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RETAIL PROPERTY FOR SALE

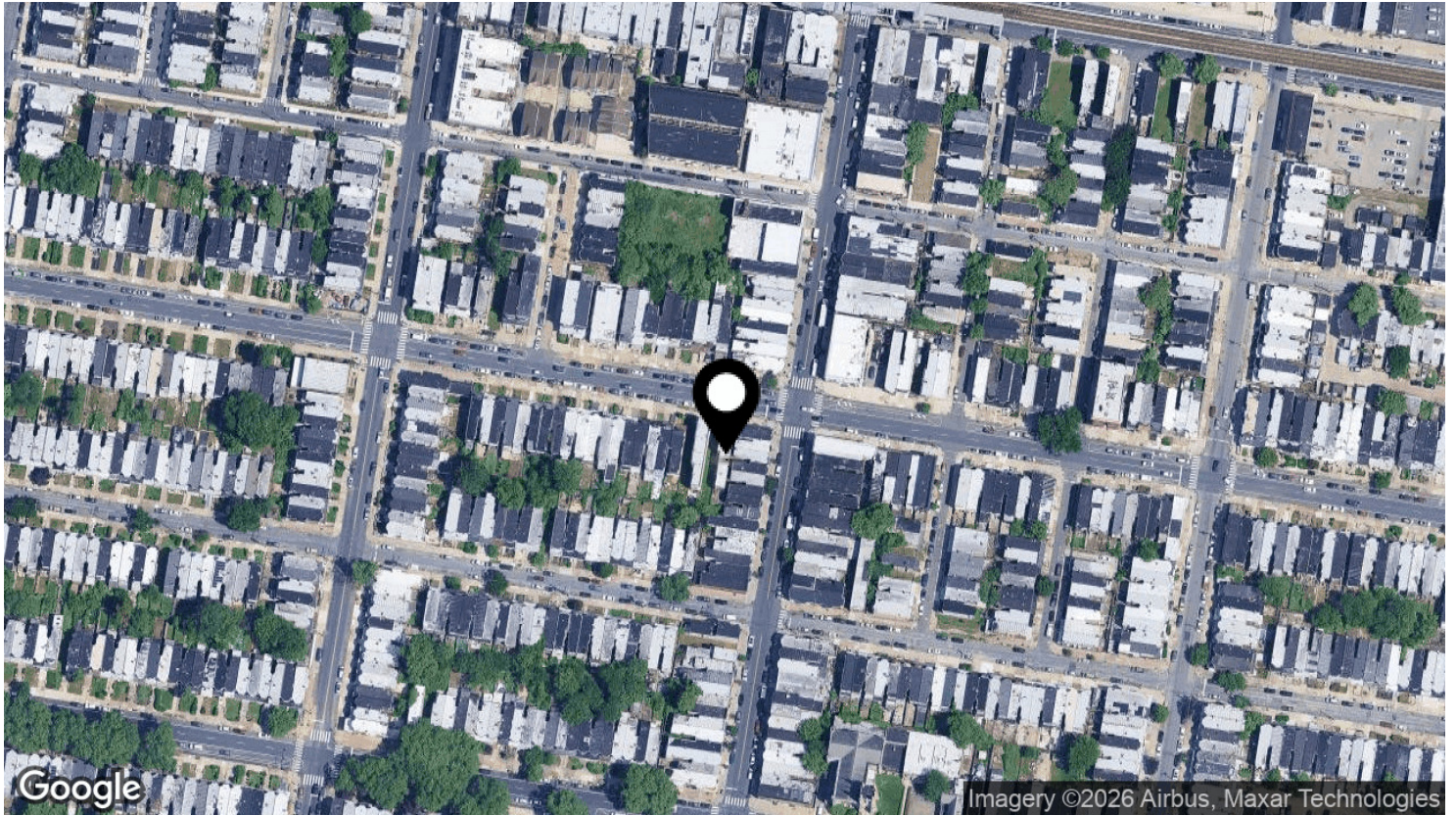
6006 CHESTNUT ST

Philadelphia, PA 19139

# PROPERTY SUMMARY

6006 Chestnut St | Philadelphia

RETAIL PROPERTY FOR SALE



## PROPERTY DESCRIPTION

Turnkey investment property on Chestnut St in Cobbs Creek with easy access to public transportation. Newly renovated in 2011 with HVAC system upgrades. Ground-floor commercial space is occupied by a long-term tenant, a chiropractor practice. Two residential units above, fully occupied.

