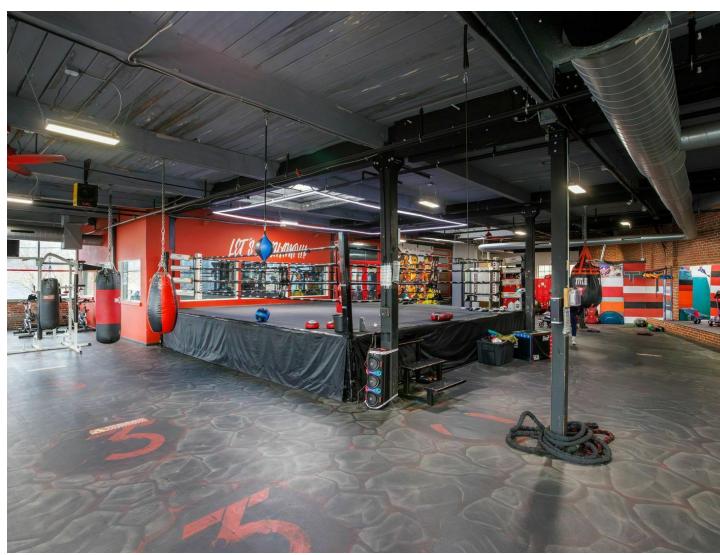
## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,000,000
<b>Lot Size:</b>	5,452 SF
<b>Building Size:</b>	10,756 SF
<b>Zoning:</b>	CMX2
<b>Year Built   Renovated</b>	1930   2020

