



RETAIL PROPERTY FOR SALE

48,000 SF on 0.87 Acres

1100R South Christopher Columbus Boulevard
Philadelphia, PA 19147



PROPERTY DETAILS

BUILDING

- 48,000 SF on 0.87 Acres
- Four (4) Stories
- Vacant
- 2025 Estimated taxes - \$23,517

BILLBOARD

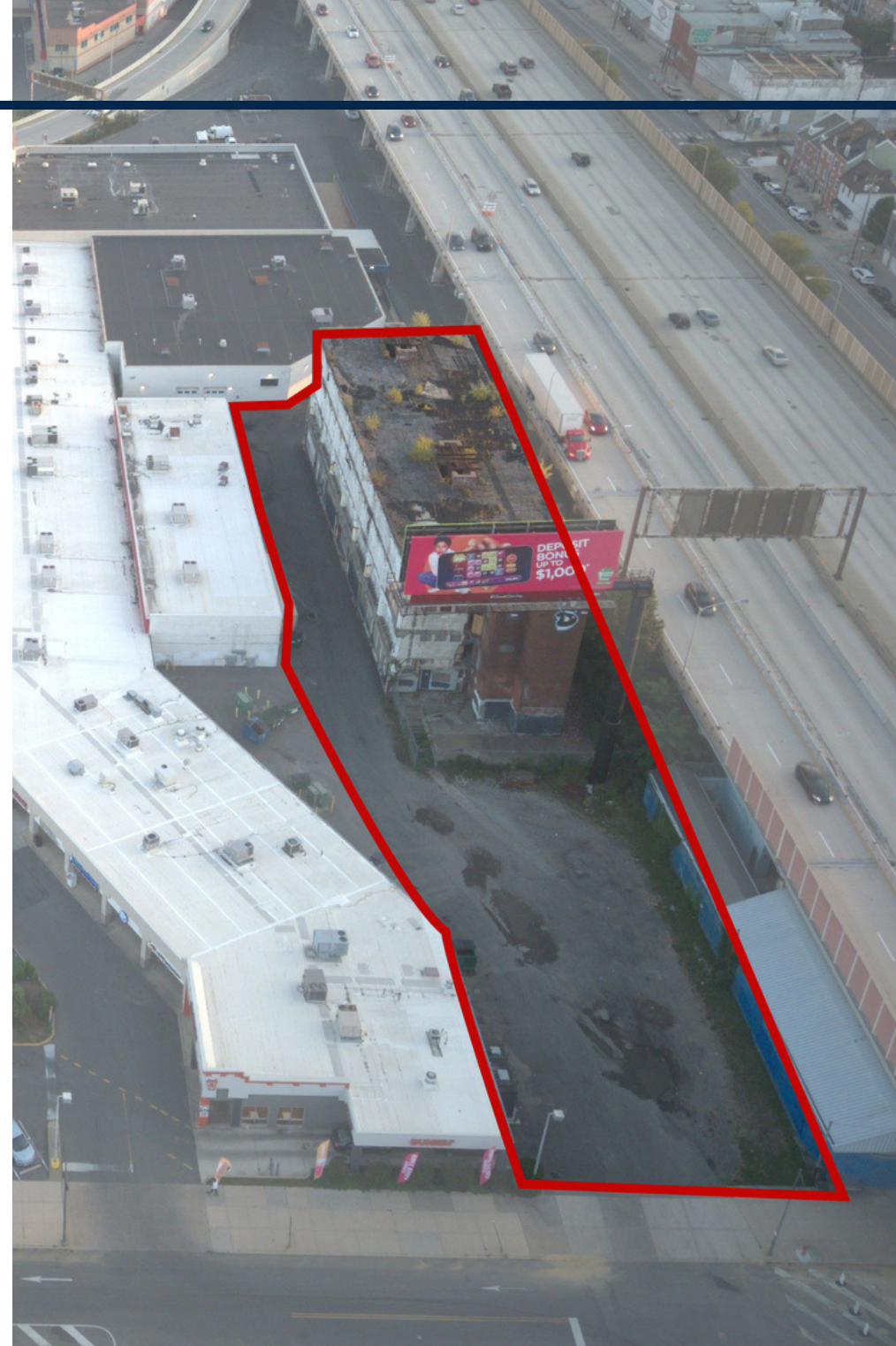
- Tenant: Clear Channel Outdoor
- Annual Rent: \$35,000
- Lease Expiration: 1/22/2029