Each unit includes a W/D and separate central AC/heat. Water is sub-metered, with separate metering for electricity. Modern systems allow for easy management and low operating expenses.

## LOCATION DESCRIPTION

Nestled on the south side of Chestnut Street, near the corner of 60th Street, this prime location in West Philadelphia offers an excellent retail investment opportunity. With its close proximity to the bustling 52nd Street corridor and the prestigious University of Pennsylvania, this area attracts a steady flow of foot traffic, making it an ideal spot for street retail investors to thrive.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$415,000
<b>Number of Units:</b>	2
<b>Lot Size:</b>	1,889 SF
<b>Building Size:</b>	3,753 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	2,061	7,682	30,796
<b>Total Population</b>	5,136	18,668	73,128
<b>Average HH Income</b>	\$56,891	\$50,464	\$55,837

# PHOTOS

6006 Chestnut St | Philadelphia

RETAIL PROPERTY FOR SALE



# INCOME & EXPENSES

6006 Chestnut St | Philadelphia

RETAIL PROPERTY FOR SALE

	Monthly	Annual
<b>Income</b>		
Total Rental Revenue	\$4,560	\$54,720
Vacancy Rate	5%	5%
Vacancy Allowance	\$ (228)	\$ (2,736)
Tenant Fees and Chargebacks (Annual)	\$385	\$4,620
<b>Effective Gross Income</b>	<b>\$4,717</b>	<b>\$56,604</b>
<b>Expenses</b>		
General Maintenance	\$282	\$3,385
Property Management (5%)	\$228	\$2,736
Insurance	\$167	\$2,000
Fees and Licensing	\$104	\$1,250
Taxes	\$292	\$3,500
Water	\$113	\$1,350
Electricity	\$63	\$750
Fire Alarm	\$75	\$900
Sprinkler	\$29	\$350
<b>Total Expenses</b>	<b>\$1,352</b>	<b>\$16,221</b>
Expense Ratio	28.66%	28.66%
<b>NOI</b>	<b>\$3,365</b>	<b>\$40,383</b>
<b>Cap Rate @ \$415K Sale Price</b>		<b>9.73%</b>

