



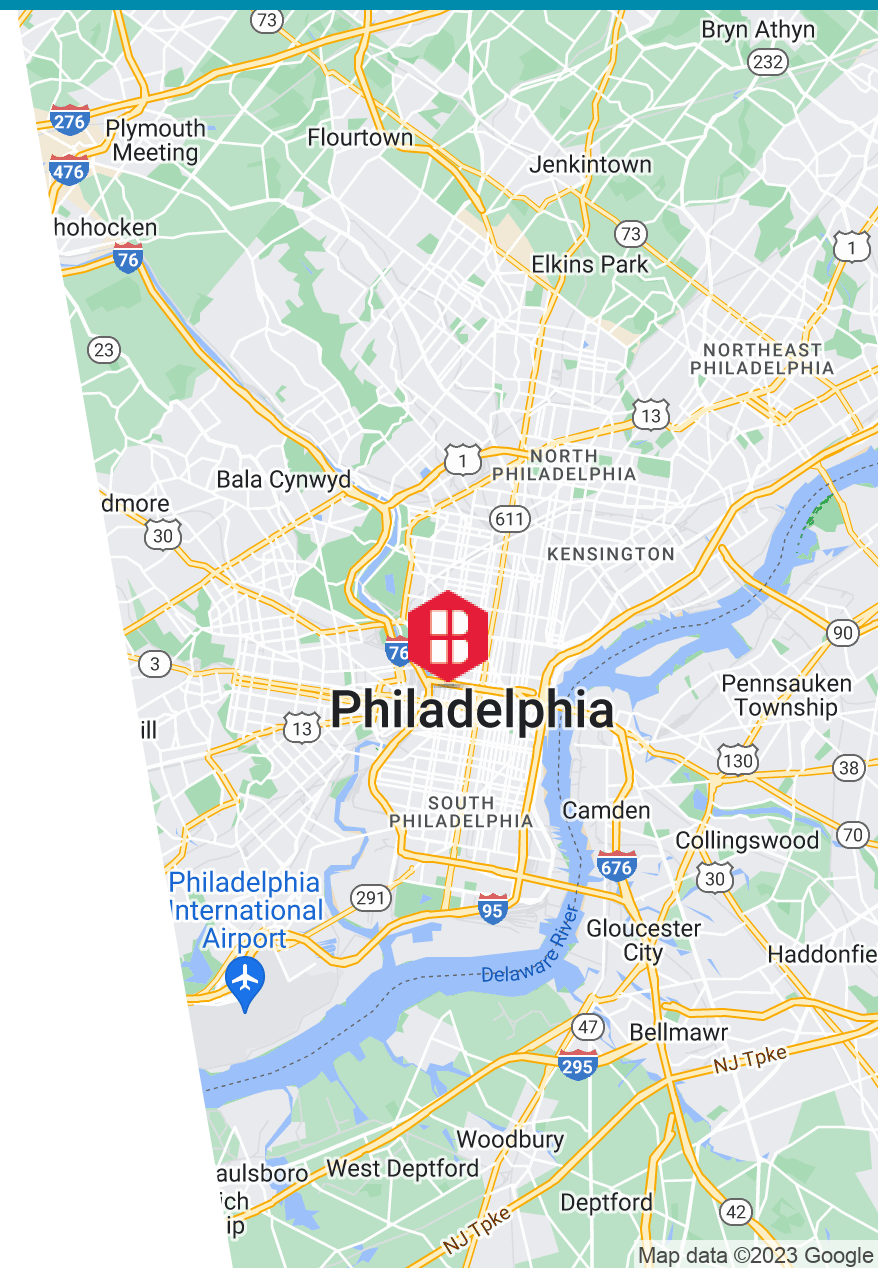
**161 N 21ST STREET**  
PHILADELPHIA, PA

AVAILABLE FOR SALE  
**MIXED-USE OPPORTUNITY**

3,312 SF  
0.03 Acres

## OFFERING HIGHLIGHTS

Rare opportunity to own a beautifully renovated mixed-use building located on the prominent corner of 21st and Race. The newly renovated building has a strong performing long-term restaurant tenant on the ground floor and three high-end apartment units above. Located right in the epicenter of Philly's museum district, the building is just steps away from some of the city's most famous entertainment attractions such as The Franklin Institute, Barnes Foundation, and The Academy of Natural Sciences. Also, with plenty of retail and restaurants within walking distance as well as millions of square feet of new residential and commercial development being built within blocks of this location, the building offers any buyer a tremendous investment opportunity.



