



AVAILABLE FOR LEASE

4371 Rising Sun Avenue, Philadelphia, PA
29,226 SF ON 2.5 AC

PROPERTY DETAILS

Building Type:

- Industrial Outdoor Storage

Building Size:

- 29,226 SF

Lot Size:

- 2.5 AC

Parking:

- Car Parking in Front
- Ample Yard Truck Spaces

Building 1:

- 17,656 SF
- Two (2) Drive-ins
- 20' Clear

Building 2:

- 5,591 SF
- One (1) Drive-in
- 12' Clear

Building 3:

- 5,656 SF
- Three (3) Drive-ins
- 14' Clear

Zoning:

I2 - Medium Industrial (City of Philadelphia)

Intent: Light/moderate impact industrial uses

Permitted Uses:

Vehicle and Vehicular Equipment Sales and Services

- Repair/Maintenance
- Sales/Rentals
- Fueling Station
- Paint Finishing

Wholesale, Distribution, Storage Use

- Equipment and Materials Storage
- Moving Storage
- General Warehousing
- Wholesale Sales and Distribution

Industrial Use Category

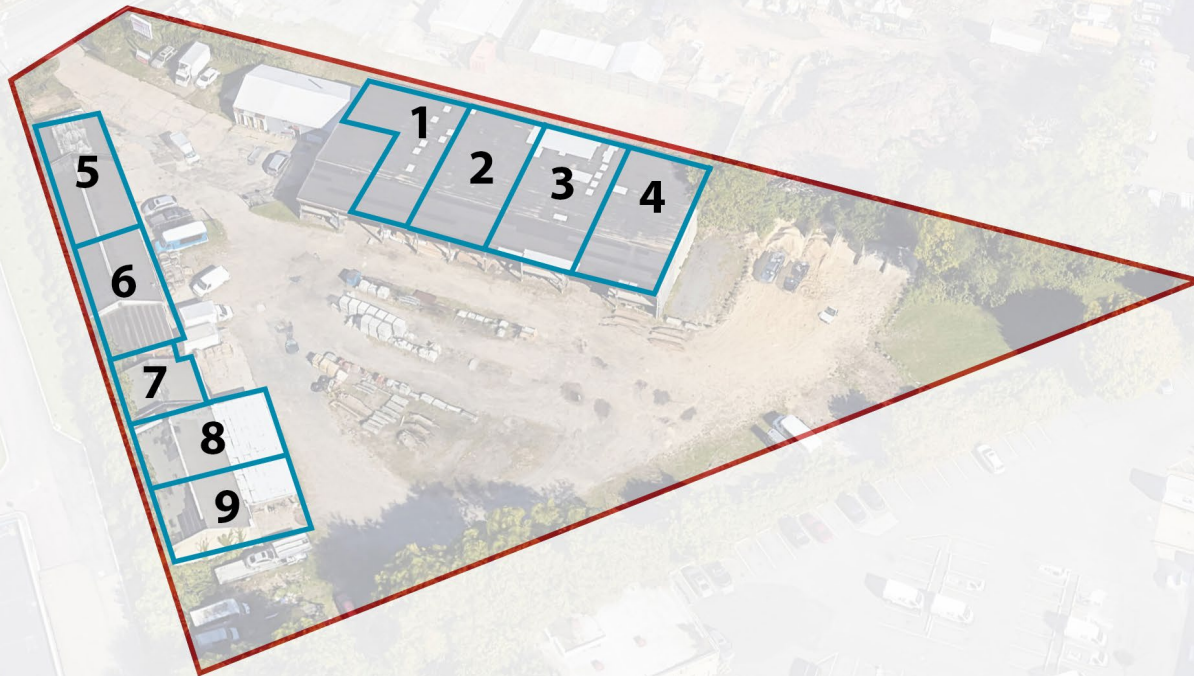
- Artist Studios and Artisan Industrial
- Limited Industrial
- General Industrial
- Research and Development
- Trucking and Transportation Terminals

Public, Civic, and Institutional Use

- Safety Services
- Transit Station
- Utilities and Services Basic/Major
- Wireless Service Facility

