

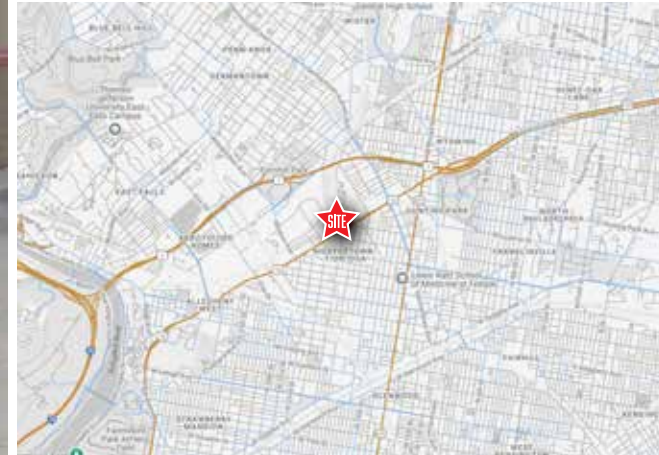
9,180 SF FREE-STANDING RETAIL BLDG | FOR LEASE

1955 Hunting Park Ave | Philadelphia, PA 19140 | Philadelphia County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | 1955 Hunting Park Ave | Philadelphia, PA 19140

9,180 SF
Ground Floor

1.23 ACRE
Parcel Size

IMMEDIATE
Availability

LEASE SF
Upon Request

PROPERTY INFORMATION

- Corner property at the intersection of Hunting Park Ave & Donath St
- Excellent visibility & access with approx. 25 off-street parking spaces
- Strong retail in trade area: ShopRite, Ross Dress, Planet Fitness, and Auto Zone • Zoned I-2
- Bus routes located nearby front of this property
- Ideal location for Retail, Automotive, Medical/Dental Uses, Laudromat, Daycare, Educational

Demographics	1 Mile	3 Miles	5 Miles
Population	38,910	421,441	974,658
Average HH Income	\$56,901	\$68,810	\$96,051
Total Businesses	1,339	11,849	41,012
Number of Employees	17,076	107,911	444,388

Traffic Counts: West Hunting Park Ave.: Over 20,000 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 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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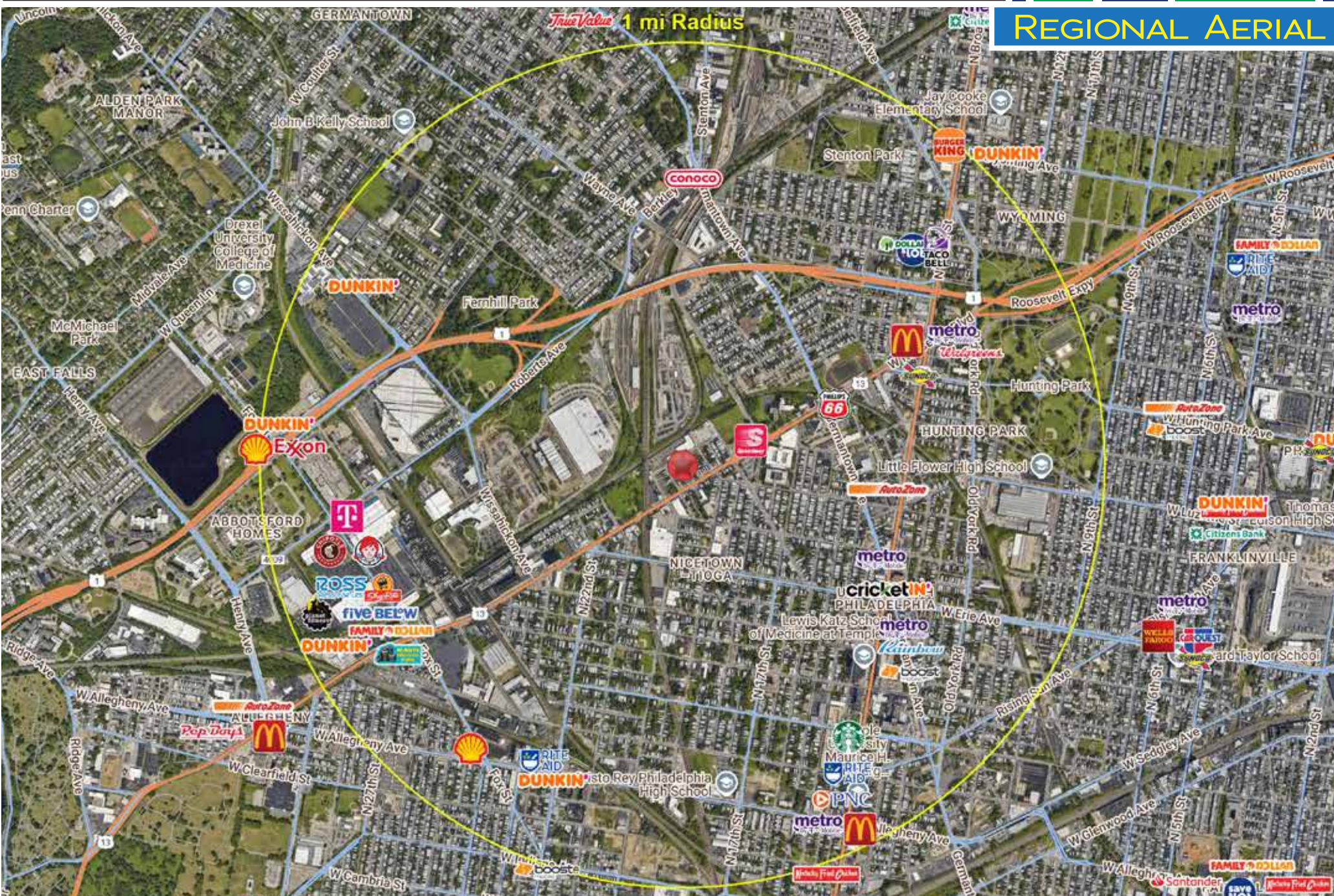
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REGIONAL AERIAL



