

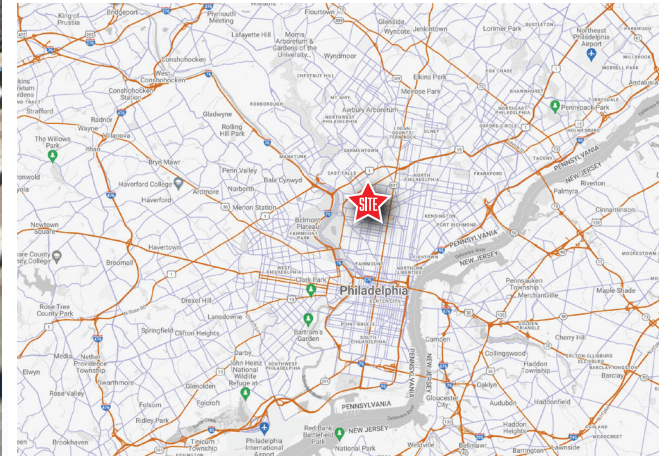
9,450SF LARGE CORNER RETAIL BLDG | FOR LEASE

Former Family Dollar | 2201 W Cambria Ave | Philadelphia, PA 19132 | Philadelphia County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | W Cambria Ave | Philadelphia County

PROPERTY INFORMATION

- Corner property in 22nd Street Central Business District
- Hard to find size in otherwise tight commercial corridor
- Excellent visibility and access • Zoned CMX-2
- Property loading via W Cambria St., 2nd floor additional storage
- Bus routes located directly in front of this property
- Strong retail in trade area: Save A Lot, McDonalds, Auto Zone, Rite Aid, Dunkin, Shop Rite, Ross Dress, Planet Fitness

| Demographics | .25 Mile | .5 Mile | 1 Mile |
|---------------------|--|----------|----------|
| Population | 4,875 | 13,399 | 50,558 |
| Average HH Income | \$60,038 | \$50,466 | \$48,411 |
| Total Businesses | 129 | 388 | 1,257 |
| Number of Employees | 719 | 3,360 | 15,860 |
| Traffic Counts | Intersection W Cambria St. & N 22nd St.: 6,311 VPD | | |

