



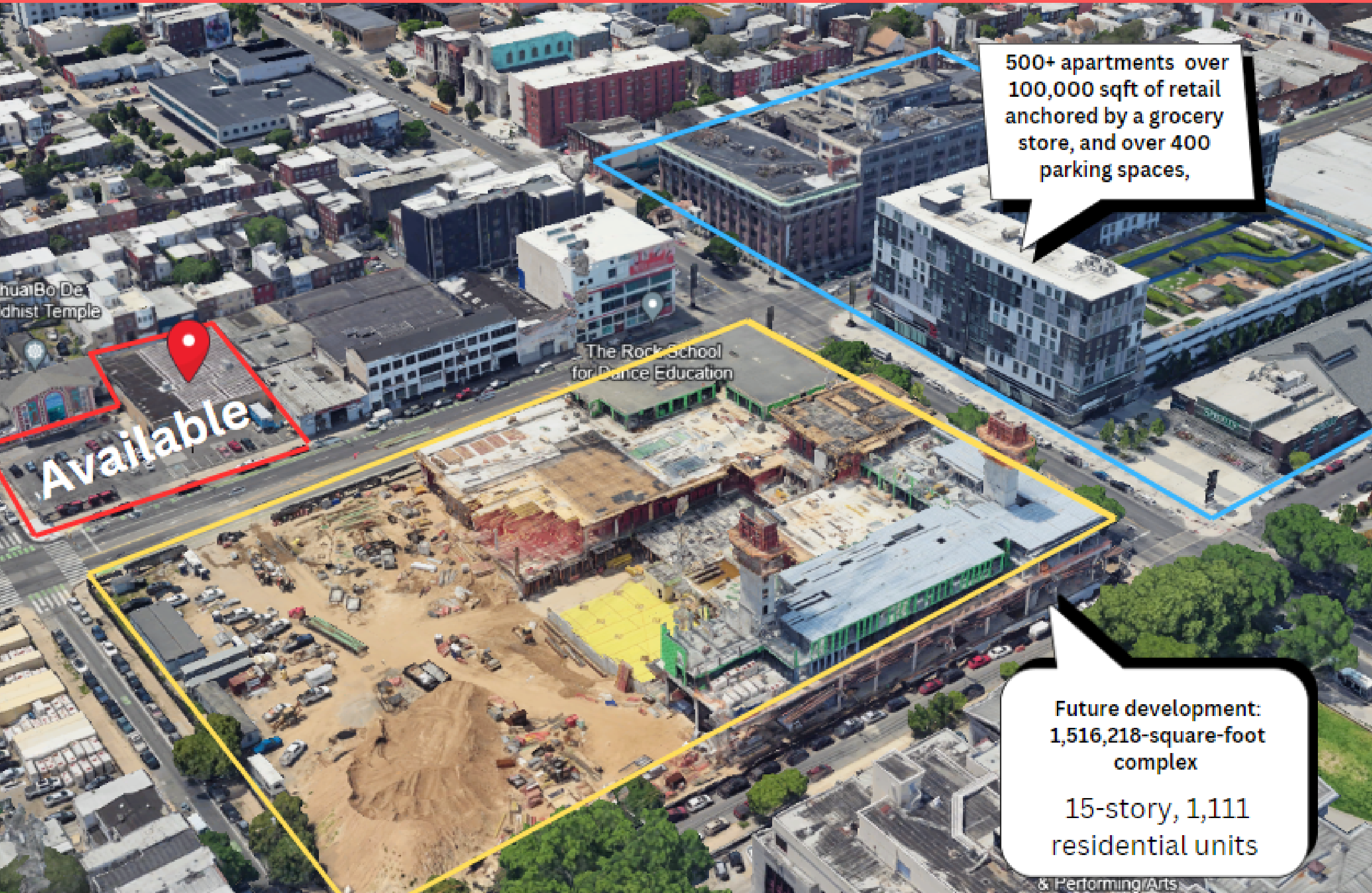
**1300 Washington Avenue, Philadelphia, PA 19147**