## PROPERTY HIGHLIGHTS



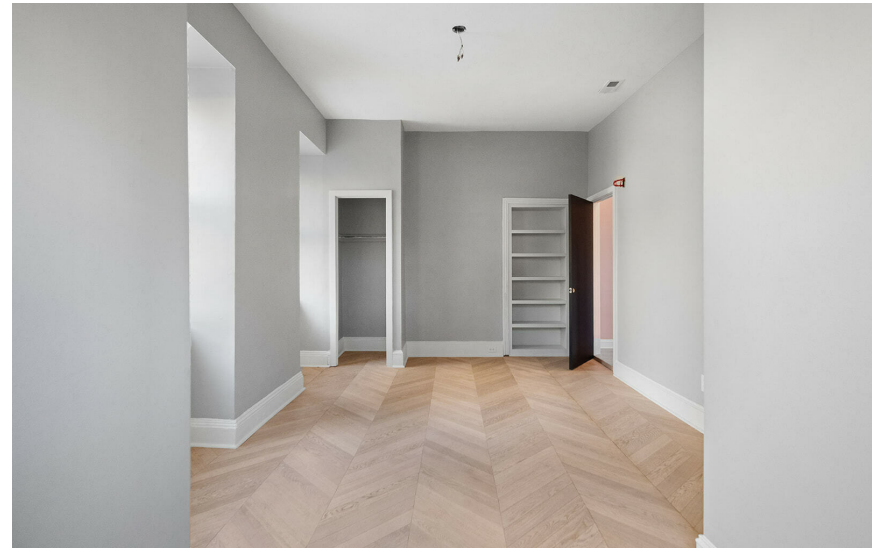
### COMMERICAL USE

- Newly renewed long-term, stable restaurant tenant on the ground floor

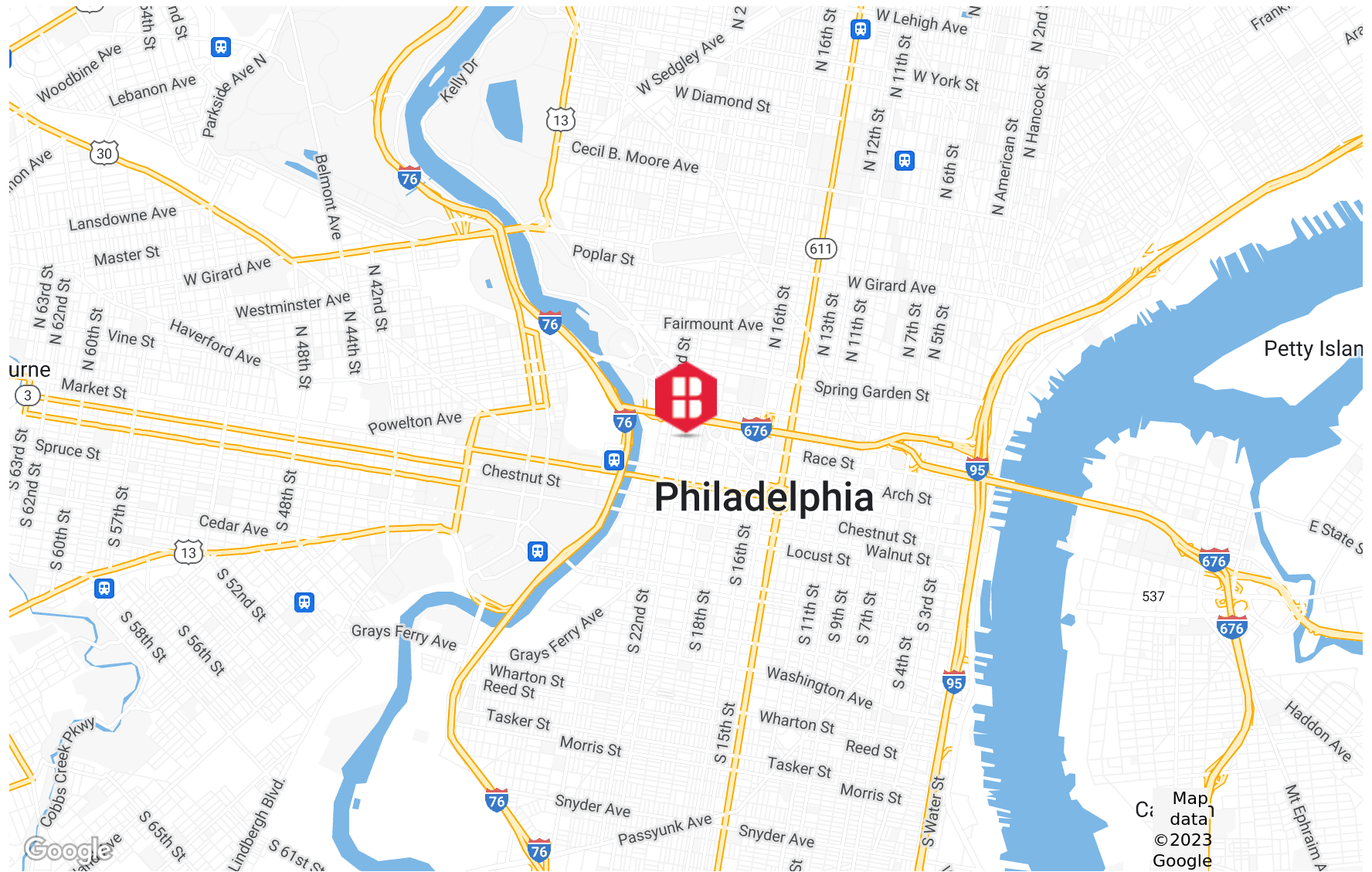
### RESIDENTIAL USE

- Three (3) spacious residential units on the 2nd and 3rd floors
- Modern finishes
- Wide plank hardwood floors
- Eat-in Kitchen with quartz countertops
- High efficiency stainless steel appliances
- In-unit washer & dryer

# PHOTOS



# AREA MAP



# DEMOGRAPHICS MAP & REPORT

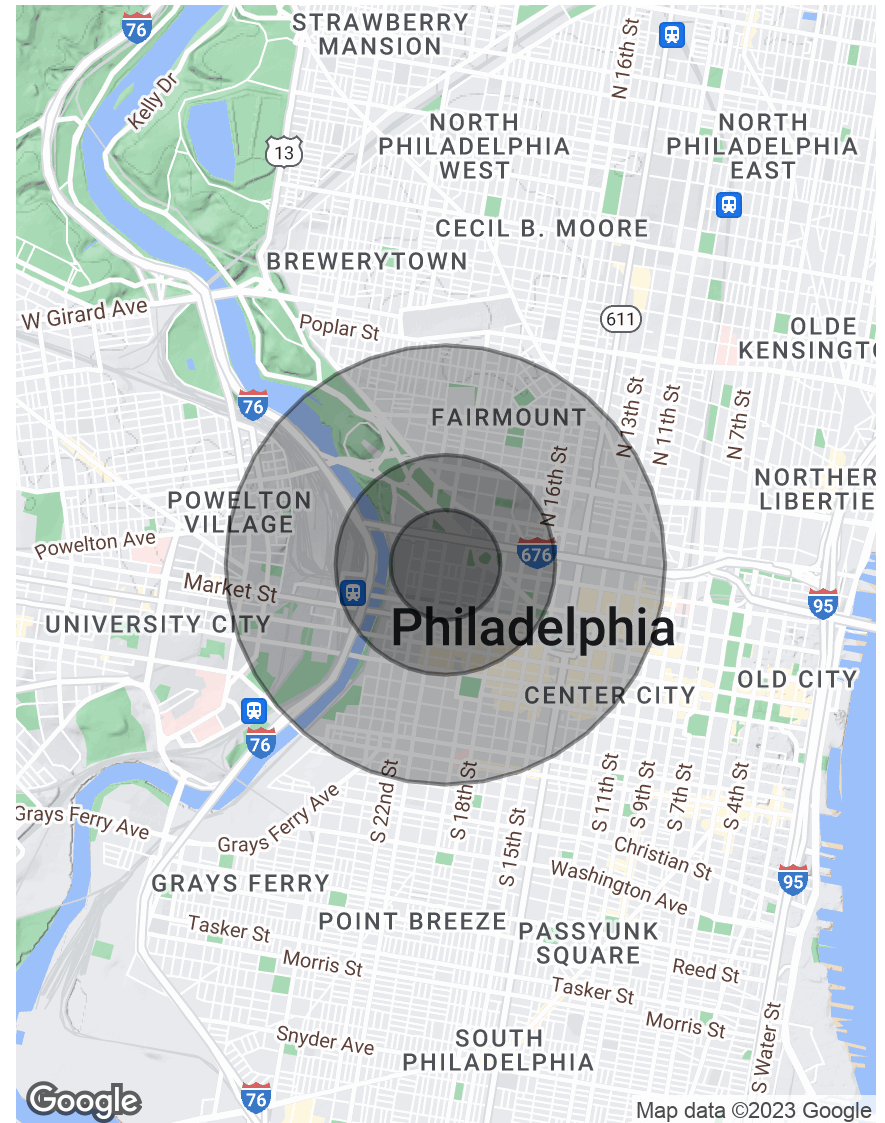
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,747	17,719	75,223
Average Age	43.4	44.5	35.8
Average Age (Male)	47.1	46.2	37.4
Average Age (Female)	41.2	43.4	35.0

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,218	13,189	45,361
# of Persons per HH	1.5	1.3	1.7
Average HH Income	\$115,920	\$97,334	\$114,496
Average House Value	\$487,775	\$305,064	\$425,178

\* Demographic data derived from 2020 ACS - US Census



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