

4,200sf FREE STANDING BUILDING AVAILABLE FOR SALE OR LEASE

4708 Frankford Ave | Philadelphia, PA 19124 | Philadelphia County

PROPERTY HIGHLIGHTS

- **Freestanding Building along primary commercial corridor of Frankford Avenue at Oxford Ave**
- Excellent Visibility/Access
- **14 space parking on site and** Drive thru potential
- Fully built basement
- 181' frontage along Frankford Ave
- Steps away from Arrott Transportation Center of the Frankford Line (Serving 10 commuter trains an hour 6am-9pm) and Jefferson Frankford Hospital
- Densely populated trade area with over 48,000 population in 1 mile
- Zoned CMX2 - Neighborhood Commercial Mixed Use Location
- Ideal location for Restaurant (QSR or fast casual), Convenience Store, Retail, Day Care, Medical/Dental

Demographics	.5 Mile	1 Miles	2 Miles
Population	16,133	48,360	173,902
Average HH Income	\$53,378	\$69,928	\$72,617
Total Businesses	439	1,268	4,422
Number of Employees	3,679	10,323	34,502

Traffic Counts

Frankford Ave.: 9,521 VPD
Oxford Ave.: 1,328 VPD

*Data Source: Sites USA REGIS™ 2023



EXCLUSIVE
AGENTS



STEVEN DePETRIS
865-231-1010 x203
609-760-2543 cell
sdepetris@lpre.com



MICHAEL DePETRIS
610.941.4034 x135
610.247.7459 cell
mdepetris@lpre.com

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

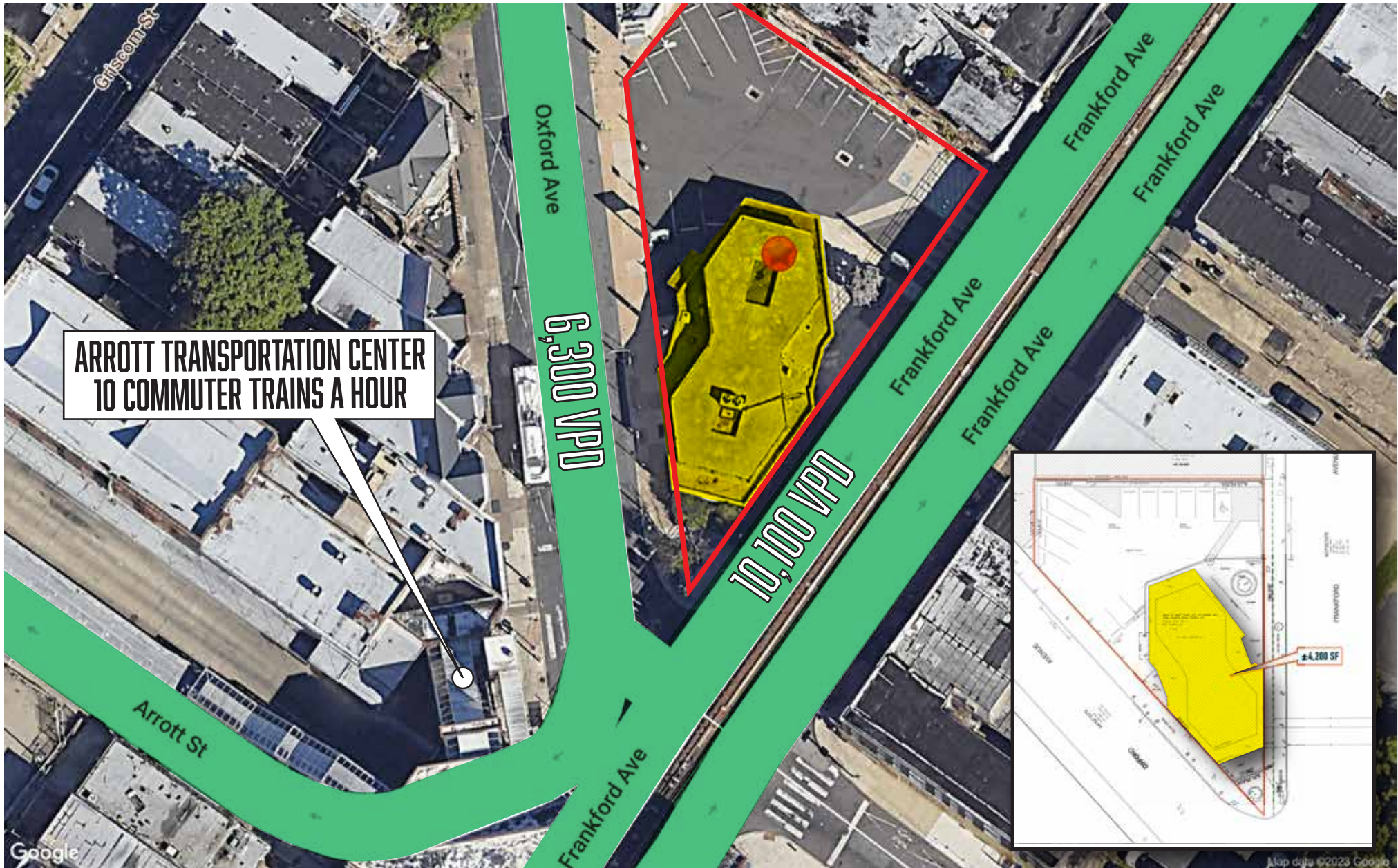
610-941-4034
LPRE.COM
1000 FAYETTE STREET
CONSHOHOCKEN, PENNSYLVANIA 19428