Lot Size. 0.673 \* 10,000 Sqft (+/-) with Parking

**Available for Lease**

**Retail Space**

# Property Overview

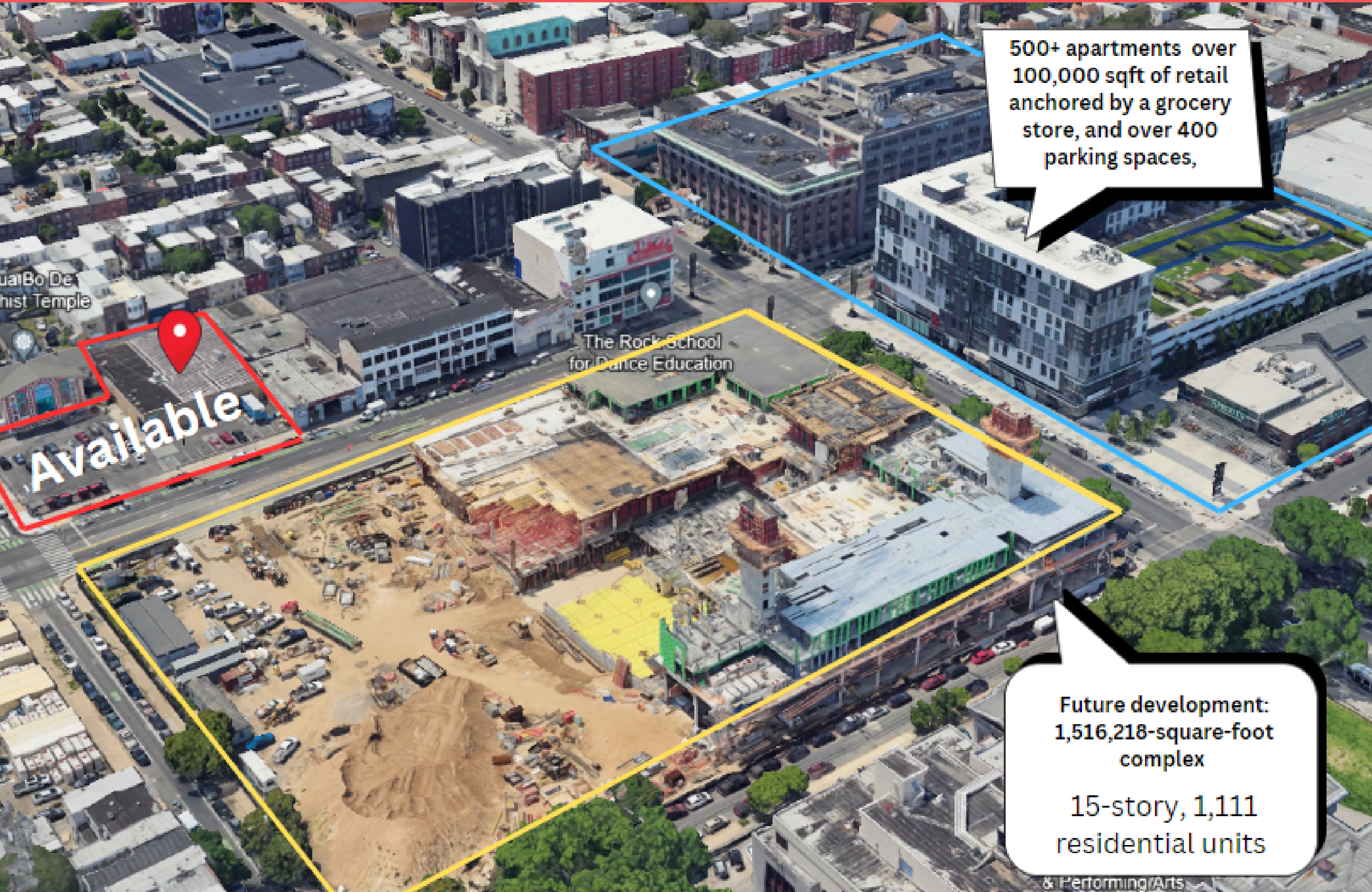


## Retail space

- ± 10,000 square feet on 0.67 acres w/ Parking
- Ultra-Dense population- 907,746 within a 5-mile radius, 429,921 in 3 miles
- High visibility on traffic light controlled corner of Washington Avenue and 13th street. 1 block off Broad Street.
- Future Development: 1,516,218 Square Feet residential complex across street

