

5627-41 HEGERMAN STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL LAND

0.7 Acres

PROPERTY HIGHLIGHTS

- 0.7 Acres
- Zoned I-1 - Light Industrial (City of Philadelphia)
- Frontage to Hegerman St, Tulip St, and E Cheltenham Ave
- 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 Bridesburg Station of SEPTA's R7 Regional Rail.

- **NORTHEAST PHILADELPHIA INDUSTRIAL SUBMARKET**

In this submarket, there has been 940,000 SF of space delivered over the past 12 months, leading to 16.9% of all space being available. Despite this, rents have increased 3.6% over the past year to \$8.10/SF, still a relatively affordable rate compared to the Philadelphia average of \$11.20/SF. Under construction, Northeast Philadelphia has about 760,000 SF under construction, expanding territory by 4.6%.

- **ACCESSIBILITY DISTANCES -**

1 mile – I-95
1.6 miles – Tacony – Palmyra Bridge
2.2 miles – Betsy Ross Bridge
7 miles – Center City
16.1 miles – Philadelphia International Airport

- **ZONING INDUSTRIAL PERMITTED USES -**

- **Vehicle and Vehicular Equipment Sales and Services**

Auto Repair, Sales/Rentals and Maintenance

Fueling Station

Paint Finishing Shop

- **Wholesale, Distribution, Storage Use**

Equipment and Materials Storage Yards and Buildings

Moving and Storage

Warehouse

Wholesale

- **Industrial Use**

Artist Industrial

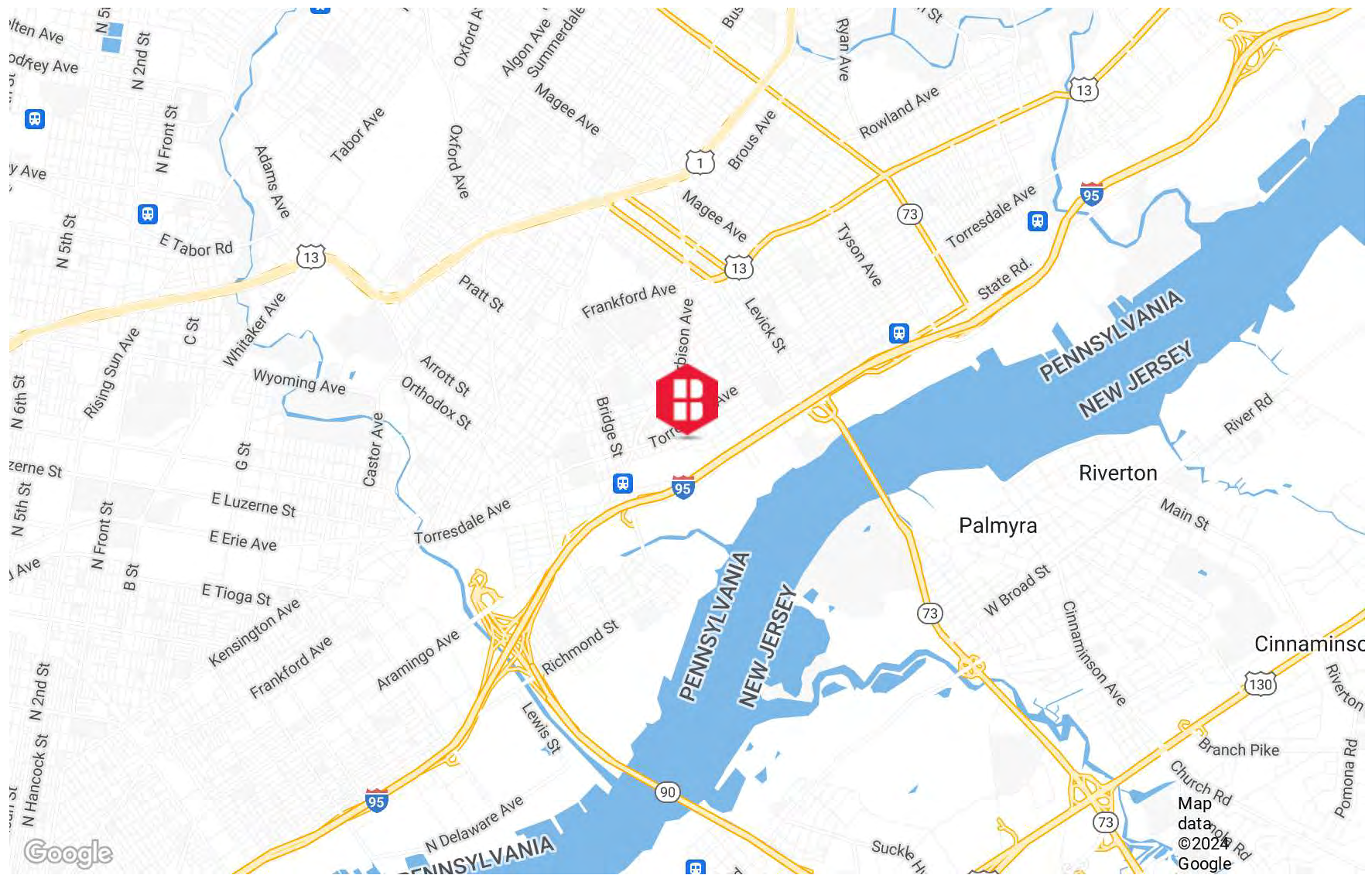
Limited Industrial

Research and Development

Medical Marijuana

Trucking and Transportation Terminals

AREA MAP



DEMOGRAPHICS MAP & REPORT

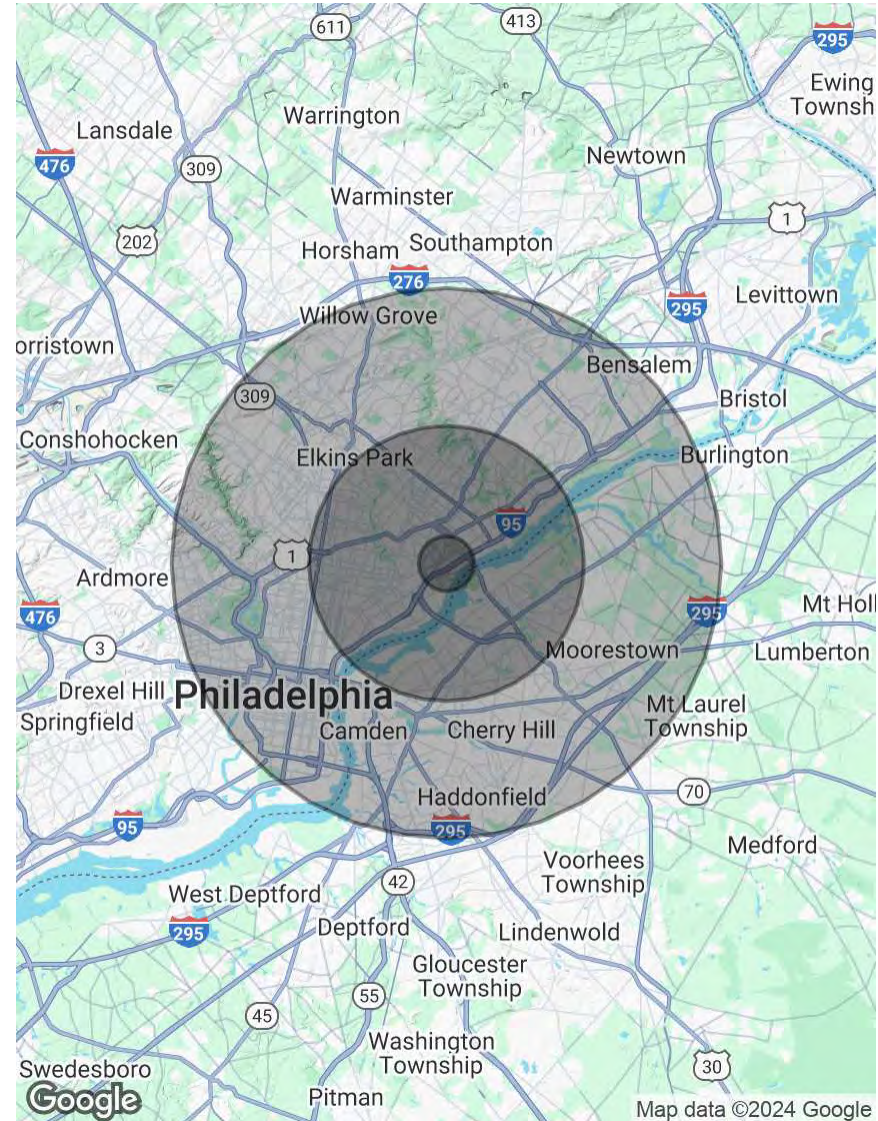
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	37,522	685,042	1,929,556
Average Age	36	39	40
Average Age (Male)	35	37	39
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	13,627	251,424	777,544
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$62,018	\$76,152	\$98,905
Average House Value	\$169,069	\$217,054	\$335,184

Demographics data derived from AlphaMap



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