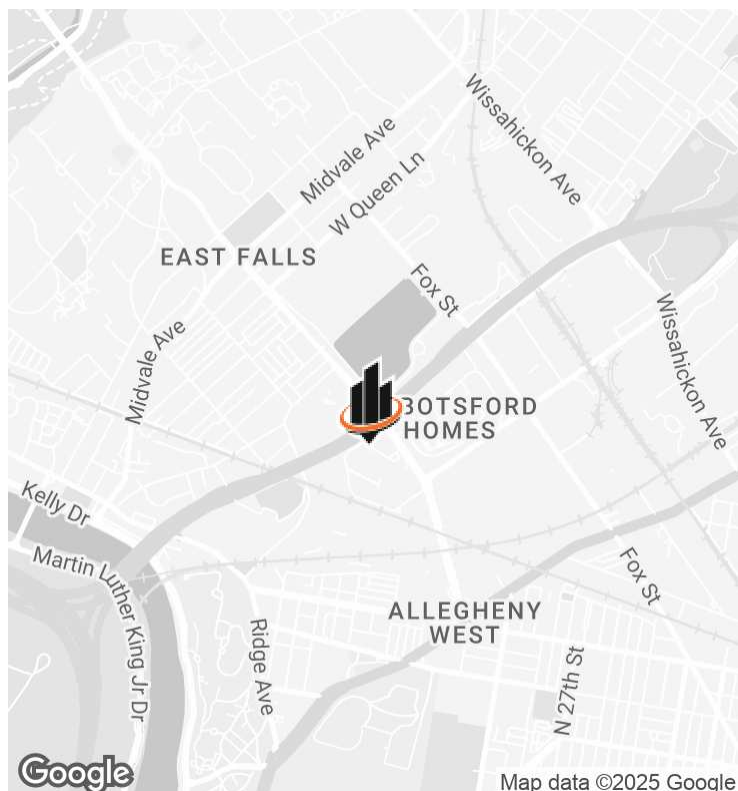


FOR LEASE - 2,873 SF BUILD-TO-SUIT IN EAST FALLS - 3232 HENRY AVE



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	2,873 SF
BUILDING SIZE:	322,262 SF
YEAR BUILT:	2022
COUNTY:	Philadelphia

DEMOGRAPHICS 0.3 MILES 0.5 MILES

TOTAL HH	946	2,604
TOTAL POP	2,068	5,496
AVE HH INCOME	\$97,353	\$105,768

PROPERTY HIGHLIGHTS

- 2,873 SF Flex Space
- New Construction - available March 2025
- Versatile design for customizable layout
- Ideal for childcare/enrichment center, wellness studio or therapy/counseling center
- Abundant natural light
- Proximity to densely populated neighborhoods
- Amenities rich location with nearby shopping
- Close to several major health systems
- Nearby public transportation
- Onsite parking
- Private Entrance

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