



INDUSTRIAL PROPERTY FOR SALE

**1807 N 2ND ST**

Philadelphia, PA 19122

# PROPERTY SUMMARY

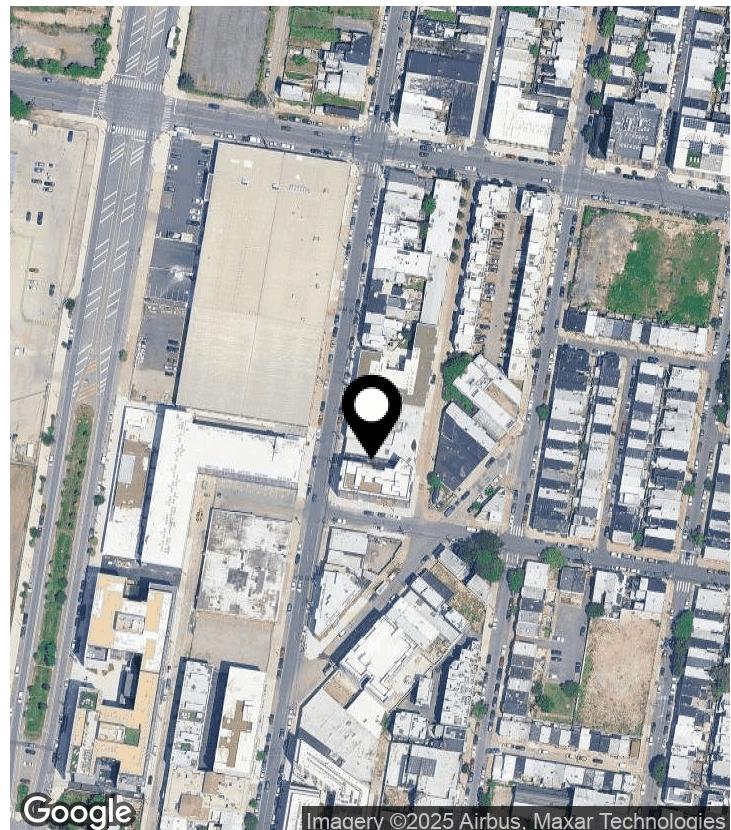
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## PROPERTY DESCRIPTION

Excellent commercial opportunity in the fast-growing Fishtown/Olde Kensington corridor. This 1,600 SF single-story warehouse is zoned ICMX, allowing a wide range of business uses including auto-related, salon/spa, retail, storage, or parking. The building features an open layout, high ceilings, and two drive-in overhead doors for convenient access and functional flexibility. Surrounded by new residential and mixed-use development, this property is ideal for an owner-user or investor seeking a versatile building in one of Philadelphia's most active commercial districts.



## OFFERING SUMMARY

<b>Sale Price:</b>	\$525,000
<b>Lot Size:</b>	1,630 SF
<b>Building Size:</b>	1,600 SF
<b>Zoning:</b>	ICMX
<b>Year Built:</b>	1925

# IN THE NEIGHBORHOOD

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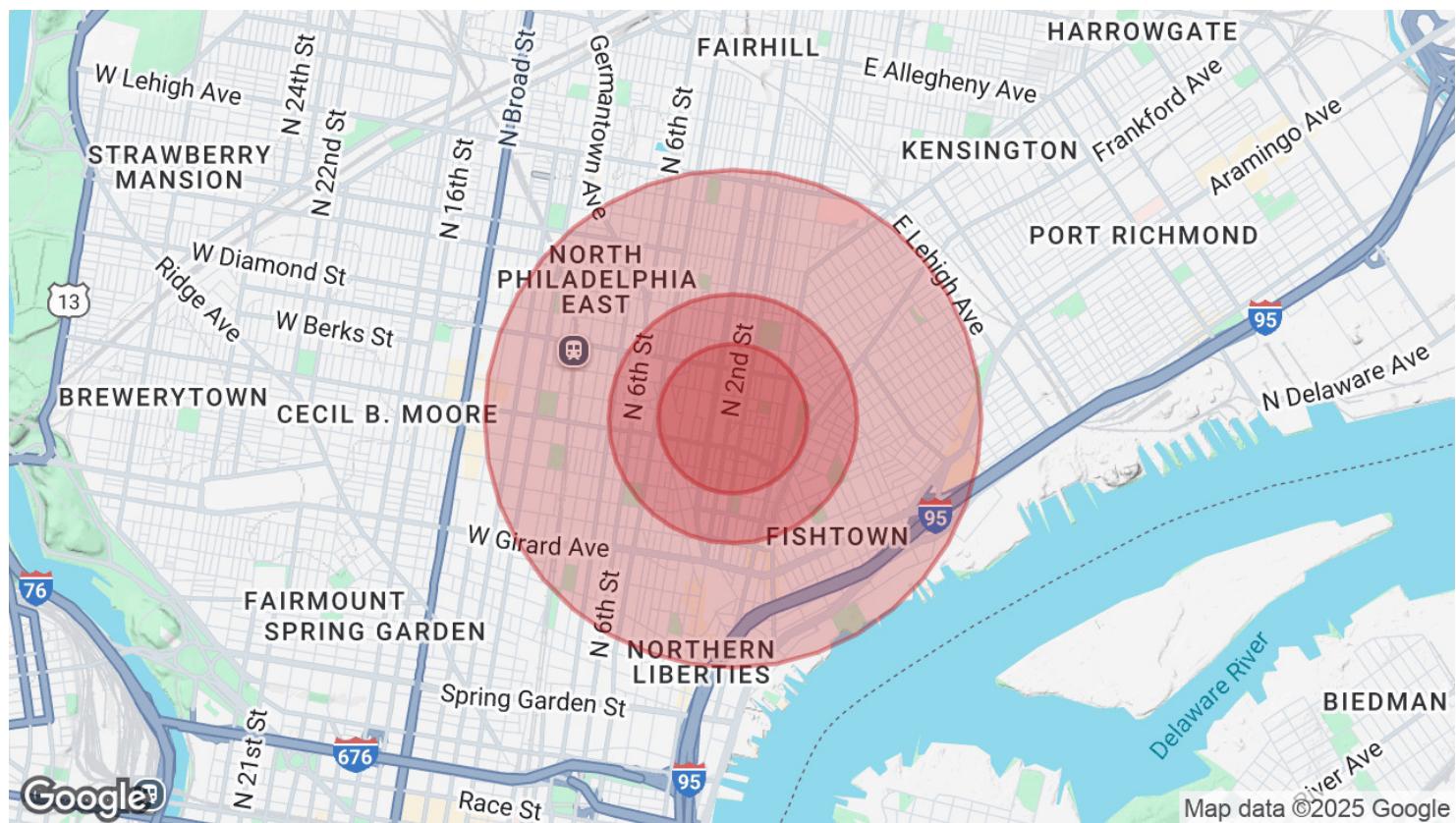
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# DEMOCRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,533	14,927	65,447
Average Age	37	36	35
Average Age (Male)	36	35	35
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,117	6,866	27,604
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$112,387	\$114,721	\$99,167
Average House Value	\$395,413	\$415,855	\$391,215

Demographics data derived from AlphaMap

# DEAL TEAM

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