



INDUSTRIAL PROPERTY FOR SALE

1,800 SF on .04 Acres

825-829 (853) Aramingo Avenue
Philadelphia, PA 19125



PROPERTY DETAILS

BUILDING SIZE

- Approximately 1,800 SF

ACREAGE

- .04 Acres

CEILING HEIGHT

- 15' clear

LOADING

- One (1) Drive-In (14' H x 11' W)

MISCELLANEOUS

- Industrial Fans Throughout

TAXES

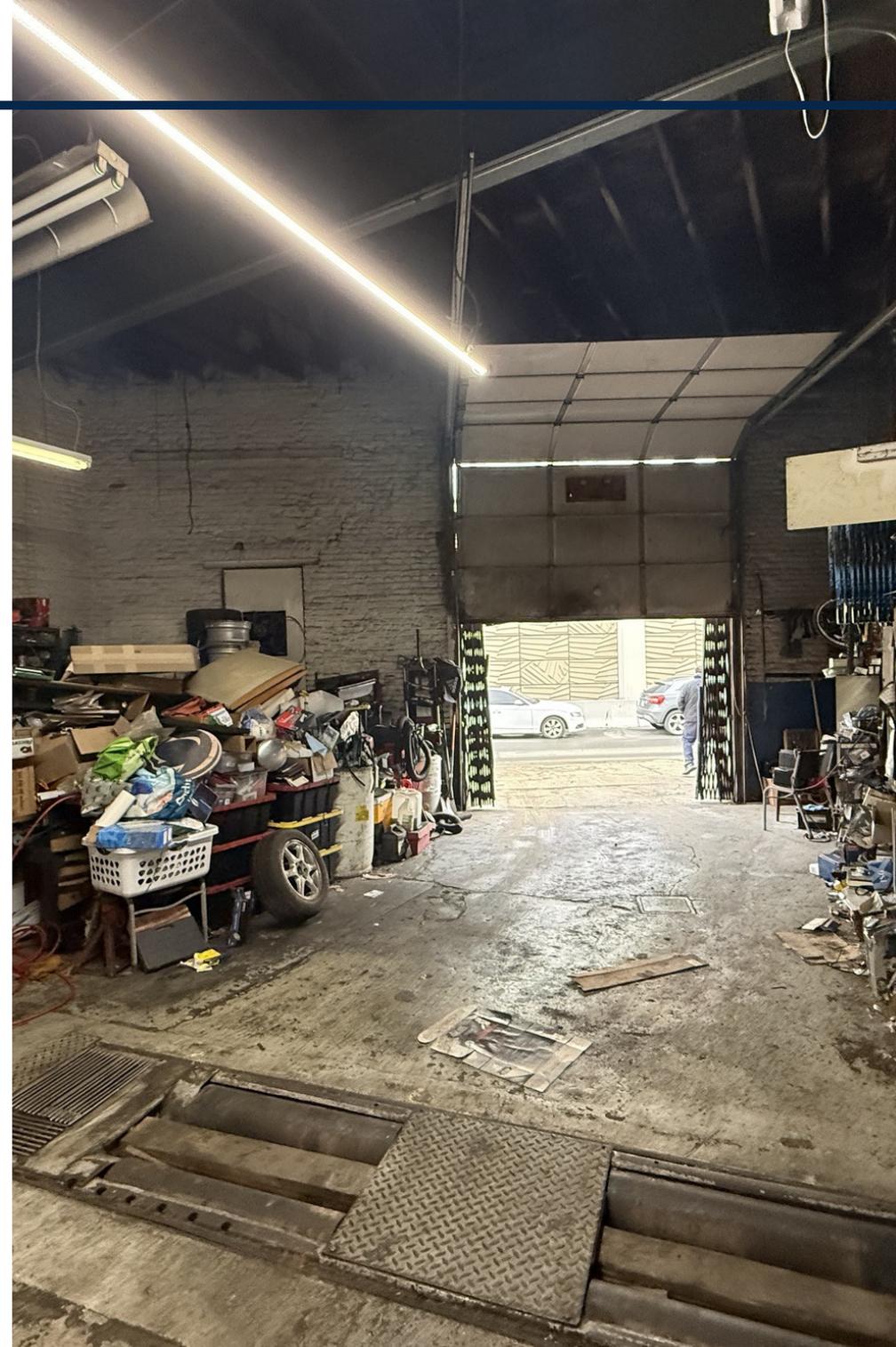
- \$946.00 (Estimated 2026 Taxes)

