

# PHILADELPHIA, PA

1809-11 E ALLEGHENY AVE

±16,260 SF AVAILABLE FOR SUBLEASE

## NEARBY RETAILERS



LEASE EXPIRATION: 9/30/30

ASKING PRICE: \$195,000 (MODIFIED GROSS PER ANNUM)



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

get in touch.

**JONATHAN SPOERL**

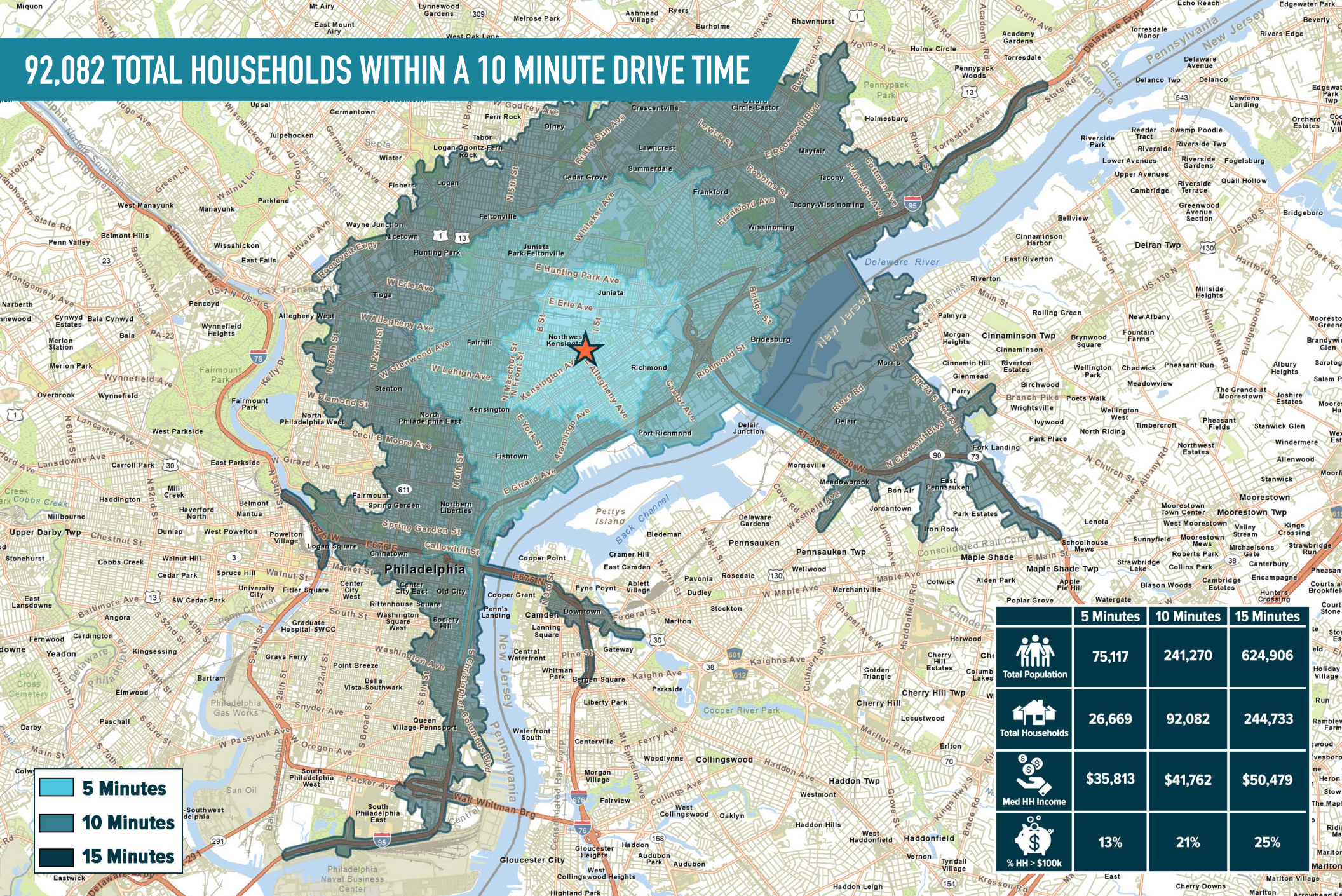
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**JOE DOUGHERTY**

