

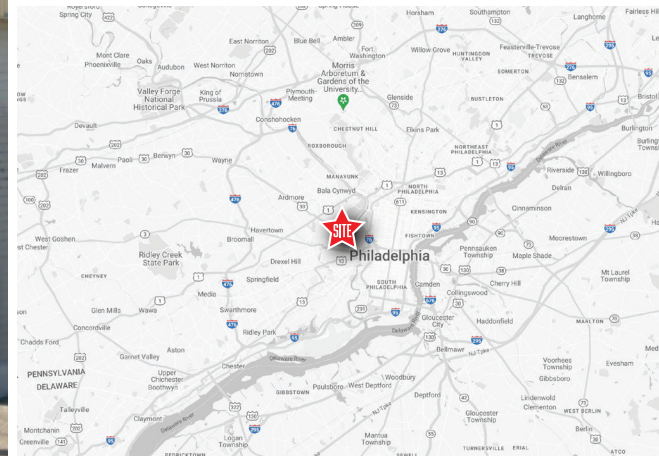
# 9,000 SF FREE-STANDING RETAIL BLDG | FOR LEASE

Former Family Dollar | 4701 W Girard Ave. | Philadelphia PA 19131 | Philadelphia County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**FOR LEASE** | 4701 W Girard Ave. | Philadelphia County

**9,000 SF**  
Ground Floor

**15,246 SF**  
Parcel Size

**IMMEDIATE**  
Availability

**LEASE**  
Upon Request

## PROPERTY INFORMATION

- Corner property at signalized intersection of Girard & Lancaster avenues with excellent visibility and access with Bus routes located directly in front of this property
- Excellent retail in trade area: ShopRite, Lowe's, Planet Fitness, Dollar Tree, and Dollar General
- Zoned CMX-2 with approximately 60 off street parking spaces available with cross easement
- Ideal location for Retail, Automotive, Medical/Dental Uses

Demographics	.25 Mile	.5 Mile	1 Mile
Population	1,591	8,514	39,695
Average HH Income	\$49,199	\$46,354	\$47,268
Total Businesses	148	369	1,171
Number of Employees	1,875	3,759	7,883
Traffic Counts	Intersection of Lancaster Ave., W Girard Ave. and N 48th St.: 19,794 VPD		

\*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION  
PLEASE CONTACT:

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LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its 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. 111424



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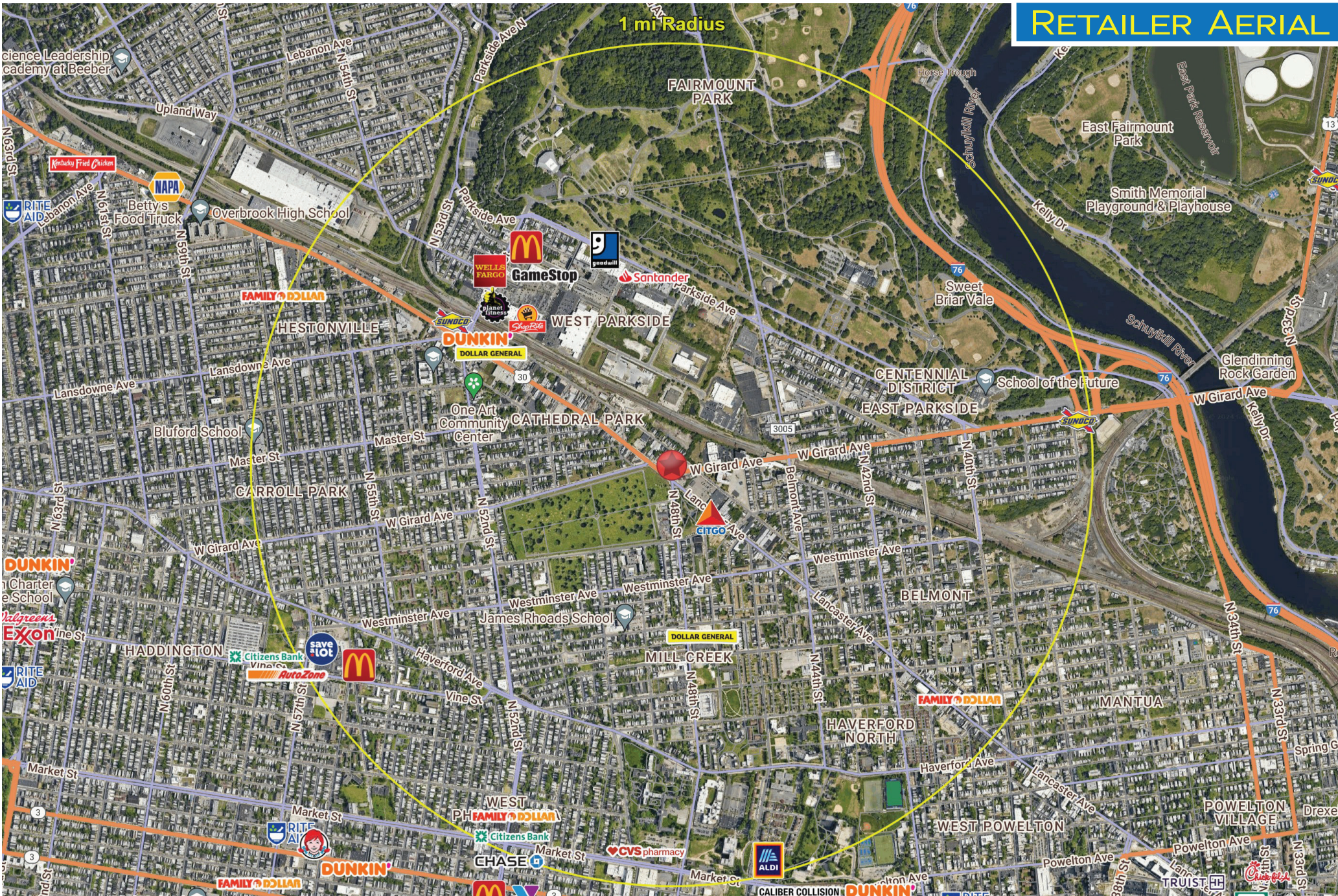
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## RETAILER AERIAL



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**SITE PLAN**



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## DEMOGRAPHICS

Population	.25 Mile	.5 Mile	1 Mile
Population (Est. 2024)	1,591	8,514	39,695
Projected Population (2029)	1,498	8,002	37,112
Projected Annual Growth (2024 to 2029)	-1.2%	-1.2%	-1.3%

### Daytime Population

Total Businesses (2024)	148	369	1,171
Number of Employees (2024)	1,875	3,759	7,883

### Income

Average HH Income (Est. 2024)	\$49,199	\$46,354	\$47,268
Median HH Income (2024)	\$36,449	\$32,011	\$34,385

### Households & Growth

Households	633	3,518	16,343
Projected HH (2029)	599	3,332	15,430
HH Growth with Children (2024 to 2029)	24.8%	22.8%	23.3%

### Education

High School Graduate	45.0%	45.0%	40.1%
Some College	25.3%	18.6%	24.7%
Bachelor Degree	10.3%	12.6%	10.9%
Graduate	3.7%	4.9%	6.1%

Traffic Counts: Intersection of Lancaster Ave., W Girard Ave. and N 48th St.: 19,794 VPD

Data Source: Sites USA REGIS™ 2024

## KEY DEMO DATA & MAP