*Data Source: Sites USA REGIS™ 2024

**9,450SF
Ground Floor**

**11,326SF
Parcel Size**

**IMMEDIATE
Availability**

**LEASE
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



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 it's 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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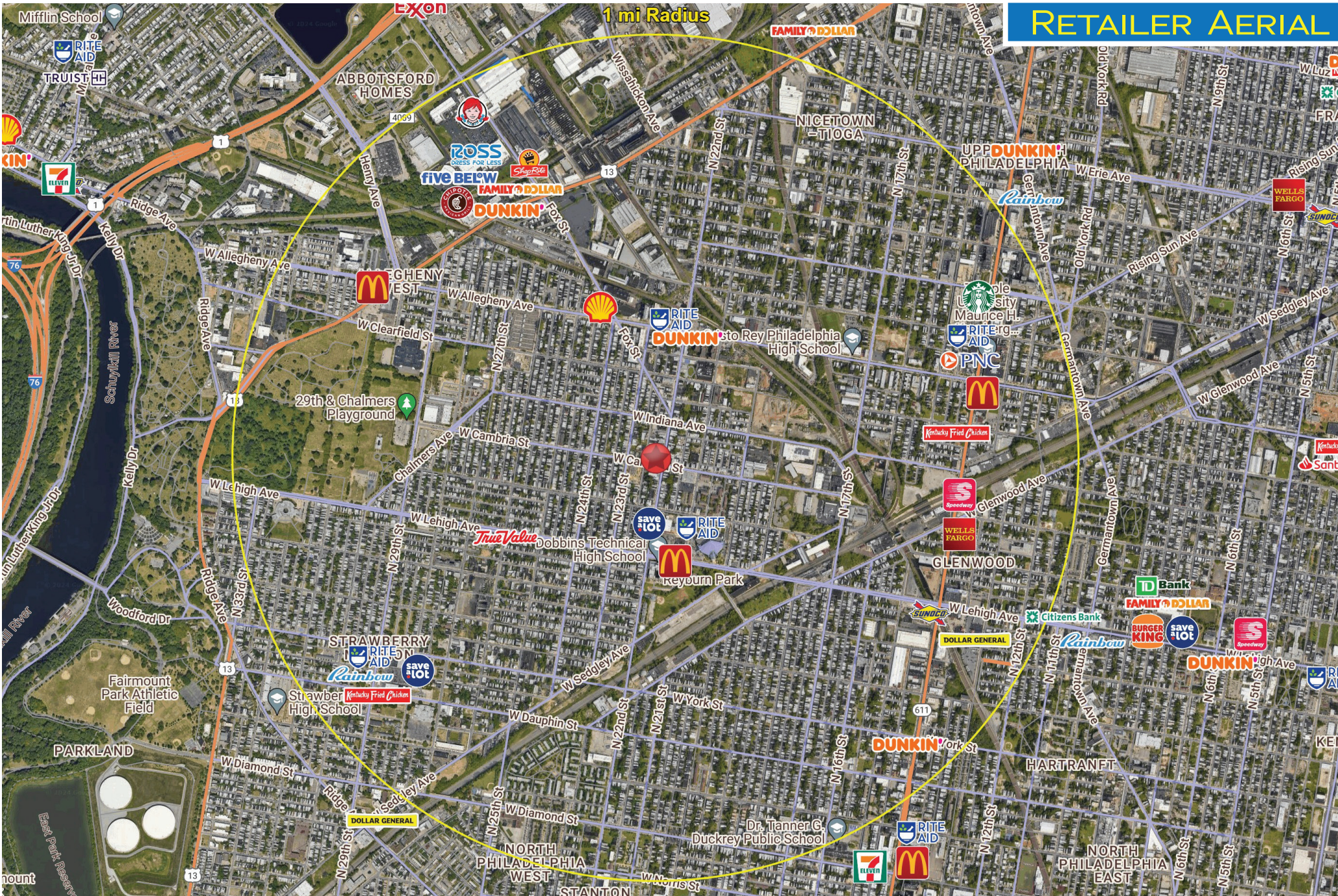
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RETAILER AERIAL