ZONING

- CMX3-Community Commerical Mixed-Use (City of Philadelphia)

LOCATION DESCRIPTION

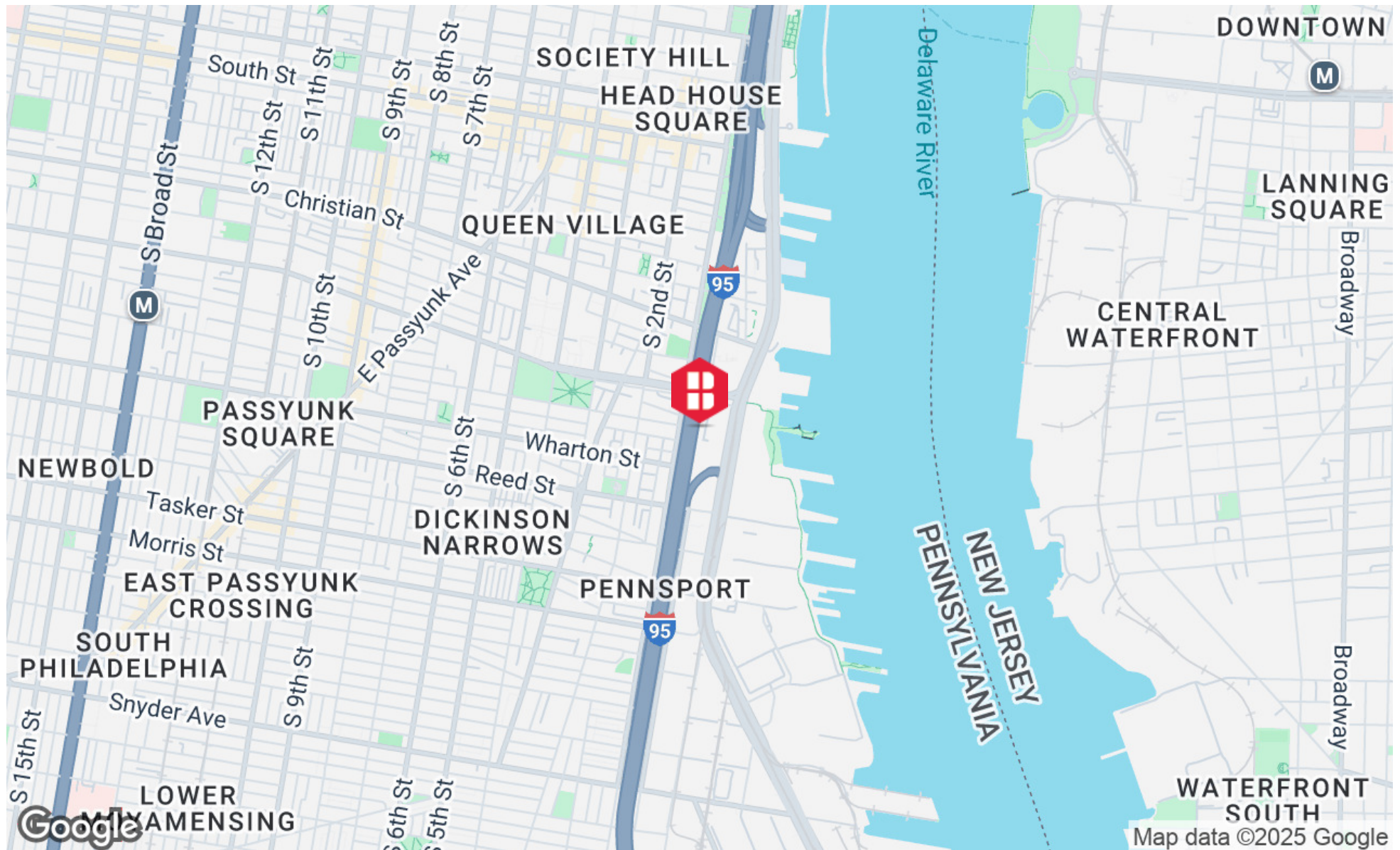
- 1100R S. Christopher Columbus Boulevard offers exceptional highway connectivity, just minutes from I-95, I-676, and I-76, with easy access to the New Jersey Turnpike, I-476, and the Pennsylvania Turnpike. Nearby bridges—including the Walt Whitman and Benjamin Franklin—provide seamless cross-state access between Pennsylvania and New Jersey for efficient regional travel.