# RENT ROLL

6006 Chestnut St | Philadelphia

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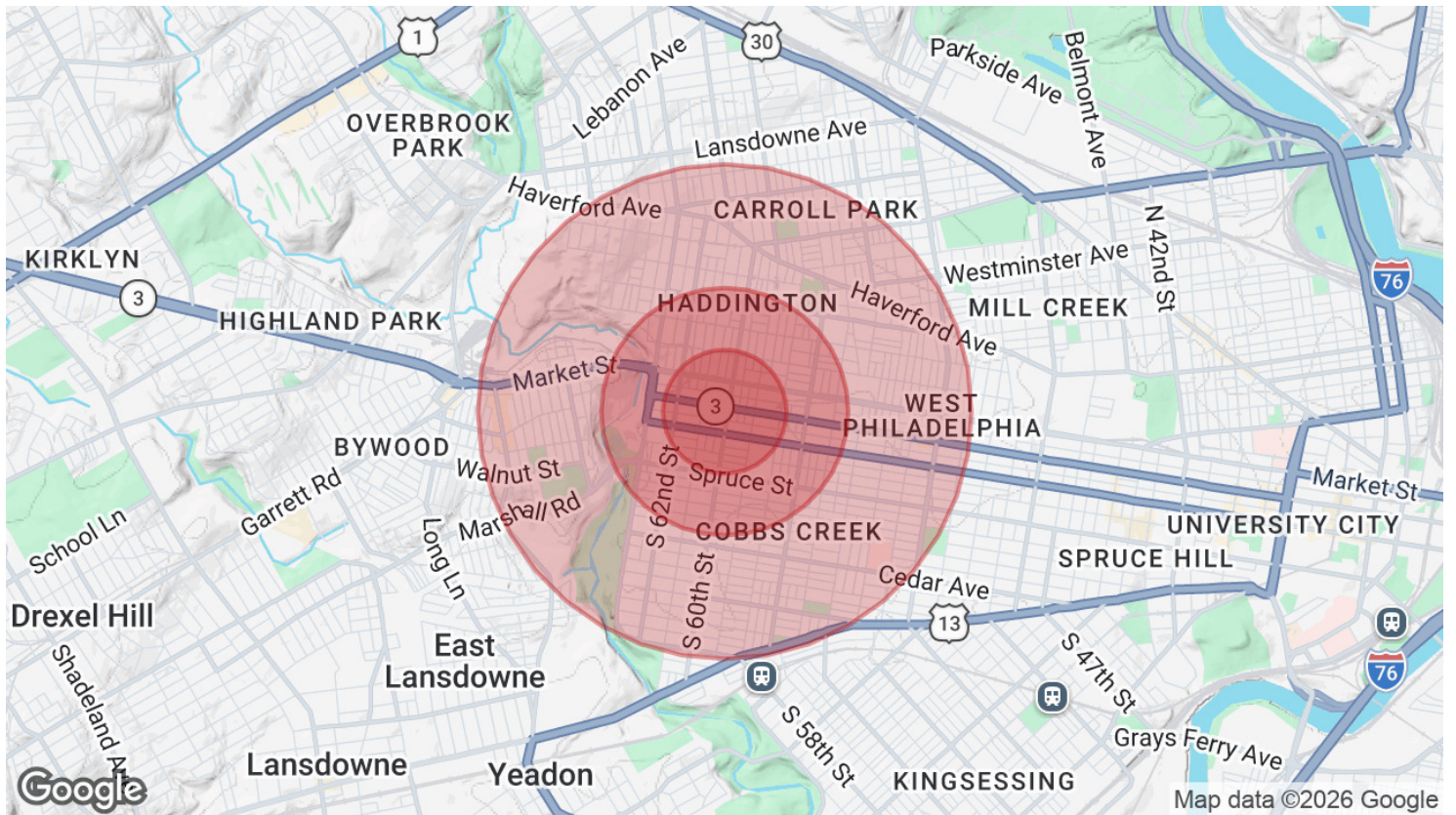
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Unit	Bd/Ba	Sf	Lease Exp	Total Rent	Total Rent
Unit A	3/1	1,032	Nov 2026	\$1,375	\$16,500
Unit B	3/1	1,032	Jan 2027	\$1,300	\$15,600
Unit C	Comm	1,032	Mar 2027	\$1,885	\$22,620
<b>Totals</b>	<b>5/3</b>	<b>3,096</b>		<b>\$4,560</b>	<b>\$54,720</b>

# DEMOGRAPHICS MAP & REPORT

6006 Chestnut St | Philadelphia

RETAIL PROPERTY FOR SALE



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,136	18,668	73,128
Average Age	36.9	35.4	33.8
Average Age (Male)	34.1	33.4	32.6
Average Age (Female)	39.6	39.0	36.7

