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RETAIL PROPERTY FOR SALE

4022-24 LANCASTER AVE

Philadelphia, PA 19104

PROPERTY SUMMARY

4022-24 Lancaster Ave | Philadelphia

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

A rare opportunity to acquire a high-visibility, multi-use commercial building on one of West Philadelphia's most active and rapidly evolving commercial corridors. Situated at the corner of Lancaster Avenue and 42nd Street, 4022-24 Lancaster Avenue offers 6,200 square feet of ground-floor commercial space with a full basement — purpose-built for high-volume operations and backed by a history of diverse commercial uses including a full-service grocery market, restaurant, and nightclub lounge.

HIGHLIGHTS

- 6,200 SF ground floor + full basement + ~1,000 SF second floor office
- 40' of frontage on Lancaster Avenue at 42nd Street
- CMX-2 zoning with broad permitted commercial uses
- Proven history as grocery, restaurant, and nightclub/lounge
- SEPTA Route 10 trolley on-site; walkable and transit-rich West Philadelphia submarket with strong development momentum

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	5,300 SF
Building Size:	6,200 SF
Zoning:	CMX2
Year Built Renovated	1915 2020

PHOTOS

4022 Lancaster Ave # 24

RETAIL PROPERTY FOR SALE



RETAILER MAP

4022-24 Lancaster Ave | Philadelphia

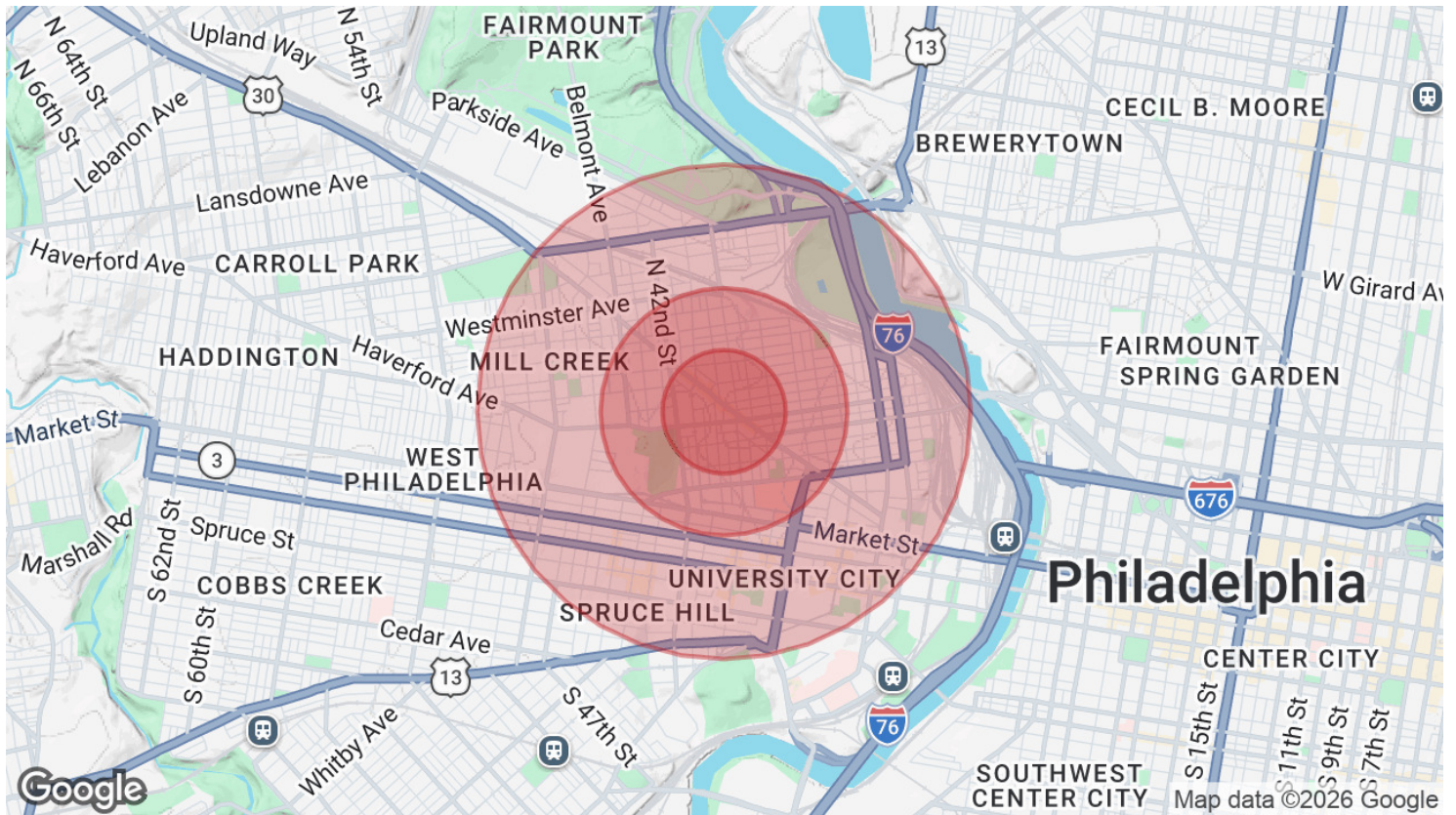
RETAIL PROPERTY FOR SALE



DEMOGRAPHICS MAP & REPORT

4022-24 Lancaster Ave | Philadelphia

RETAIL PROPERTY FOR SALE



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,802	14,226	61,637
Average Age	36.3	32.1	29.3
Average Age (Male)	35.6	30.5	27.5
Average Age (Female)	37.6	34.2	30.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,867	6,533	23,544
# of Persons per HH	2.0	2.2	2.6
Average HH Income	\$46,897	\$50,809	\$64,775
Average House Value	\$319,589	\$275,399	\$282,603

2023 American Community Survey (ACS)

DEAL TEAM

4022-24 Lancaster Ave | Philadelphia

RETAIL PROPERTY FOR SALE



Jon O'Shea

M: 267.780.3419 | O: 610.520.0100
6 Coulter Ave 2nd Fl, Ardmore PA 19003
E: Jon@McCannTeamCommercial.com

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