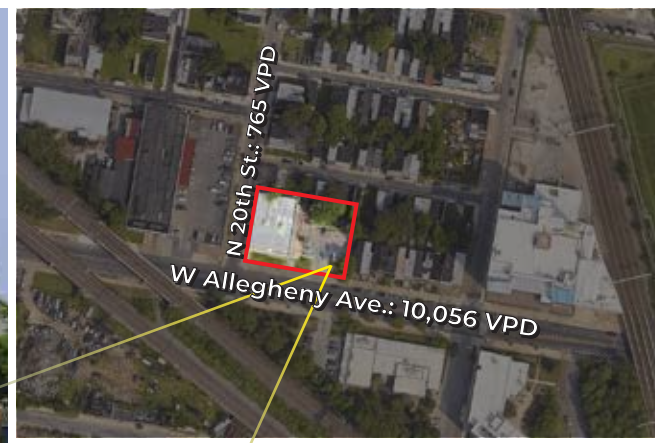


8,000sf FREE-STANDING RETAIL BLDG | SALE OR LEASE

Former Family Dollar | 1925 W Allegheny Ave. | Philadelphia PA 19132 | Phila. County



SALE OR LEASE | 1925 W Allegheny Ave. | Philadelphia PA 19132

PROPERTY INFORMATION

- Freestanding building along commercial corridor with Large Pylon Sign available on the property and 15 off street parking spaces
- Excellent visibility and access from Allegheny Ave. with Bus routes located directly in front of this property • Zoned CMX-2
- Strong retail in trade area: Save A Lot, McDonald's, Auto Zone, Rite Aid, Dunkin, Shop Rite, Ross, Family Dollar, Planet Fitness, Dollar Tree, Forman Mills, Home Depot
- Ideal location for Retail, Automotive, Medical/Dental Uses

	.25 Mile	.5 Mile	1 Mile
Demographics			
Population	1,722	12,068	45,016
Average HH Income	\$35,401	\$52,570	\$56,336
Total Businesses	37	341	1,431
Number of Employees	251	3,304	17,622
Traffic Counts	W Allegheny Ave.: 10,056 VPD N 20th St.: 765 VPD		

*Data Source: Sites USA REGIS™ 2023

**8,000 SF
Ground Floor**

**18,815SF
Parcel Size**

**IMMEDIATE
Availability**

**SALE/RENT
Upon Request**

FOR MORE INFORMATION
PLEASE CONTACT:

