

CORNER OF LANCASTER & GIRARD

4725 W Girard Avenue, West Philadelphia, 19131

8,500 SF RETAIL WITH PARKING ON SIGNALIZED CORNER

- » 8,500 SF of retail space
- » Signalized corner of Girard and Lancaster Avenues
- » Former Family Dollar
- » Located along the Girard Ave Trolley route
- » On site parking
- » Zoning: CMX-2
- » Traffic Volume:
 - » W Girard Ave: 16,078 VPD
 - » Lancaster Ave: 10,933 VPD

DEMOGRAPHICS	1 MILE	2 MILES
Residents within 1 mile	40,655	200,844
Avg. household income 1 miles	\$41,704	\$59,125
Est. daytime population 1 mile	8,754	68,482



Neighbors include:



CHASE



Citizens Bank



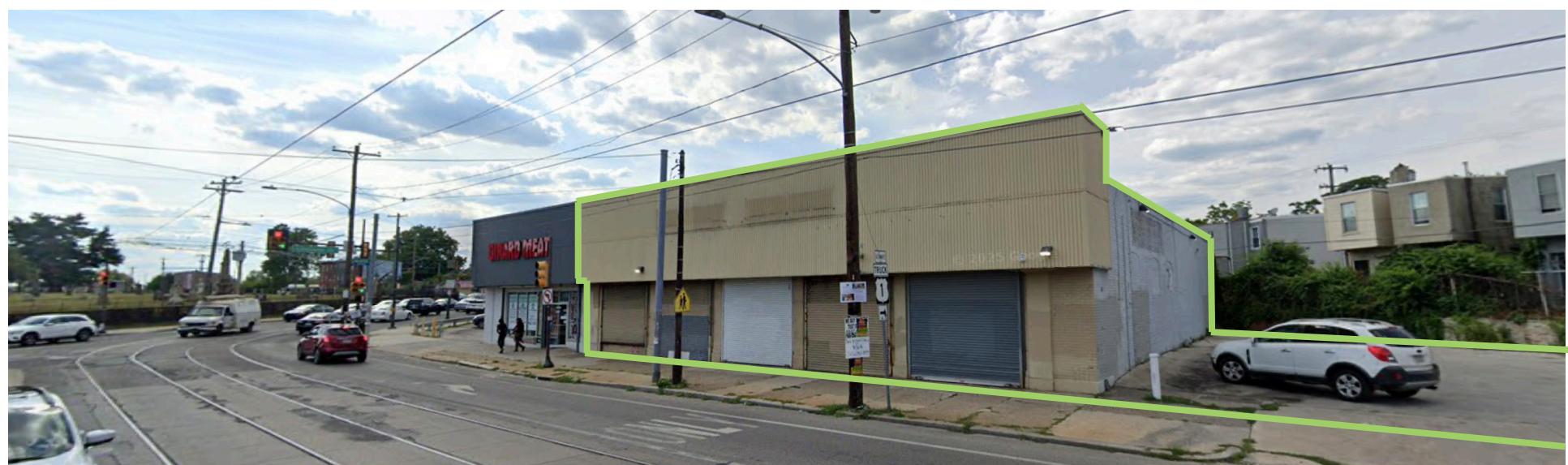
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Property Photos