# INTERIOR PHOTOS

1855 North 5th St | Philadelphia

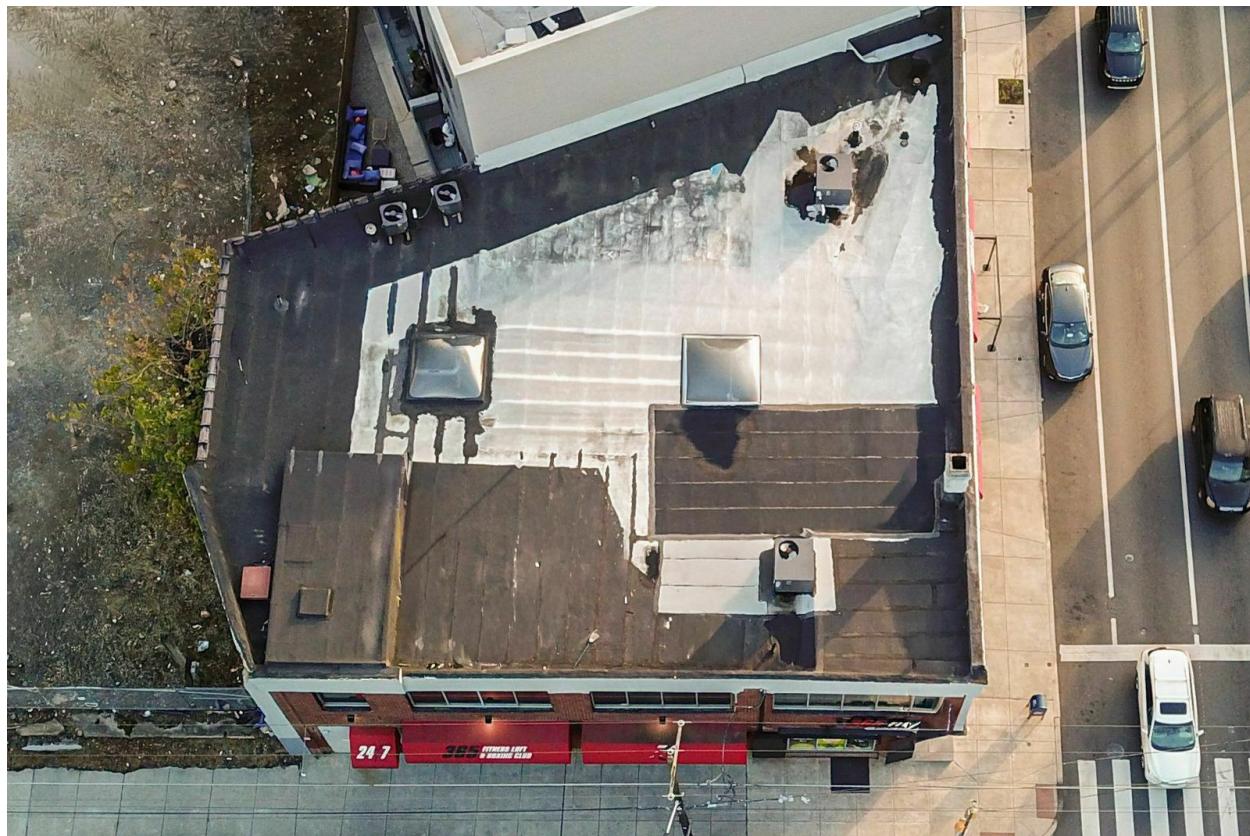
RETAIL PROPERTY FOR SALE



# EXTERIOR PHOTOS

1855 North 5th St | Philadelphia

RETAIL PROPERTY FOR SALE



# RETAILER MAP

1855 North 5th St | Philadelphia

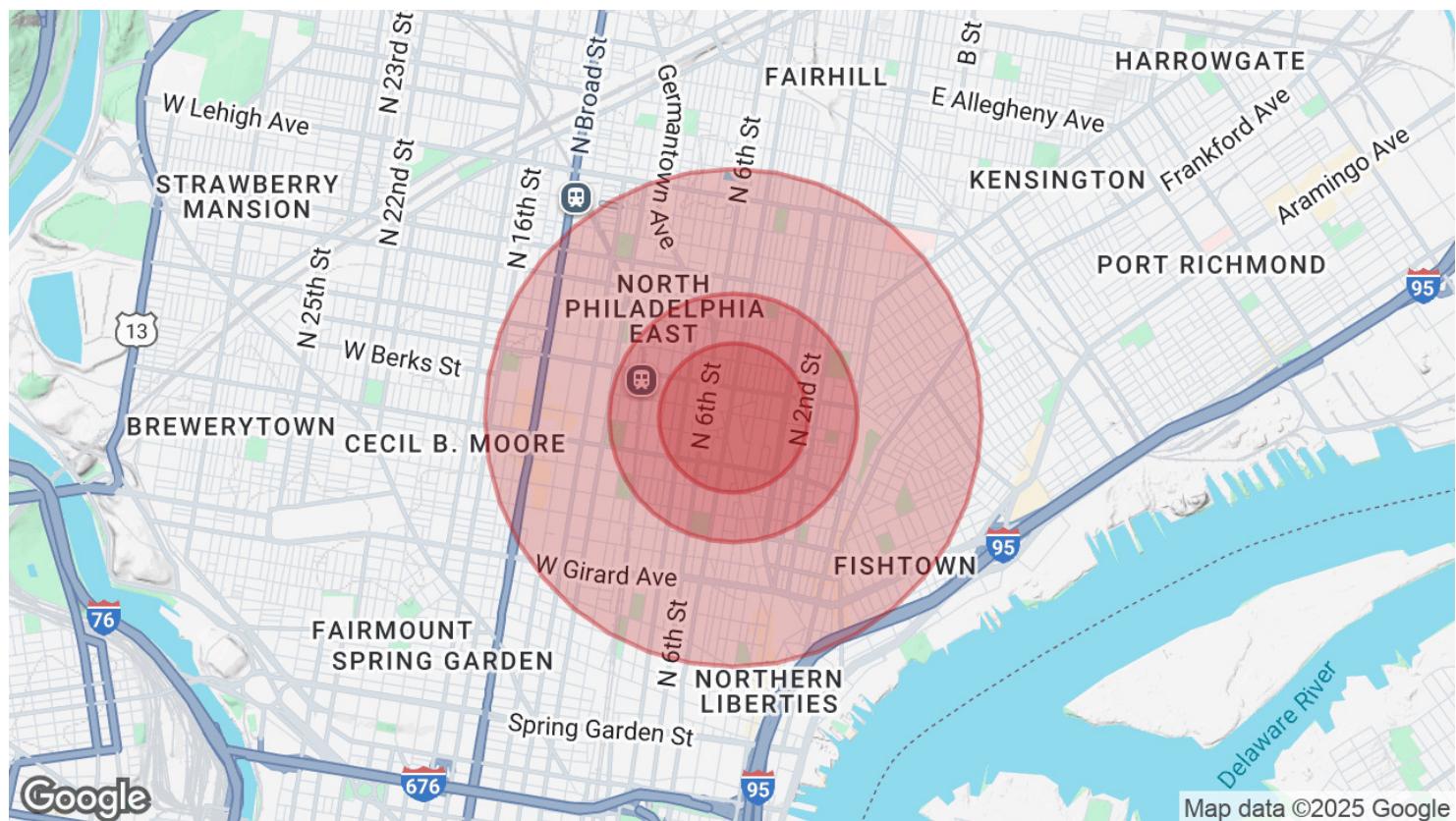
RETAIL PROPERTY FOR SALE



# DEMOCRAPHICS MAP & REPORT

1855 North 5th St | Philadelphia

RETAIL PROPERTY FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,442	14,265	70,997
Average Age	36	35	34
Average Age (Male)	34	34	33
Average Age (Female)	37	36	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	978	6,052	26,856
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$58,306	\$79,101	\$87,214
Average House Value	\$323,750	\$323,368	\$369,254

Demographics data derived from AlphaMap

# DEAL TEAM

1855 North 5th St | Philadelphia

RETAIL PROPERTY FOR SALE



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