

3875 KENSINGTON AVE
PHILADELPHIA, PA

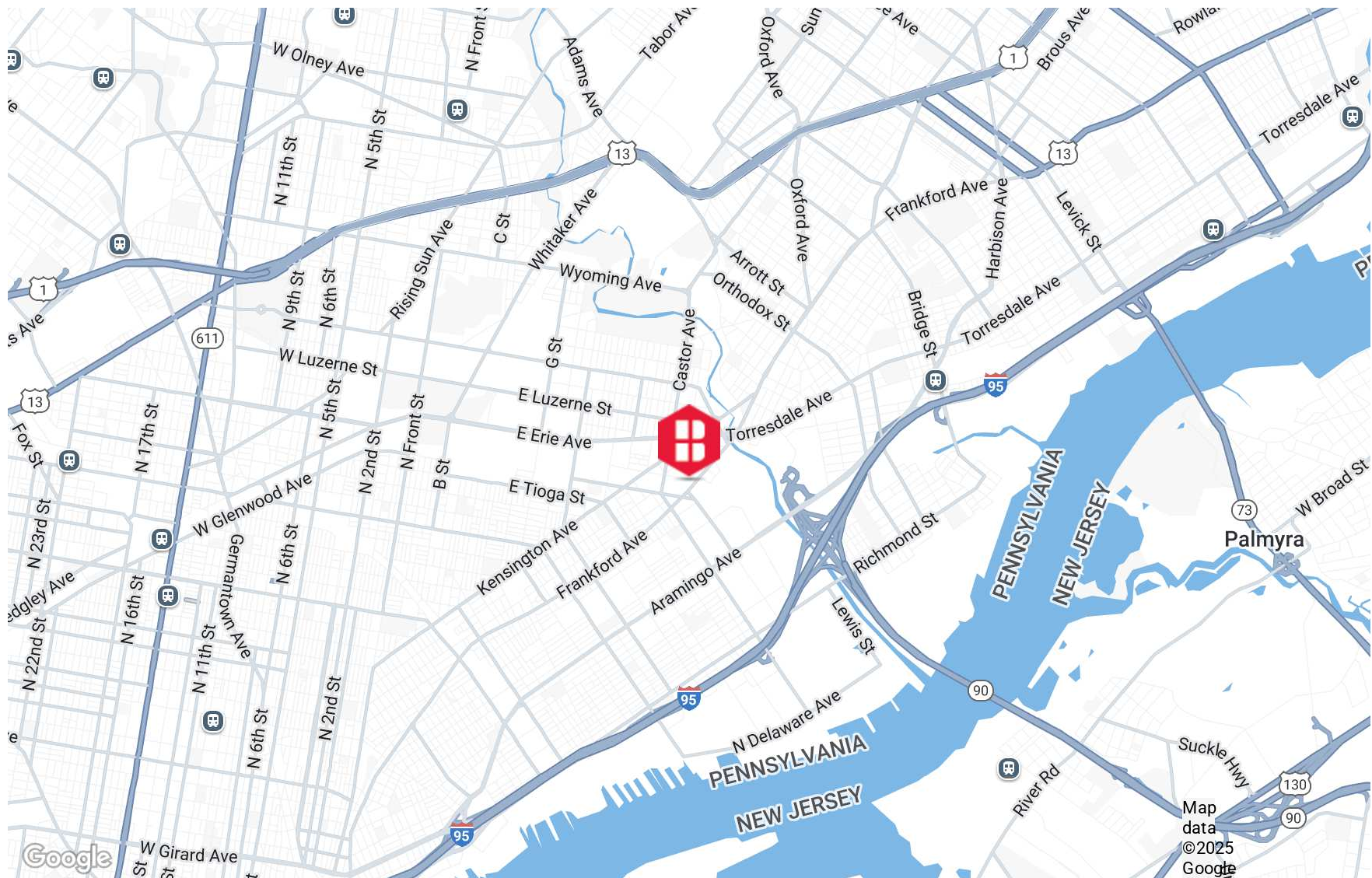
AVAILABLE FOR SALE OR LEASE
INDUSTRIAL BUILDING

