

Sale/Lease – Commercial Loft Warehouse Space

1220-36 Belmont Ave, Philadelphia, PA 19104

Info:

- Sale Price: \$3,200,000.00
- Rent: \$9.50 Sq. Ft. + NNN
- Land Area: 71,940 +/- Sq. Ft.
- Building: 53,800 +/- Sq. Ft.
- 1st Fl: 40,000 W 1,200 +/- Sq. Ft. Office
- 2nd Fl: 12,500 +/- Sq. Ft
- RE Tax: \$12,161.00, Ins.: \$5,800.00
- Ideal for Warehouse, Retail Commercial, School & Auto
- Signature Signage
- 16' Ceiling Height
- Zoned: I-2 Industrial



Rear Entry & Yard
Lex Street

- West Parkside

Location:

- West Philadelphia
- Girard Ave & Belmont Ave

Public Transportation:

- Bus Routes: 43, 64, 15, 38, 40



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Front
Belmont Ave

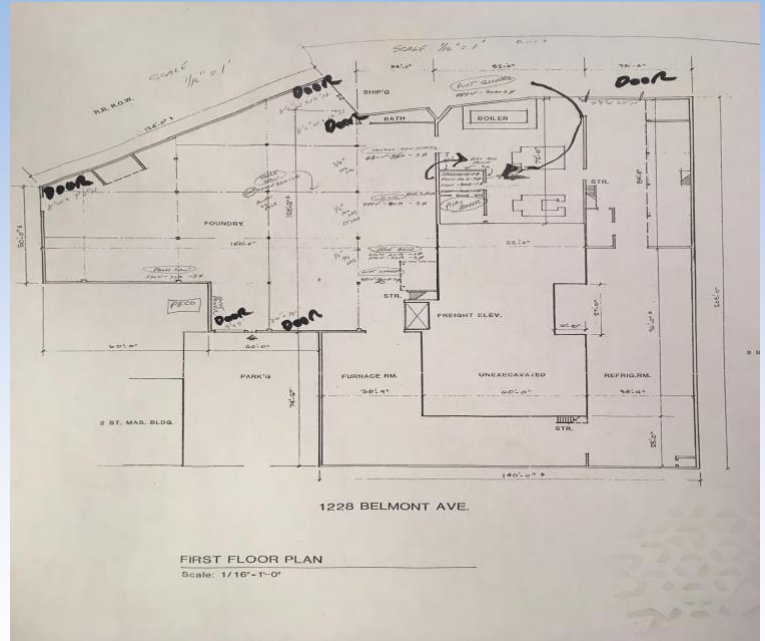
[For additional info visit website!](#)

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Demographics

	1 Mile	3 Miles
Population	32,949	440,708
Households	12,713	183,178
Average Age	37.10	36.40
Median HH Income	25,311	42,645
Daytime Employees	7,784	281,198
Population Growth '16-21	↑ 2.5%	↑ 2.5%
Household Growth '16-21	↑ 2.3%	↑ 2.7%



Traffic Counts

Collection St	Cross St	Traffic Vol
Belmont Ave	W Thompson St S	19,626
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W Girard Ave	N 46 th St E	15,977
W Girard Ave	N 46 th St E	19,723
Belmont Ave	Otter St S	5,642