ZONING

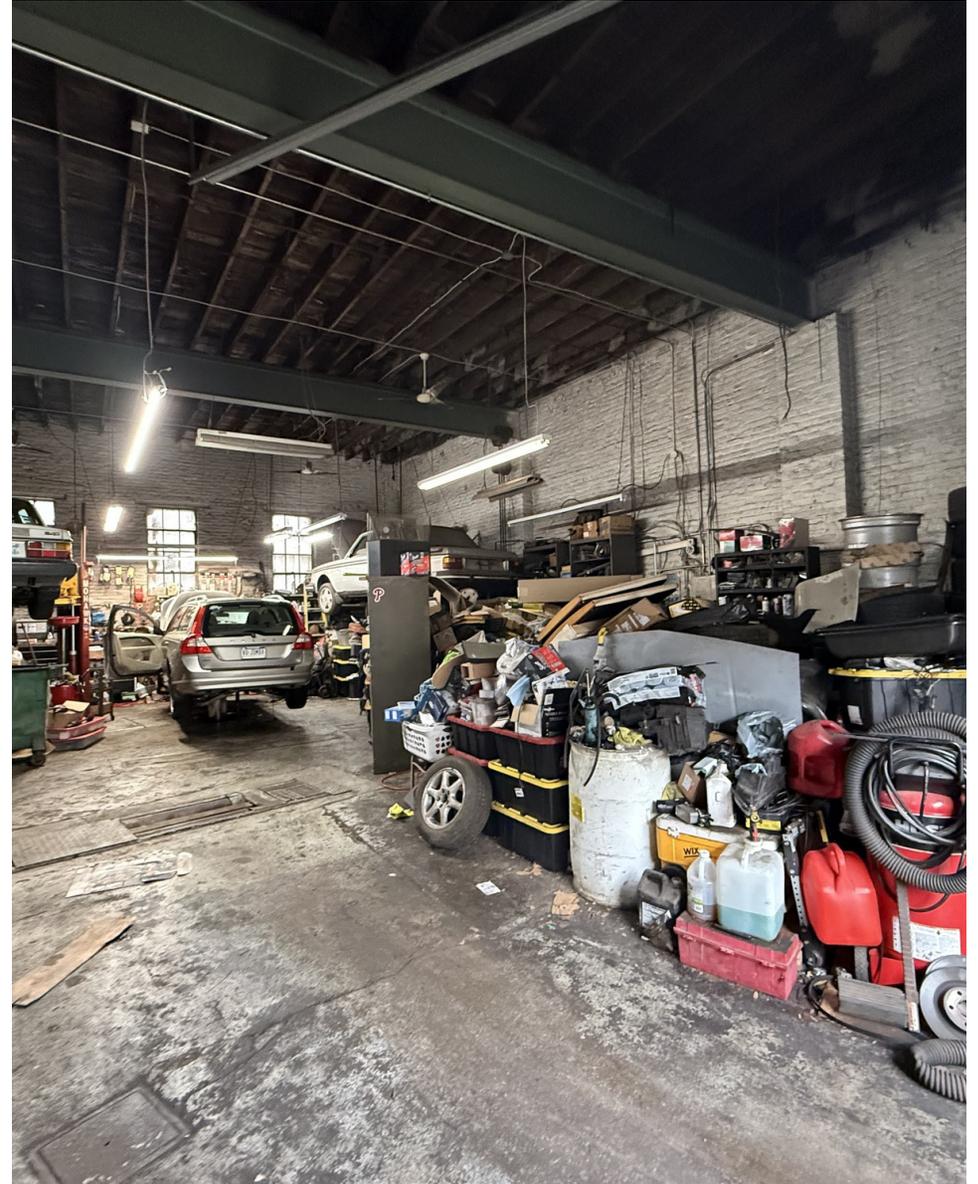
- CMX2 - Neighborhood Commercial Mixed-Use-2 (City of Philadelphia)