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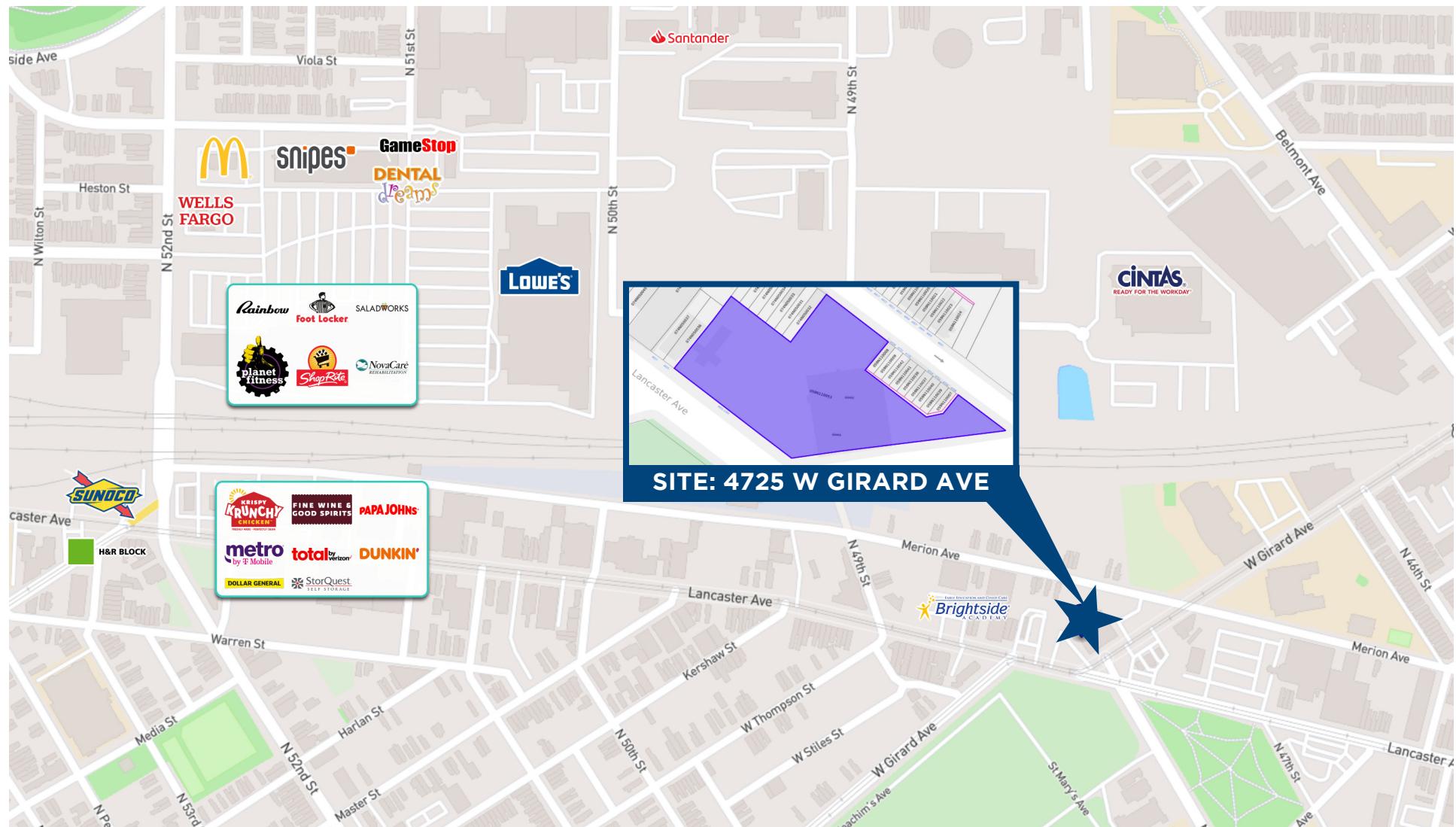
Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Retail Map



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Girard Ave Trolley Line



Subway Stops	Walk Time	Miles
Lancaster Ave and 48th	0 min	0
Lancaster Ave and Girard	1 min	0.1
Lancaster Ave and 47th	2 min	0.1
Lancaster Ave and 49th	3 min	0.2
Lancaster Ave and Wyalusing Ave	4 min	0.2



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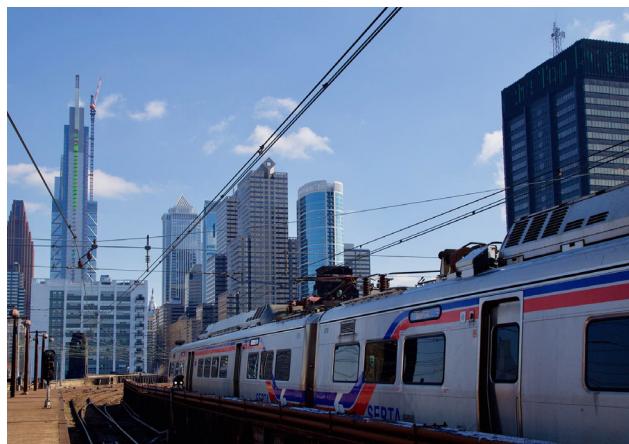
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About the Neighborhood: West Philadelphia

West Philadelphia stretches from the western edge of the city along so Schuylkill River and contains many wonderful, more intimate neighborhoods within. Often referred to as "West Philly", it is home to many family-friendly parks and schools, eateries, and an active arts and culture community. The neighborhood has amazing access to public transportation allowing residents to easily commute to and from center city as well as its surrounding suburbs. These lines bring thousands of commuters from West Philadelphia to major business hubs everyday.

Baltimore Avenue is home to a variety of small retail shops, co-ops, yoga studios, coffee shops and restaurants. In addition to all of the convenience of an urban lifestyle, West Philadelphia has many amazing parks for its residents to enjoy. Locals love hanging out in Clark Park to play chess, walk their dog, and shop at the local farmer's market. What really separates West Philadelphia in many residents' eyes are the beautiful historical landmarks that can be found in abundance, such as Memorial Hall and the Philadelphia Zoo, the oldest zoological garden in the United States.



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