14,807 SF
2.37 Acres

PROPERTY HIGHLIGHTS

- 14,807 SF on 2.37 Acres
 - Seven (7) Drive-Thru Doors
 - One (1) Drive-in Door
 - 12' – 13' Clear
 - Adequate Paved Trailer/Car Parking Space
 - Fenced-in Lot
 - Zoned CMX3 - Community Commercial Mixed-Use (City of Philadelphia)
 - Frontage to Kensington Avenue, East Pike Street, Buckius Street, and Jasper Street
 - Five (5) Gated Entrances to Lot
 - Three (3) from East Pike Street
 - One (1) from Kensington Avenue
 - One (1) from Buckius Street
 - Conveniently located in close proximity to Interstate 95 and The Betsy Ross Bridge, the property offers easy access to Center City Philadelphia and New Jersey. The property is served by the Erie-Torresdale Station of SEPTA's Market/Frankford Line and the Bridesburg Station of SEPTA's R7 Regional Rail.
- **Accessible Locations:**
 - 0.2 miles – Erie-Torresdale Station SEPTA Subway & Trolley
 - 1.6 miles – I-95
 - 1.9 miles – Bridesburg Station SEPTA Regional Rail
 - 2.9 miles – Betsy Ross Bridge
 - 3.3 miles – Tacony-Palmyra Bridge
 - 16.6 miles – Philadelphia International Airport

AREA MAP



DEMOGRAPHICS MAP & REPORT

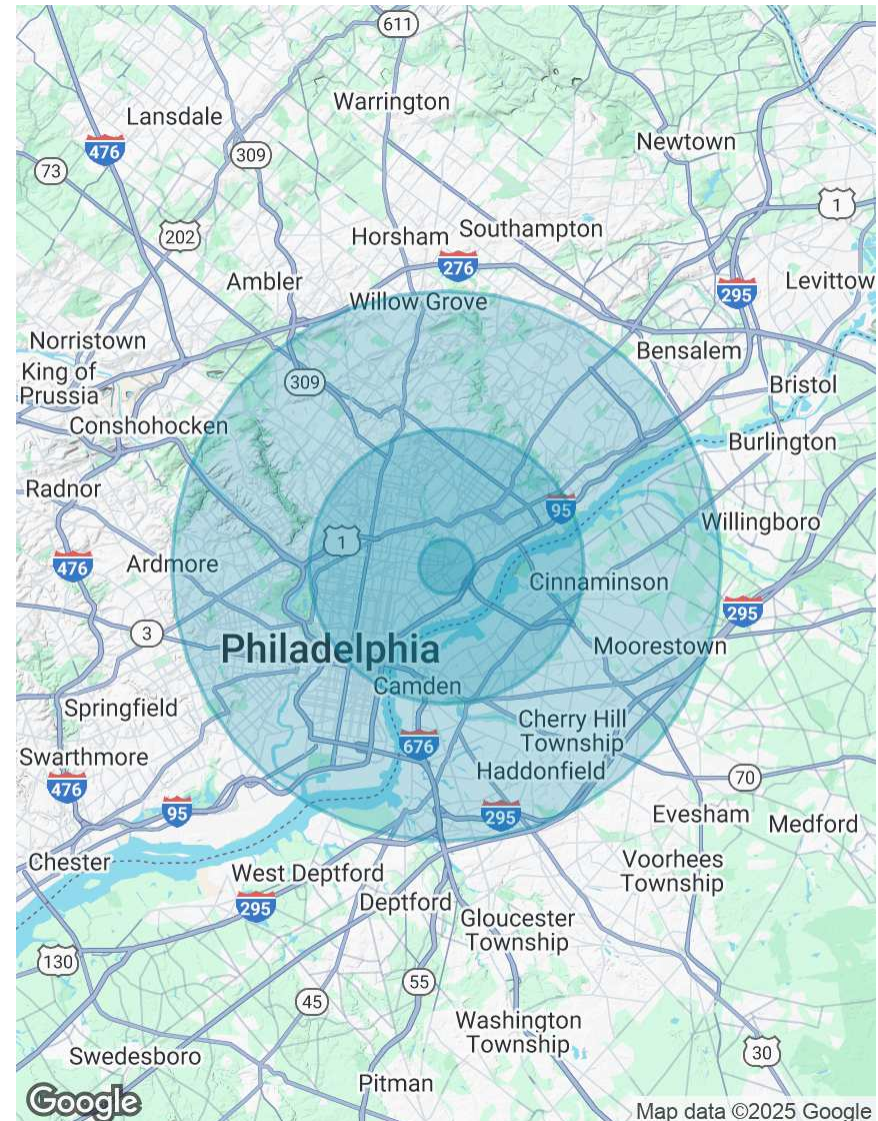
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	37,189	919,316	2,180,878
Average Age	35	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	12,652	359,604	876,128
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$56,922	\$78,670	\$95,900
Average House Value	\$140,348	\$265,068	\$327,926

Demographics data derived from AlphaMap



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