LOCATION

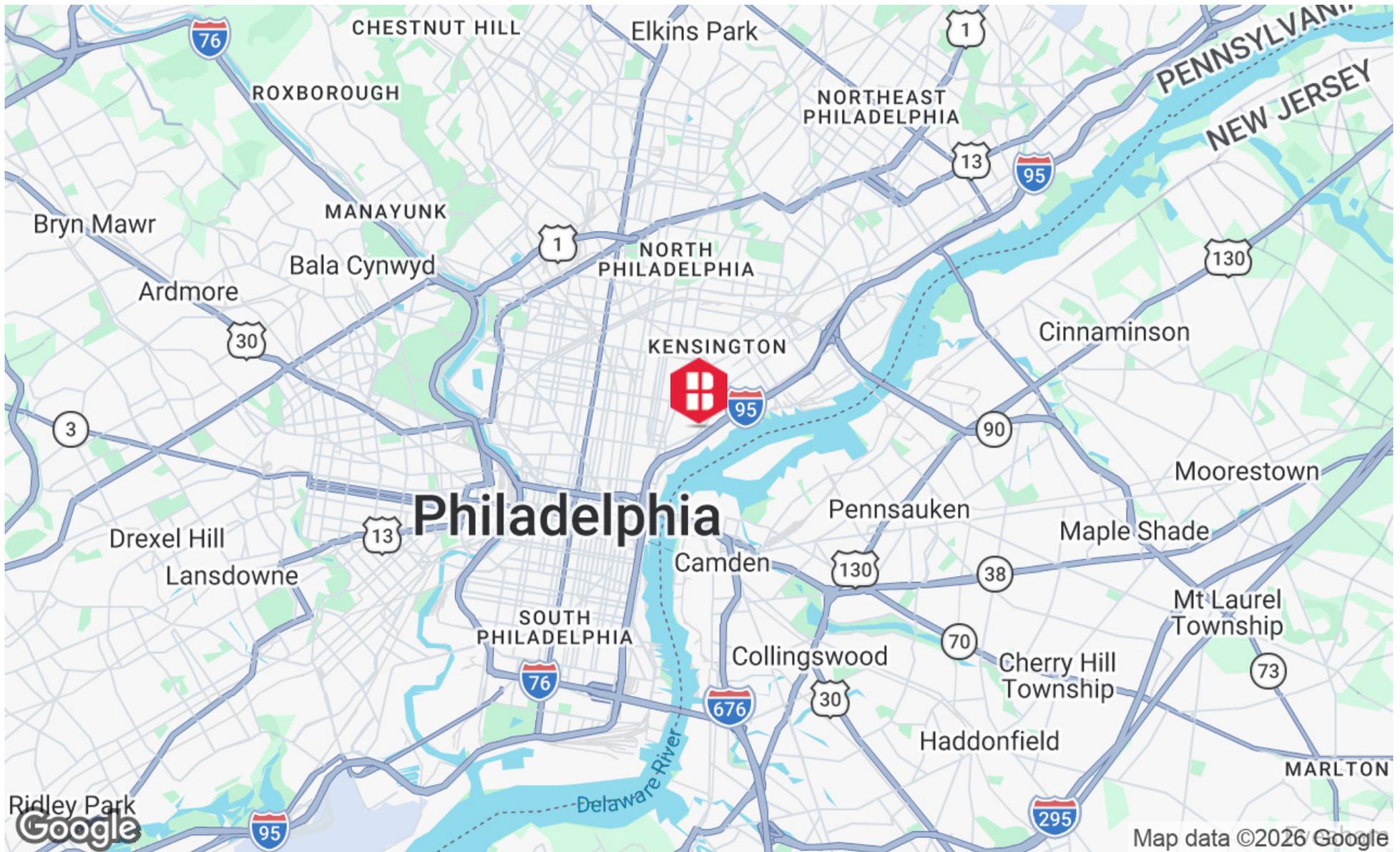
- Positioned at the gateway to Philadelphia's Fishtown submarket, the property benefits from exceptional visibility, accessibility, and immediate proximity to a dense and growing consumer base. The site is strategically located within minutes of Interstate 95, Delaware Avenue, Bridges to New Jersey, and Center City Philadelphia, providing seamless connectivity to both local and regional traffic.