STEVEN DEPETRIS
856-231-1010 x203
609-760-2543 CELL
SDEPETRIS@LPRE.COM

MICHAEL KAUFFMAN
610-941-4034 x111
215-882-2125 CELL
MKAUFFMAN@LPRE.COM



8,000sf FREE-STANDING RETAIL BLDG | SALE OR LEASE

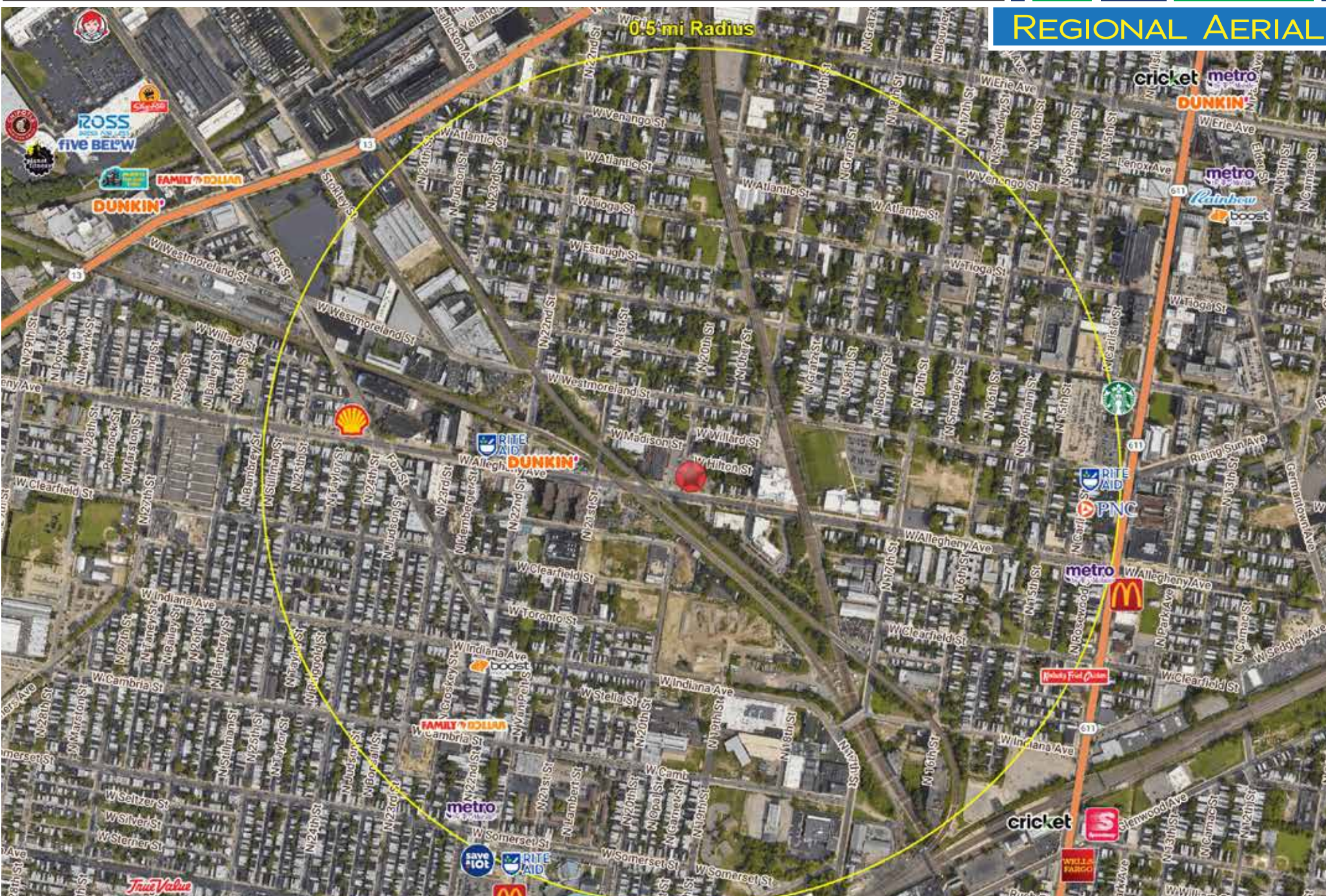
Former Family Dollar | 1925 W Allegheny Ave. | Philadelphia PA 19132 | Phila. County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

REGIONAL AERIAL



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.

