

FANTASTIC OPPORTUNITY TO JOIN THE 52NDST. SHOPPING CORRIDOR

Philadelphia, PA

\$400,000



LISTING DETAILS

CHRIS FARMER

215.485.8658

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STEVE JEFFRIES

627.707.3327

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LISTING INFORMATION

- 5,014 SF
- Upside potential: Upper floors vacant (separate access on ground floor)
- Located just steps from the Market Frankford line's 52ndStreet station.
- Commercial Building
- Zoning: CMX-4 Commercial/Mixed-Use
- Existing Tenant on First Floor: Star Wigs
- High visibility, heavy foot traffic & bus routes for an endless supply of customers.

2016 PROJECTED INCOME:

Base Rent.....\$35,015
Insurance.....\$1,794
RE Taxes.....\$2,060
Gross.....\$38,869

Expenses

Management/prof fees.....\$2,750
Business Priv.....\$850.00
Repairs.....\$1,200
Total.....\$4,800.00

Net Income.....\$34,069.00
Price.....\$400,000
Cap Rate.....8.50%



AERIAL

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DEMOGRAPHICS



Est. Population

79,361



Average HH Income

\$41,601



Average Age

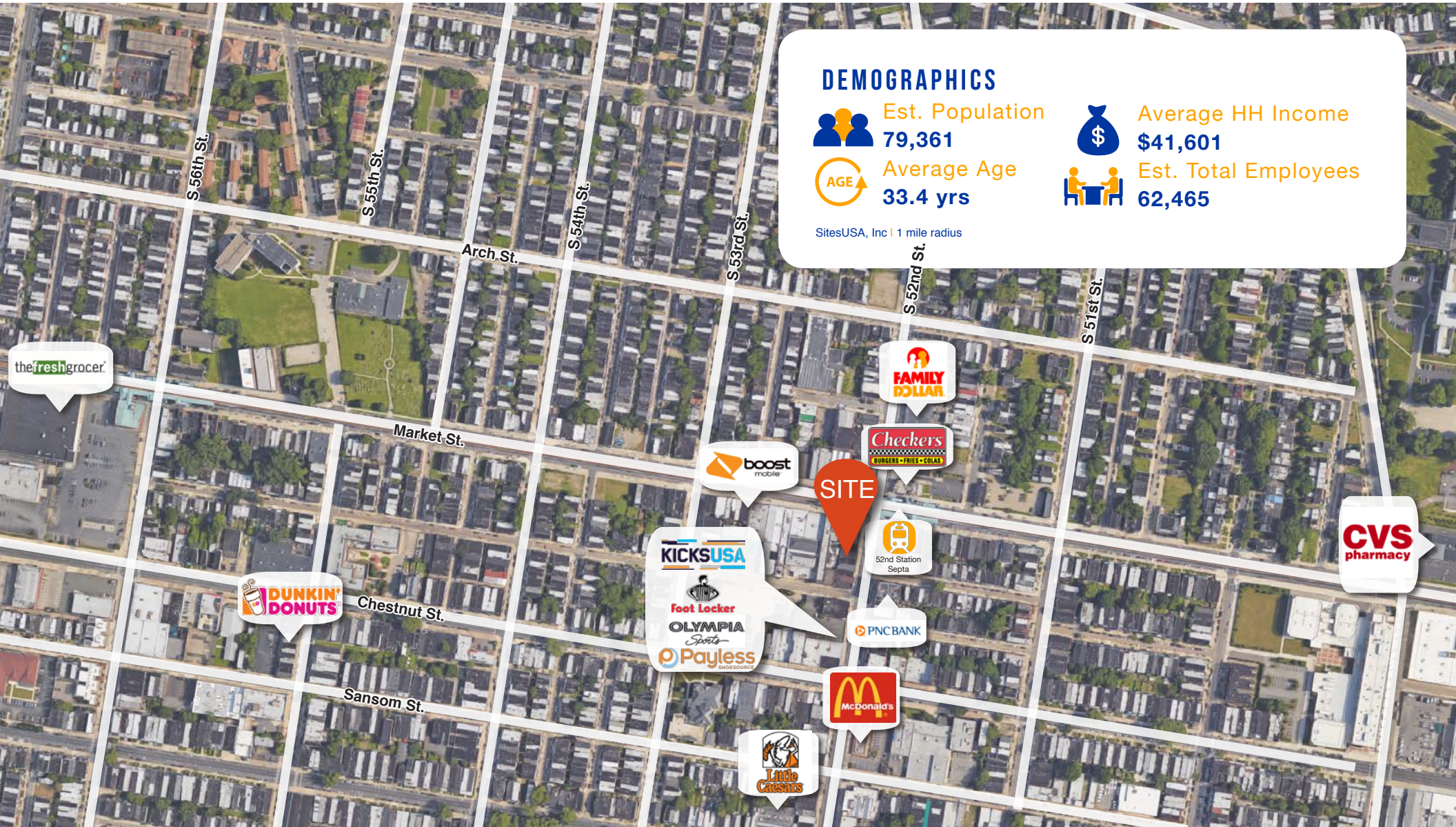
33.4 yrs



Est. Total Employees

62,465

SitesUSA, Inc | 1 mile radius



ABOUT THE NEIGHBORHOOD

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The bustling heart of West Philadelphia and the academic epicenter of the entire region, University City is so named due to two of the largest and most influential institutions in town: the University of Pennsylvania and Drexel University.

But though these collegiate giants, sub-anchored by nationally renowned medical hubs, have hands in multiple arenas, the enclave also boasts a magnetic individuality fueled by youthful innovation and an unshakeable commitment to artistic and cultural exploration. Visitors who walk U-City's ample, busy sidewalks — it's bordered by University Avenue to the south, Market Street to the north, 30th Street to the east and 38th Street westward — will uncover a fascinating palette of people and places, offering everything from a vibrant street-food scene and Iron Chef-run establishments to high-end art galleries and intimate late-night hangs.

An incredibly robust and diverse student population, which spreads beyond U-City's borders in all directions, contributes to the verve and energy of the everyday, but you don't need a backpack stuffed with tex books to take your own tour of this dynamic neighborhood.

Easy to reach from Center City and beyond, pedestrian-friendly U-City is a quick trip by foot (try the South Street Bridge, well-designed for walkers and cyclists), car, taxi or subway. Motorists can opt for metered street parking or paid garage spots. Hopping SEPTA's Market-Frankford Line will run riders east and west along Market Street, one of U-City's densest corridors, and can drop you off directly on prominent north-south swathes like 38th and 40th streets.