SITE PLAN

BUILD TO SUIT SPACES



AREA MAP

**4371 Rising Sun Ave
Philadelphia, PA**

Northeast Philadelphia Airport

Tacony-Palmyra Bridge

Betsy Ross Bridge

Center City Philadelphia

Roosevelt Boulevard

Philadelphia International Airport

DISTANCES TO LOCATION

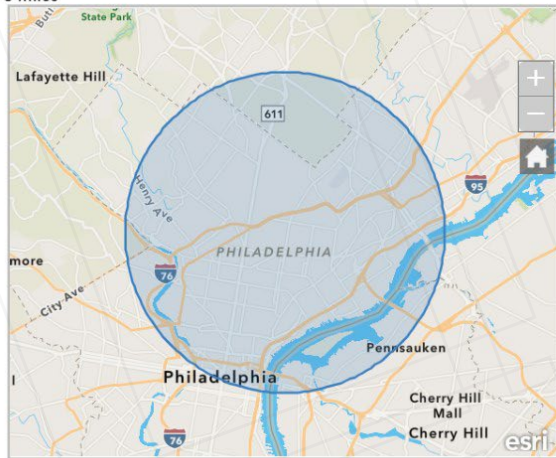
- **0.8 miles** – Roosevelt Boulevard
- **3.9 miles** – I-95
- **4.6 miles** – I-76
- **5 miles** – Center City
- **5.1 miles** – Betsy Ross Bridge
- **5.5 miles** – Tacony-Palmyra Bridge
- **9.1 miles** – Northeast Philadelphia Airport
- **15.4 miles** – Philadelphia International Airport

DEMOGRAPHICS

Market Insights for Real Estate

4371 Rising Sun Ave, Philadelphia, Pennsylvania, 19140

5 Miles



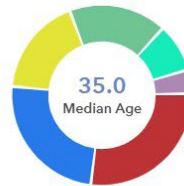
932,918
Total Population
(Current year)



0.23%
Population Growth
(Projected 5-yr)

Generational Predominance

- Millennial (Ages 24 - 41)
- GenZ (Ages 6 - 23)
- Baby Boomer (Ages 58 - 76)
- Gen X (Ages 42 - 57)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)



\$52,311
Household Income
(Median)



\$224,872
Home Value
(Median)



\$43,780
Disposable Income
(Median)



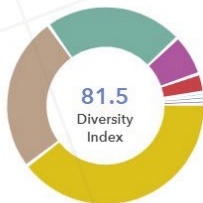
377,017
Households
(Total)



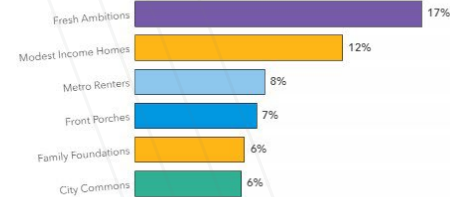
2.4
Household Size
(Average)

Race and Ethnicity

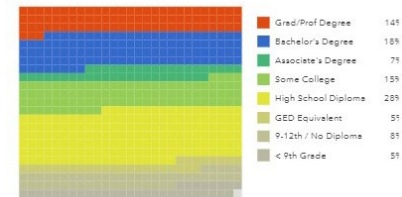
- Black/ African American
- White Pop
- Hispanic
- Asian Pop
- Multiple Races
- Other Race
- American Indian
- Pacific Islander



Top Lifestyle Segments



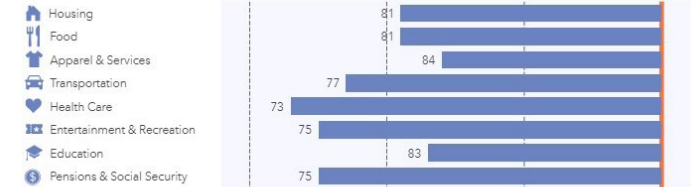
Educational Attainment



Employment Type (Residents)



Household Expenditures



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.



204,193
Residents
Who Commute
30+ Minutes



500
Schools



28,078
Businesses

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