8,000sf FREE-STANDING RETAIL BLDG | SALE OR LEASE

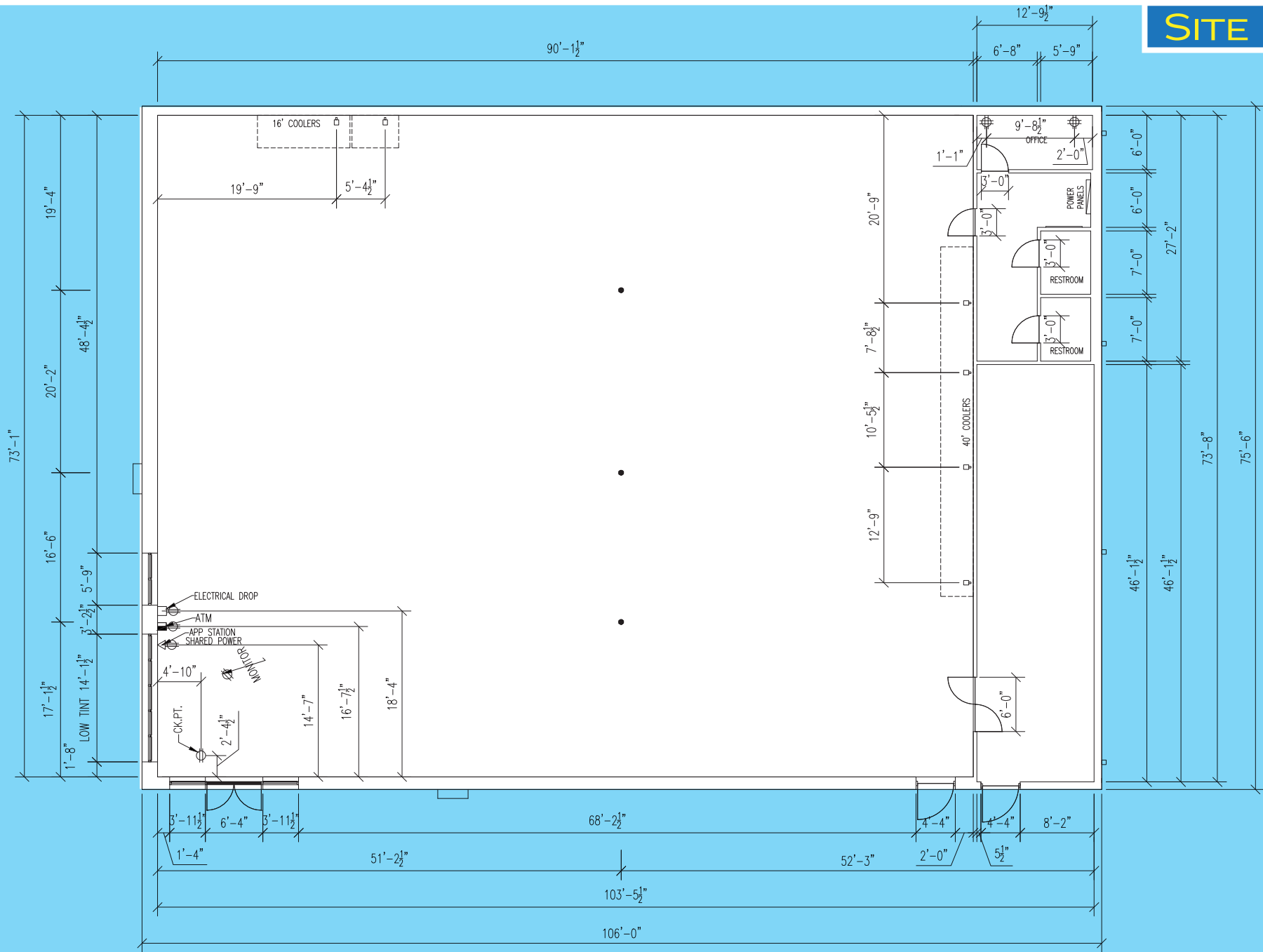
Former Family Dollar | 1925 W Allegheny Ave. | Philadelphia PA 19132 | Phila. County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE PLAN



8,000sf FREE-STANDING RETAIL BLDG | SALE OR LEASE

Former Family Dollar | 1925 W Allegheny Ave. | Philadelphia PA 19132 | Phila. County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

DEMOGRAPHICS

Population	.25 Mile	.5 Mile	1 Mile
Population (Est. 2024)	1,722	12,068	45,016
Projected Population (2029)	1,603	11,063	41,369
Projected Annual Growth (2024 to 2029)	-1.4%	-1.7%	-1.6%

Daytime Population

Total Businesses (2024)	37	341	1,431
Number of Employees (2024)	251	3,304	17,622

Income

Average HH Income (Est. 2024)	\$35,401	\$52,570	\$56,336
Median HH Income (2024)	\$29,901	\$31,938	\$34,962

Households & Growth

Households	726	5,180	18,554
Projected HH (2029)	674	4,778	17,219
HH Growth with Children (2024 to 2029)	20.1%	18.7%	23.7%