080823

4,200sf FREE STANDING BUILDING AVAILABLE FOR SALE OR LEASE

Site Location



EXCLUSIVE
AGENTS:



STEVEN DePETRIS
865-231-1010 x203
609-760-2543 cell
sdepetrakis@lpre.com



MICHAEL DePETRIS
610.941.4034 x135
610.247.7459 cell
mdpctrakis@lpre.com

4,200sf FREE STANDING BUILDING
4708 Frankford Ave | Philadelphia, PA 19124

4,200sf FREE STANDING BUILDING AVAILABLE FOR SALE OR LEASE Local Competition



EXCLUSIVE
AGENTS:



STEVEN DePETRIS
865-231-1010 x203
609-760-2543 cell
sdepetris@lpre.com

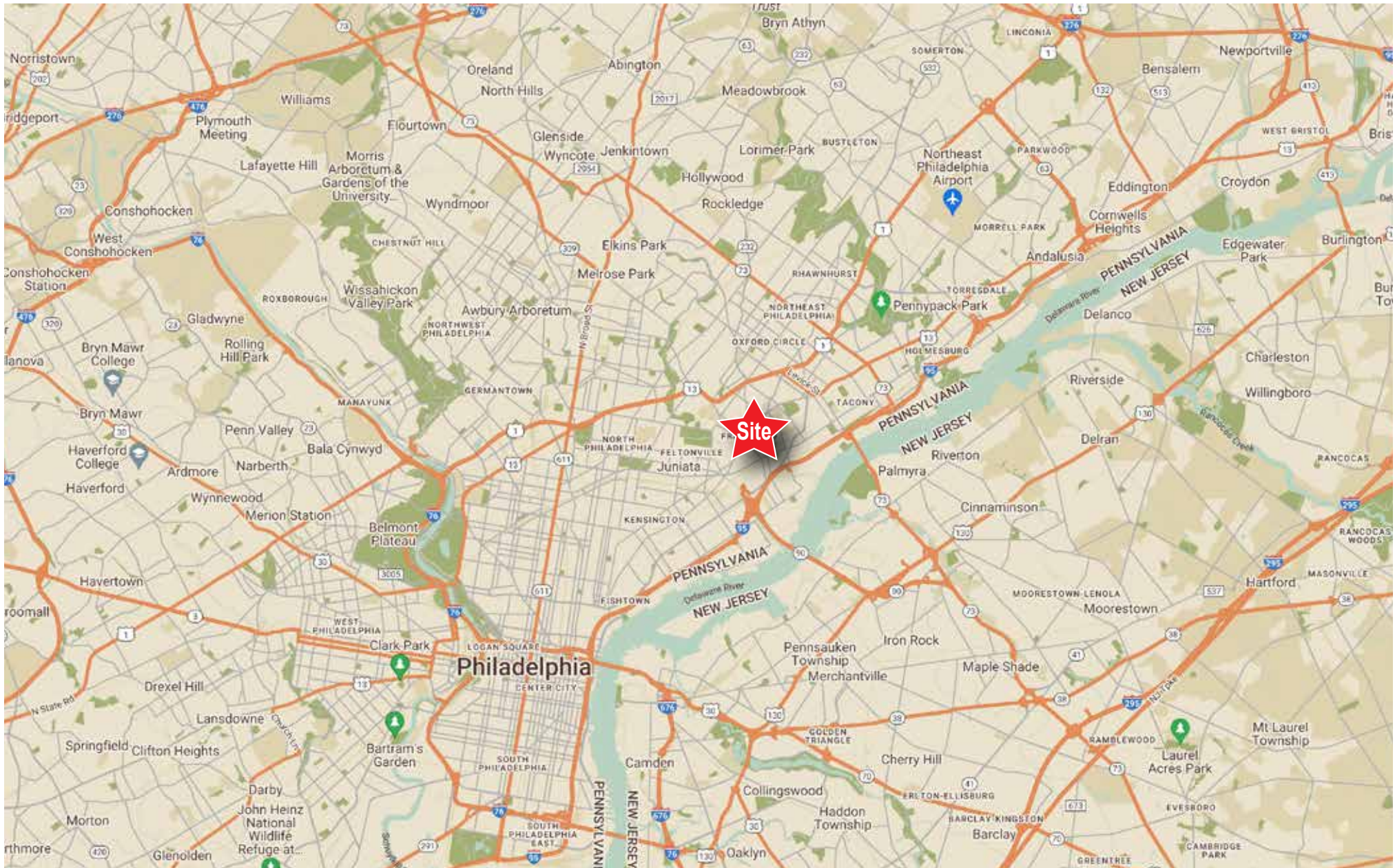


MICHAEL DePETRIS
610.941.4034 x135
610.247.7459 cell
mdepetris@lpre.com

4,200sf FREE STANDING BUILDING
4708 Frankford Ave | Philadelphia, PA 19124

4,200sf FREE STANDING BUILDING AVAILABLE FOR SALE OR LEASE

Regional Map



EXCLUSIVE
AGENTS:



STEVEN DePETRIS
865-231-1010 x203
609-760-2543 cell
sdepetris@lpre.com



MICHAEL DePETRIS
610.941.4034 x135
610.247.7459 cell
mdepetris@lpre.com

4,200sf FREE STANDING BUILDING

4708 Frankford Ave | Philadelphia, PA 19124