



## 10101 Academy Road Property Overview

Philadelphia, PA 19114

Two-story office/medical building in Northeast Philadelphia. Elevator served. Lit pylon signage. Security cameras and alarm system.

### OFFERING SUMMARY

Lease Rate:	\$21.95 SF/yr (Gross)
Building Size:	20,000± SF
Available SF:	2,320± SF
Lot Size:	1.24± acres
Year Built:	1983
Renovated:	2008
Construction:	Masonry & steel
Zoning:	CMX2 -Neighborhood Commercial Mixed Use

### Property Highlights

- 2,320± SF available for lease on lower level
- Possible separate office space available
- Ample parking
- On-site pharmacy and dental lab
- Additional tenants include dental office, Aria Health, chiropractor, Jefferson network physicians and teenage health services.
- Across the road from Northeast Philadelphia Airport
- 2.4± miles to Route 1
- 3± miles to Route 63 (Woodhaven Road)
- 6.5± miles to I-95



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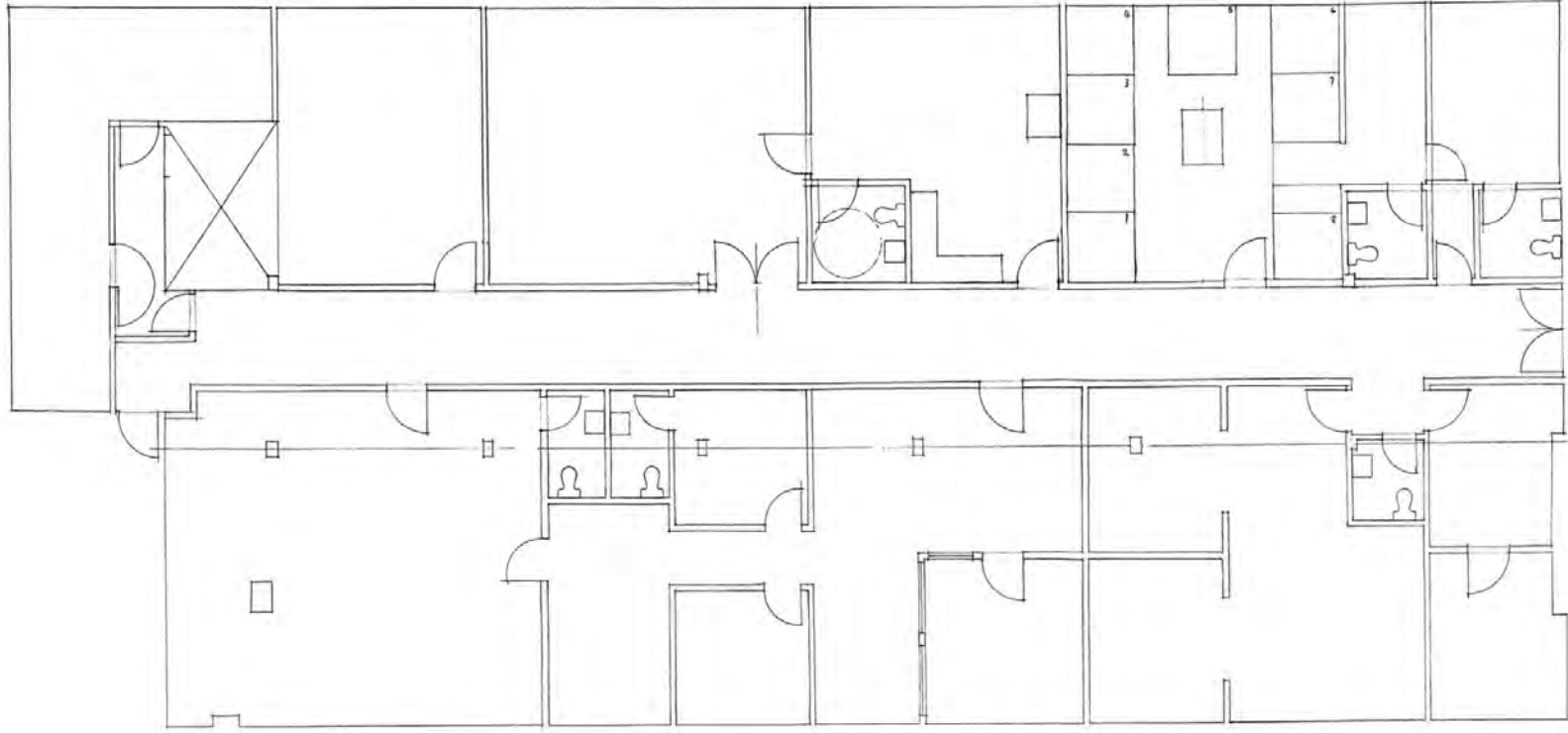
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Floor Plan -2,320+/- SF on Lower Level



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