Zoning Use: CMX-3

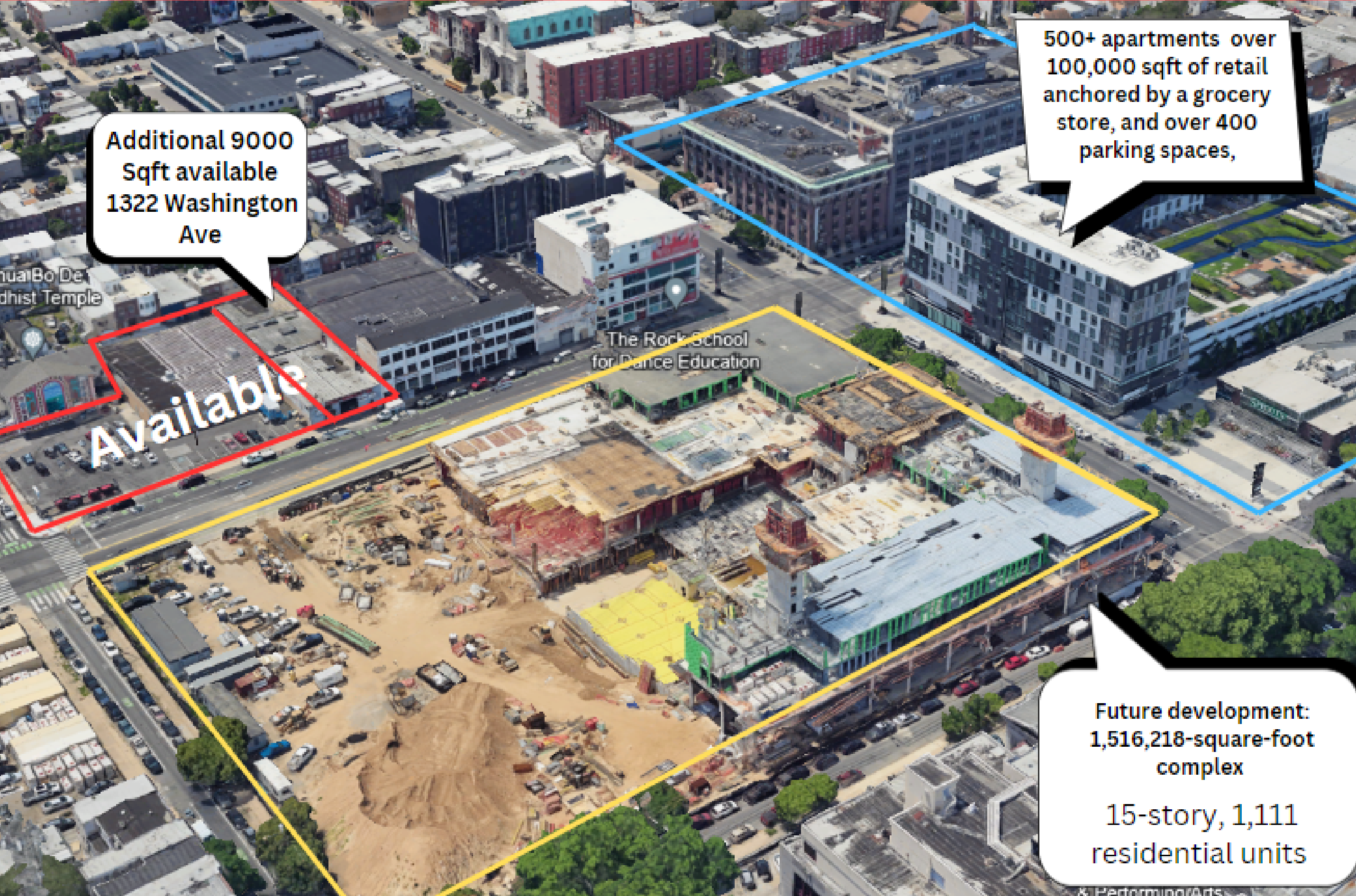
# Property Overview



## Option A

- ± 10,000 square feet on 0.67 acres w/ Parking
- 30 + car parking on site
- High visibility on traffic light controlled corner of Washington Avenue and 13th street. 1 block off Broad Street.