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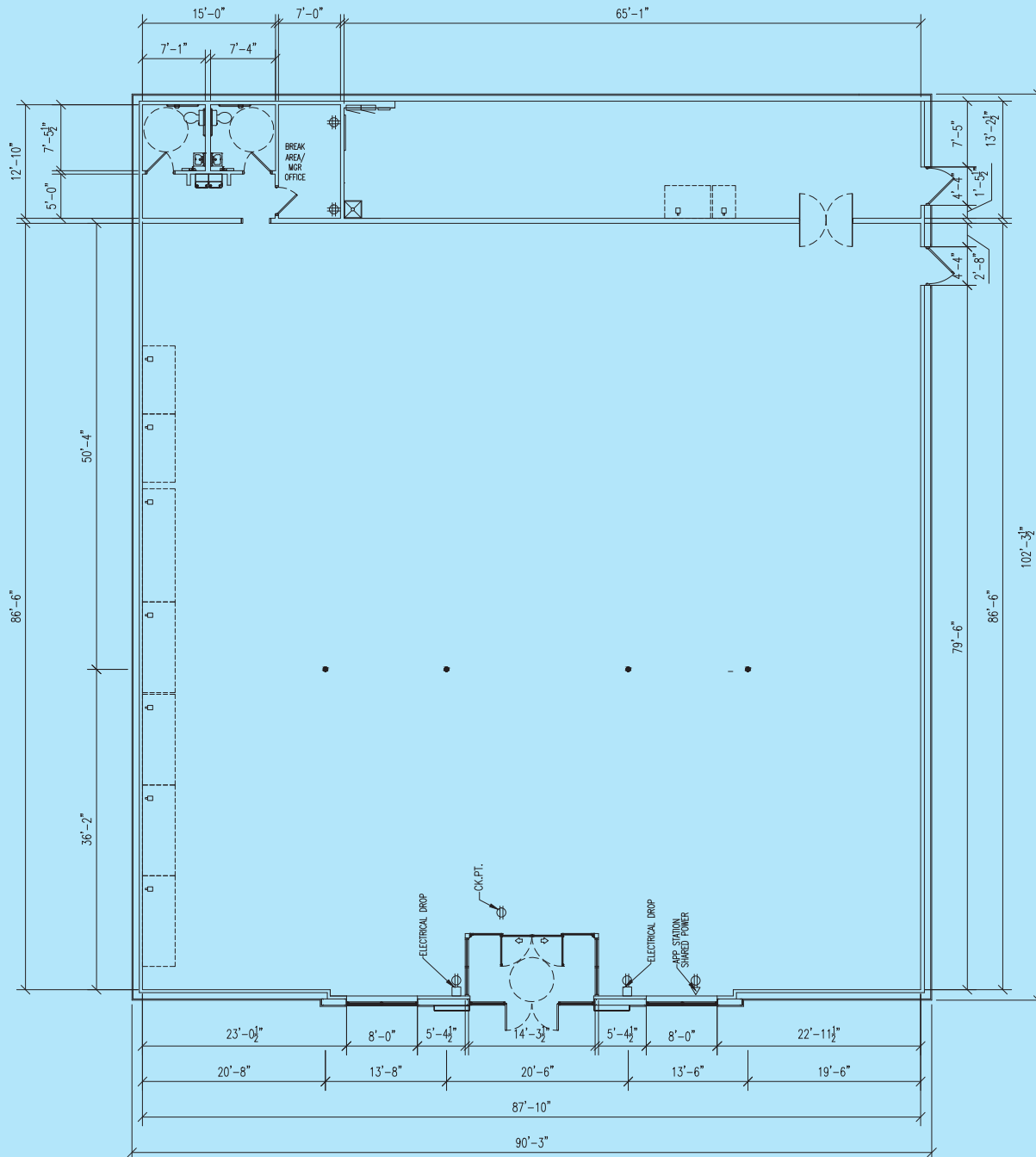
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SITE PLAN