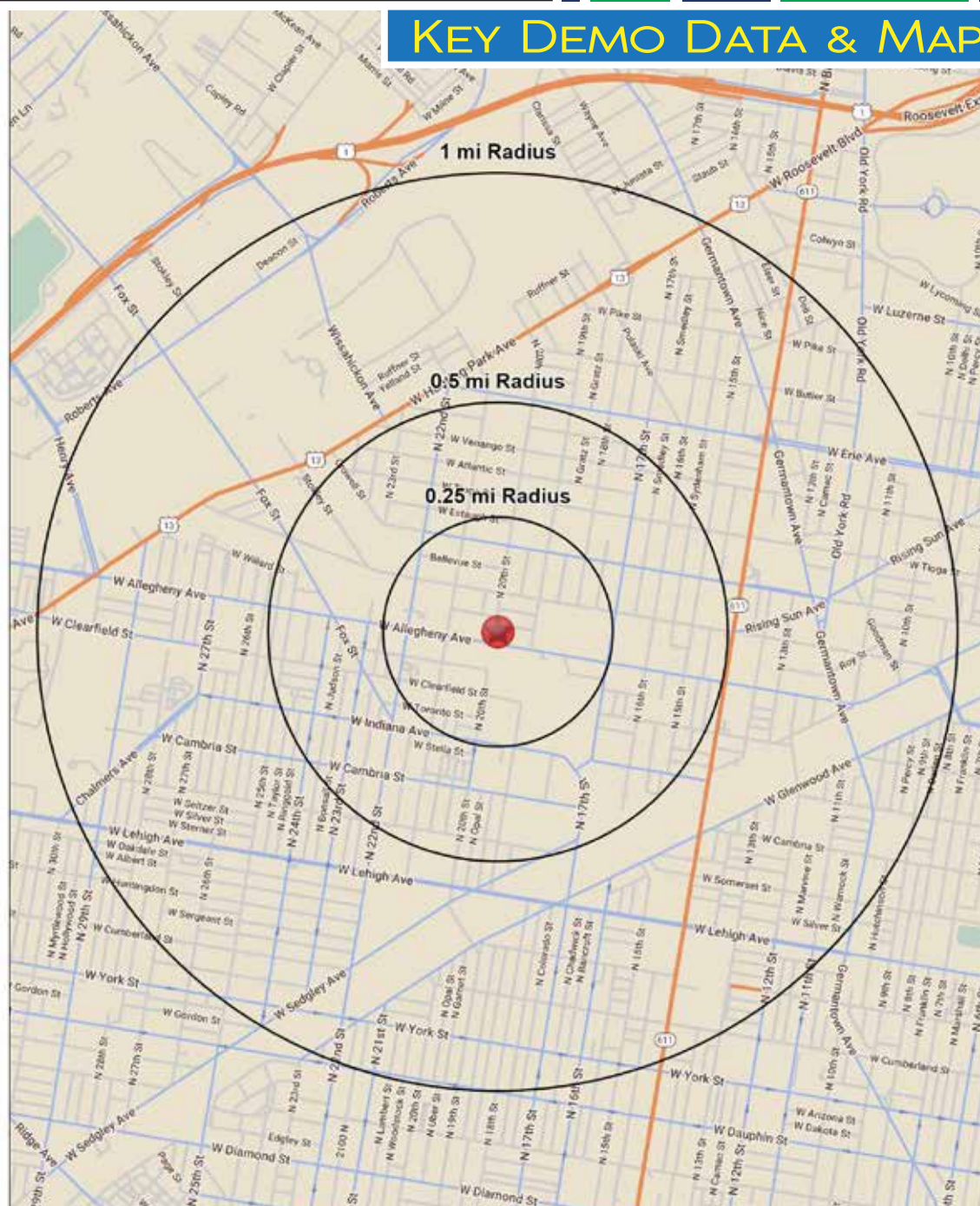
Education

High School Graduate	41.3%	45.0%	42.4%
Some College	14.4%	15.6%	19.0%
Bachelor Degree	15.1%	9.8%	9.4%
Graduate	4.2%	6.8%	5.7%

Traffic Counts: W Allegheny Ave.: 10,056 VPD • N 20th St.: 765 VPD

.Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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

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