ADDITIONAL PHOTOS



LOCATION MAP

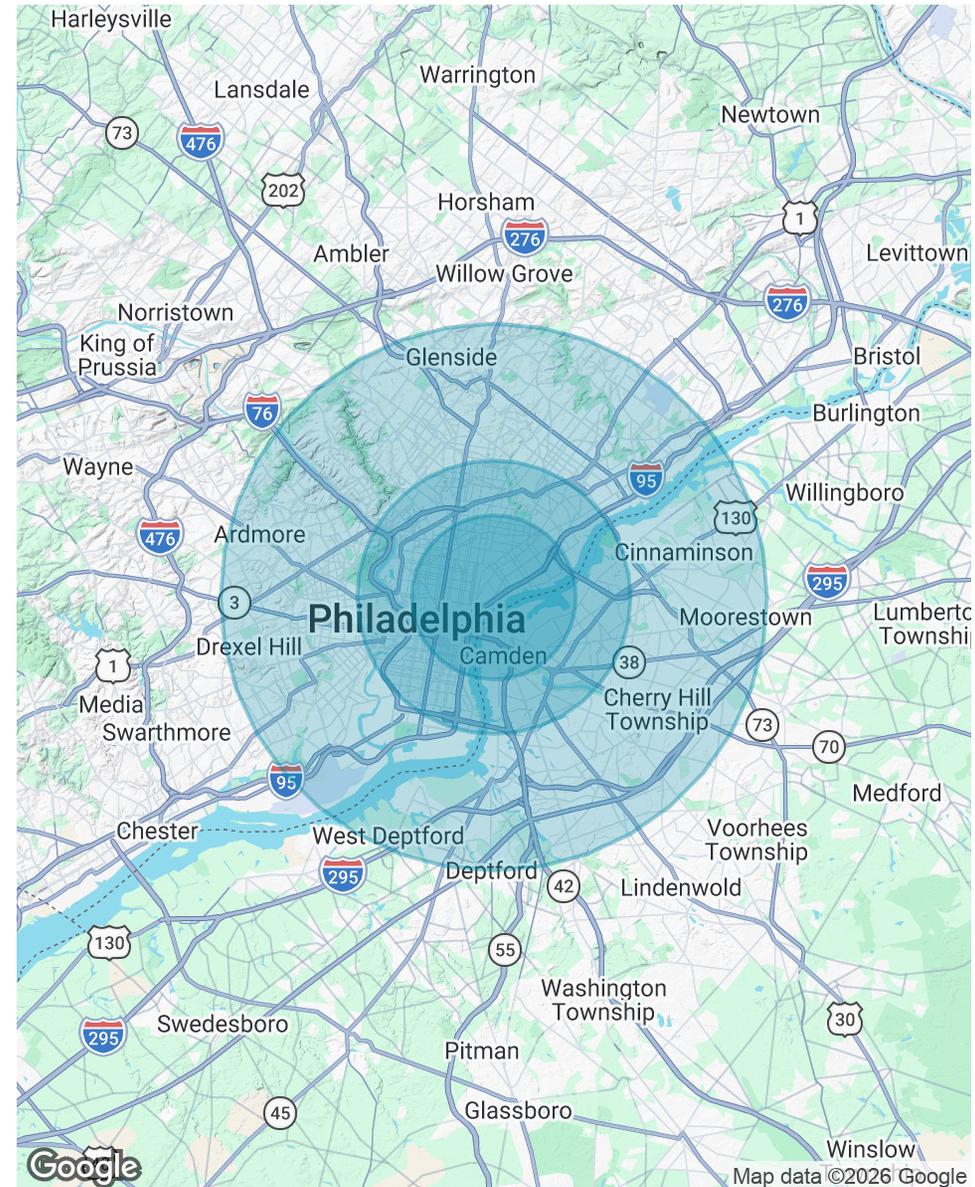


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	402,006	984,758	2,078,701
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	171,030	407,573	841,716
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$86,880	\$83,142	\$94,763
Average House Value	\$350,384	\$320,325	\$325,748

Demographics data derived from AlphaMap



PRIMARY CONTACTS



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