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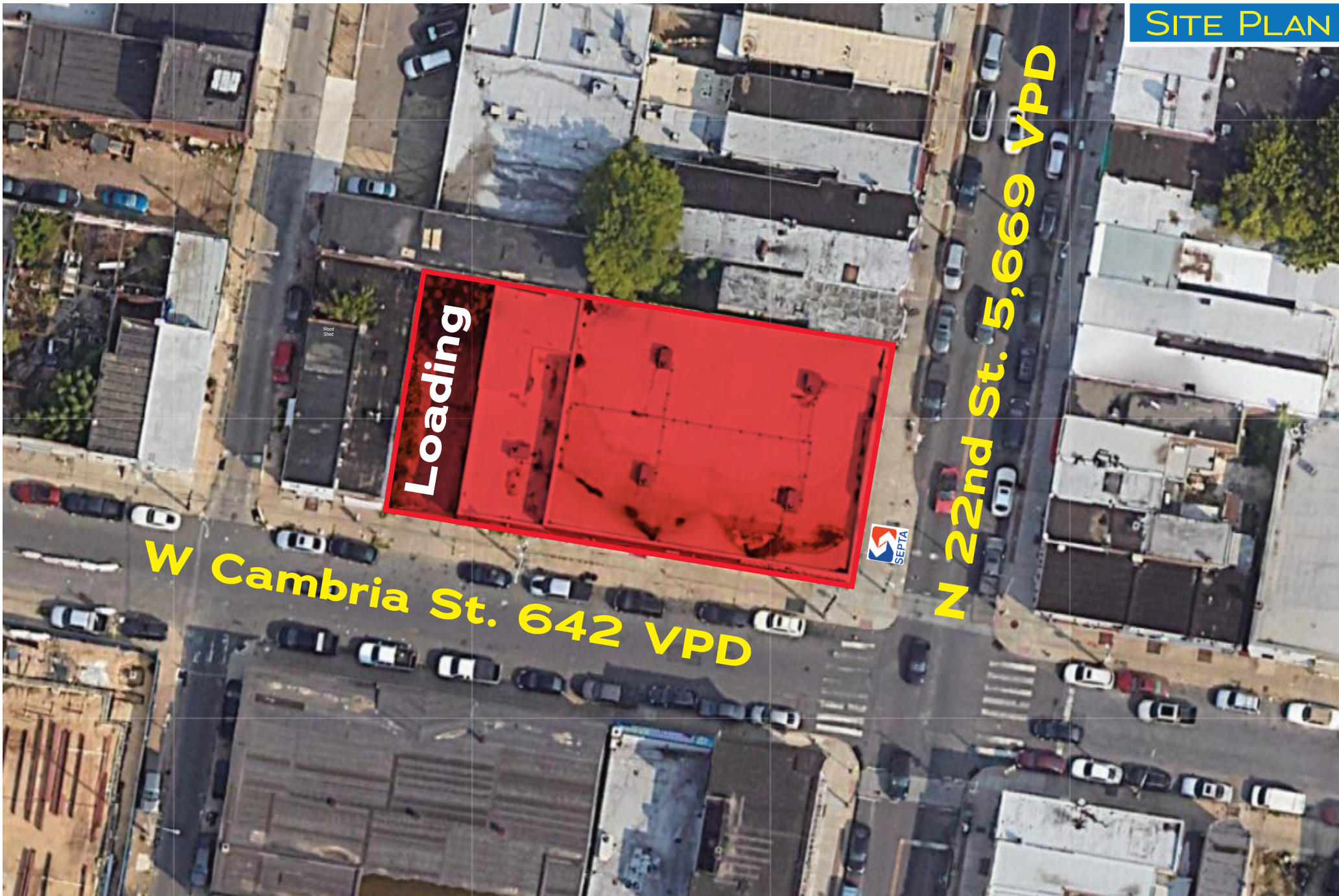
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SITE PLAN



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DEMOGRAPHICS

| Population | .25 Mile | .5 Mile | 1 Mile |
|--|----------|---------|--------|
| Population (Est. 2024) | 4,875 | 13,399 | 50,558 |
| Projected Population (2029) | 4,443 | 12,268 | 46,759 |
| Projected Annual Growth (2024 to 2029) | -1.8% | -1.7% | -1.5% |

Daytime Population

| | | | |
|----------------------------|-----|-------|--------|
| Total Businesses (2024) | 129 | 388 | 1,257 |
| Number of Employees (2024) | 719 | 3,360 | 15,860 |

Income

| | | | |
|-------------------------------|----------|----------|----------|
| Average HH Income (Est. 2024) | \$60,038 | \$50,466 | \$48,411 |
| Median HH Income (2024) | \$33,791 | \$34,968 | \$34,702 |

Households & Growth

| | | | |
|--|-------|-------|--------|
| Households | 2,120 | 5,623 | 20,747 |
| Projected HH (2029) | 1,948 | 5,196 | 19,373 |
| HH Growth with Children (2024 to 2029) | 20.4% | 22.4% | 22.6% |

Education

| | | | |
|----------------------|-------|-------|-------|
| High School Graduate | 40.9% | 43.3% | 43.2% |
| Some College | 19.2% | 21.5% | 19.1% |
| Bachelor Degree | 6.6% | 7.4% | 8.8% |
| Graduate | 4.8% | 4.4% | 4.9% |

Traffic Counts: Intersection W Cambria St. & N 22nd St.: 6,311 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