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# 92,082 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



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# FREESTANDING OPPORTUNITY ON CORNER OF KENSINGTON & ALLEGHENY



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CLOSE PROXIMITY TO ALLEGHENY STATION (17,431 DAILY RIDERS)



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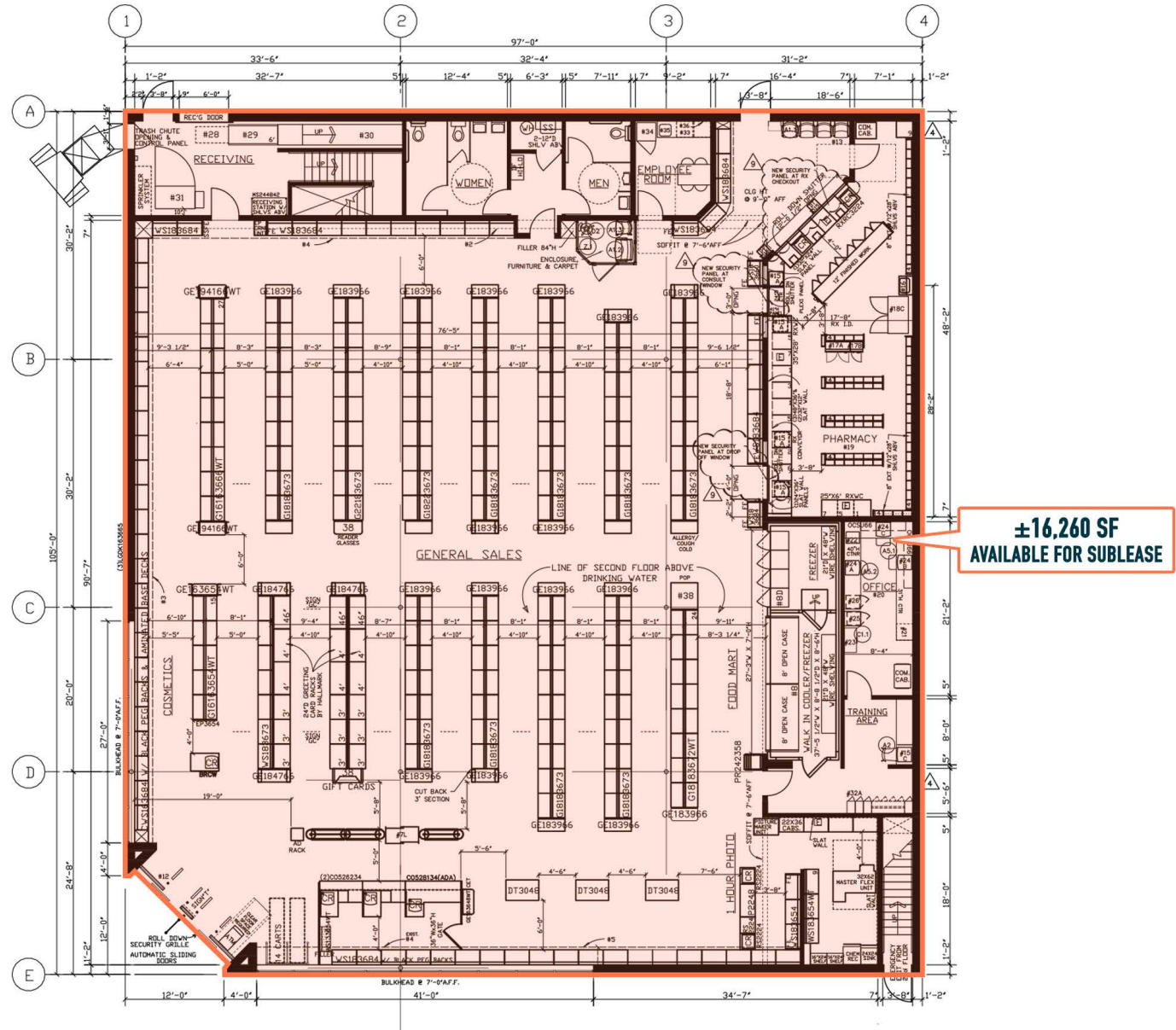
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# SITE PLAN



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# PROPERTY PHOTOS



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