## HOUSEHOLDS & INCOME

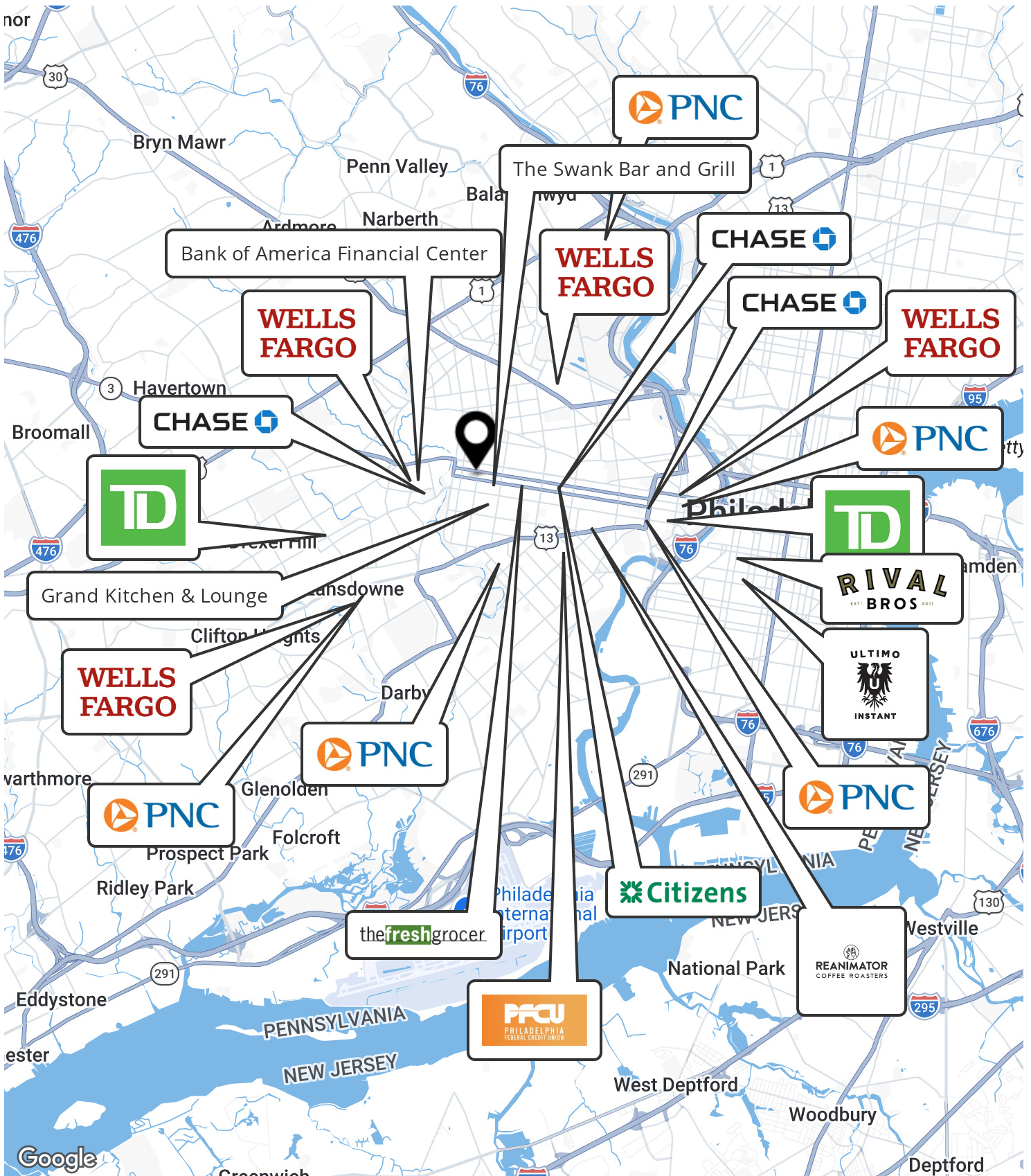
	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,061	7,682	30,796
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$56,891	\$50,464	\$55,837
Average House Value	\$131,363	\$127,207	\$142,623

2023 American Community Survey (ACS)

# RETAILER MAP

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# DEAL TEAM

6006 Chestnut St | Philadelphia

RETAIL PROPERTY FOR SALE



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