



## INDUSTRIAL PROPERTY FOR LEASE

**27,666 SF on 0.32 Acres**

2031-2035 Washington Avenue

Philadelphia, PA 19146



# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- 27,666 SF on 0.32 Acres
- Two (2) Stories with Freight Elevator
- 60' Frontage on Washington Avenue
- Estimated Daily Traffic Count: 17,650 vehicles
- 11'7" - 12' Clear Height
- Drive-ins: Two (2) - 11' H x 12' W, 11' H x 9' W
- Kitchens: One (1) Commercial and One (1) Standard
- Three (3) Bathrooms
- Security: Alarm and Cameras
- 18' x 15' Columns
- I2 - Medium Industrial Zoning (City of Philadelphia)
- Estimated 2025 Taxes: \$23,237





## ADDITIONAL PHOTOS





# LOCATION MAP



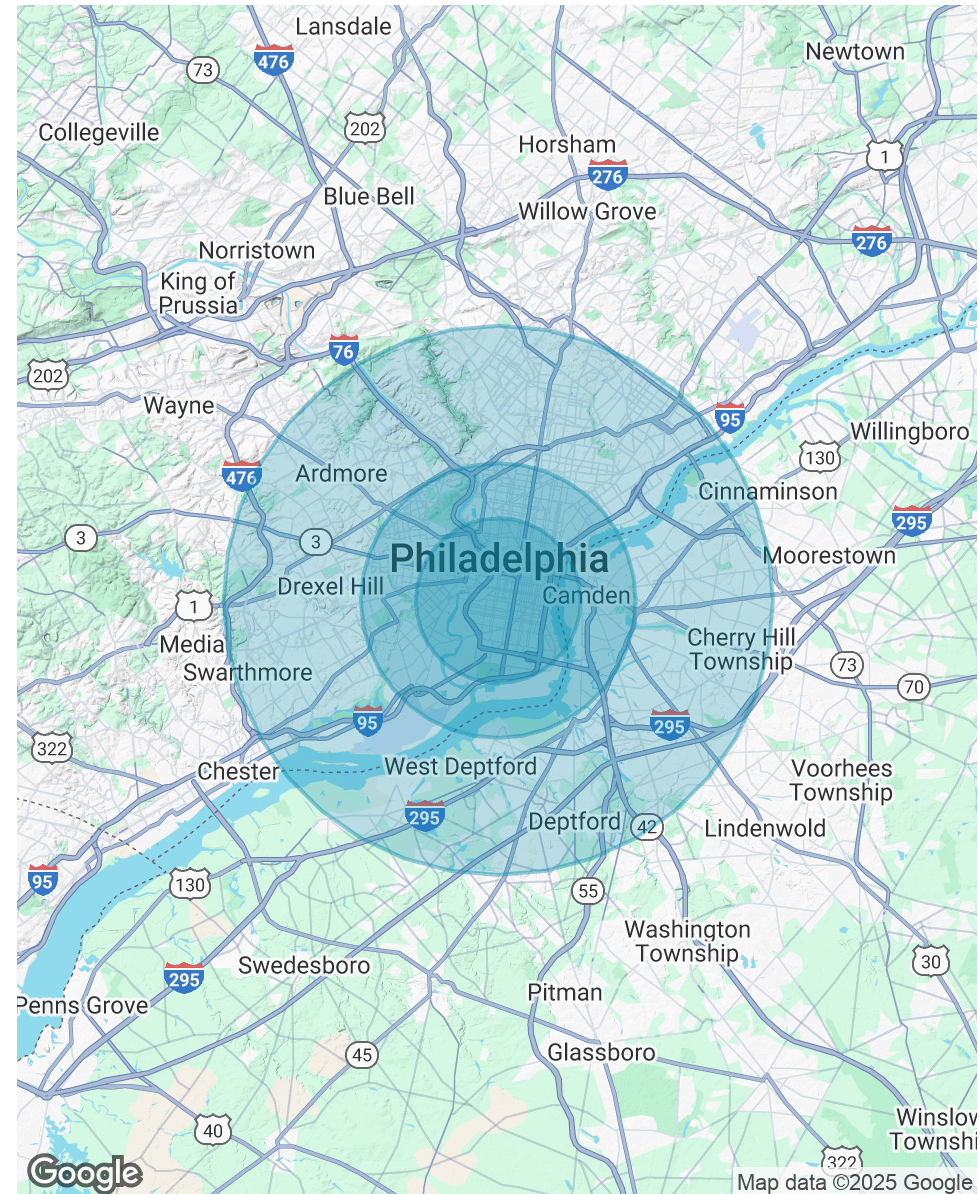


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	462,726	922,894	2,043,443
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	211,311	390,301	827,432
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$102,380	\$82,850	\$97,070
Average House Value	\$467,518	\$334,155	\$330,504

Demographics data derived from AlphaMap



## PRIMARY CONTACTS



**Christopher Pennington**  
Partner & Senior Vice President  
215.448.6053  
[cpennington@binswanger.com](mailto:cpennington@binswanger.com)



**Michael Pennington**  
Vice President  
215.448.6091  
[mpennington@binswanger.com](mailto:mpennington@binswanger.com)



**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>