# Property Overview



Additional 9000  
Sqft available  
1322 Washington  
Ave

500+ apartments over  
100,000 sqft of retail  
anchored by a grocery  
store, and over 400  
parking spaces,

Available

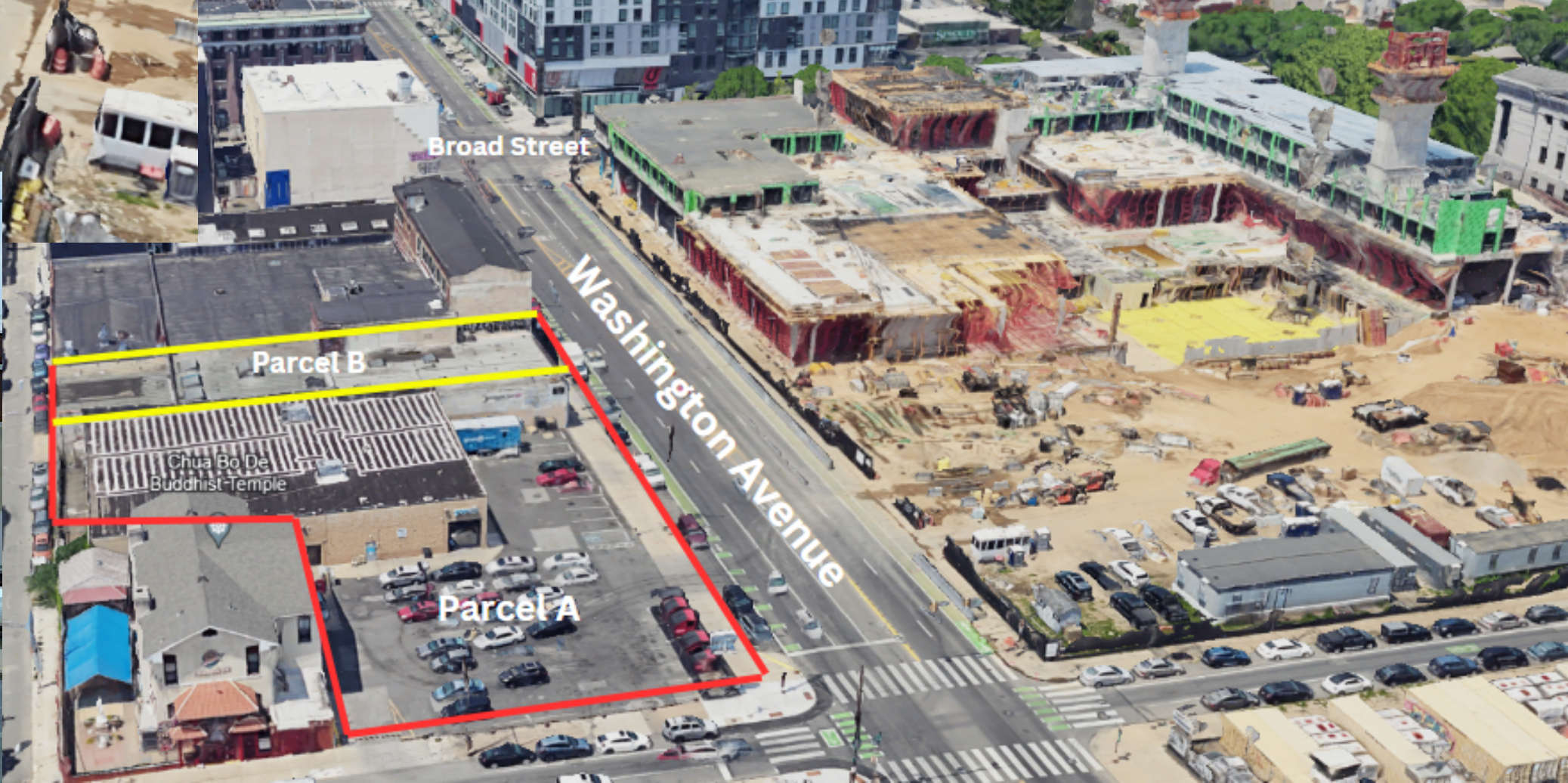
The Rock School  
for Dance Education

Future development:  
1,516,218-square-foot  
complex  
  
15-story, 1,111  
residential units

## Option B

- Additional ± 9000 square feet add-on
- combined ± 19,000 Square feet under roof with Parking

# Additional Site Photos



# CONTACT US:



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