ADDITIONAL PHOTO



LOCATION MAP

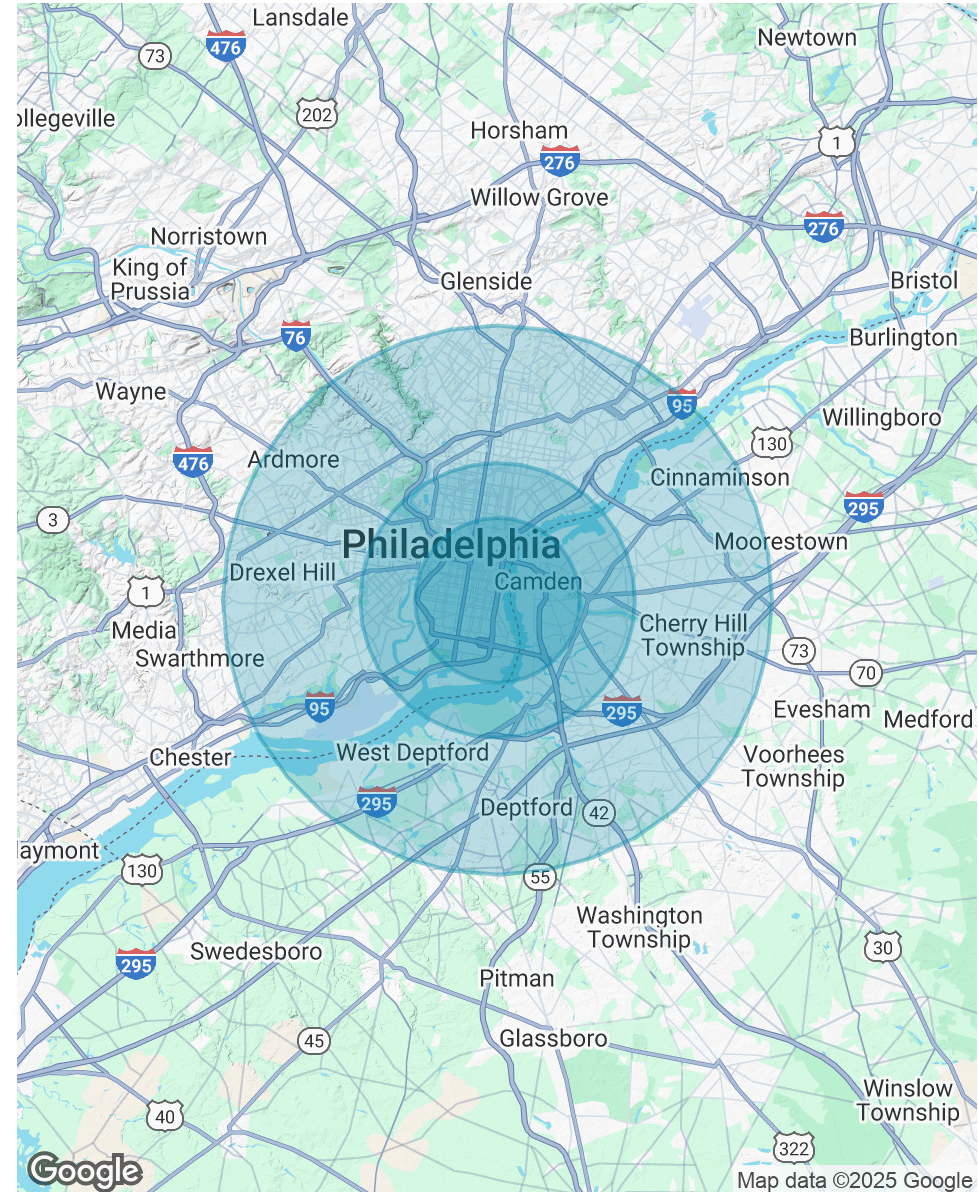


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	367,359	810,795	2,151,355
Average Age	38	37	39
Average Age (Male)	38	37	38
Average Age (Female)	39	38	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	171,213	345,233	866,078
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$111,783	\$89,580	\$94,436
Average House Value	\$474,620	\$362,161	\$313,756

Demographics data derived from AlphaMap



PRIMARY CONTACTS



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