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	38,910	421,441	974,658
Projected Population (2029)	35,865	402,244	937,354
Projected Annual Growth (2024 to 2029)	-1.6%	-0.9%	-0.8%

Households & Growth

Households	16,032	166,081	410,875
Projected HH (2029)	14,919	160,525	401,058
HH Growth with Children (2024 to 2029)	24.3%	26.0%	21.7%

Income

Average HH Income (Est. 2024)	\$56,901	\$68,810	\$96,051
Median HH Income (2024)	\$39,919	\$49,207	\$64,945

Daytime Population

Total Businesses (2024)	1,339	11,849	41,012
Number of Employees (2024)	17,076	107,911	444,388

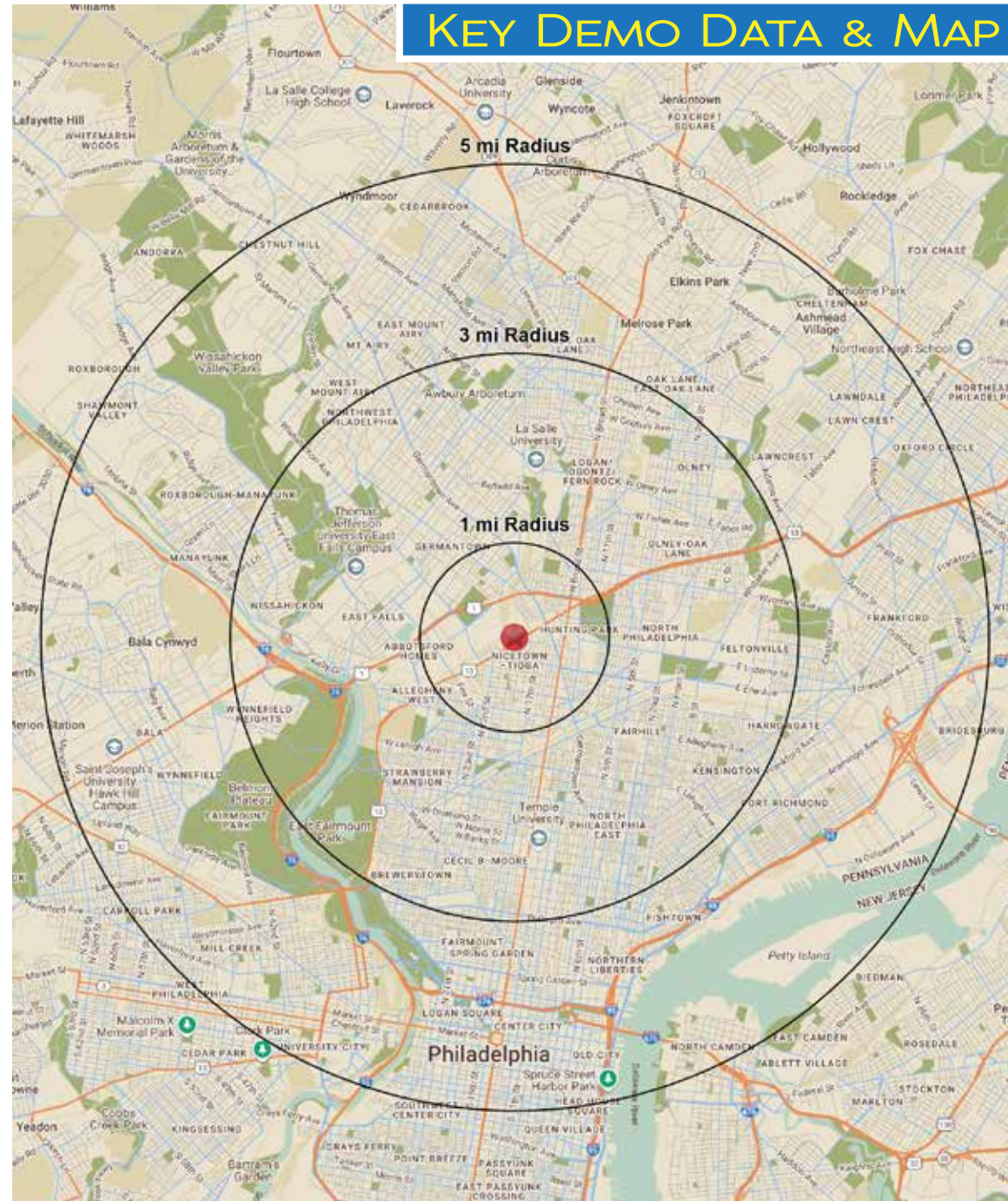
Education

High School Graduate	41.6%	33.3%	27.7%
Some College	17.7%	17.7%	16.1%
Bachelor Degree	10.8%	14.5%	19.9%
Graduate	7.1%	10.8%	18.2%

Traffic Counts: West Hunting Park Ave.: Over 20,000 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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