

## Retail/Office w/ 2<sup>nd</sup> Floor Space – Available for Sale

1345 W. Susquehanna Ave, Philadelphia, PA

### Property Information:

- **Ground Floor Rent:** \$1,850.00 + NNN
- **Ground Floor Size:** 1,020+/- Sq. Ft.
- **Second Floor Rent:** \$1,850.00 + NNN
- **Ground Floor Size:** 1,050 +/- Sq. Ft.
- **Floor Plate:** 6,495 +/- Sq. Ft.
- **RE Taxes:** \$2,500.00
- **Zoning:** CM-2.5 Commercial Mixed Use

### Property Highlight(s):

- Adjacent to Temple University
- Yard/Off-Street parking: 3,500 +/- Sq. Ft.

### Ideal Uses:

- Retail
- General Office Use



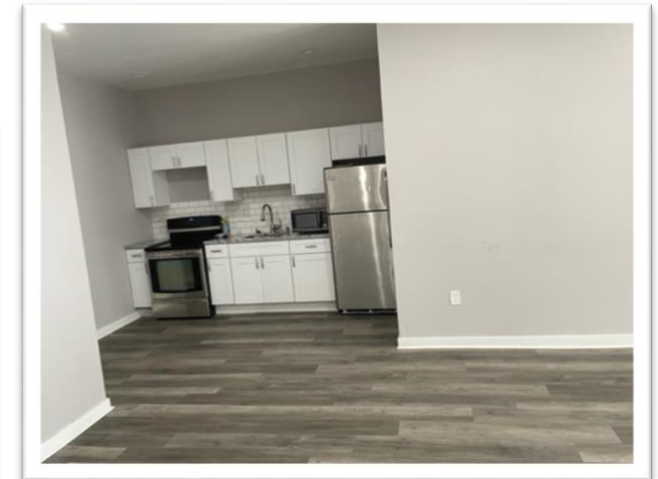
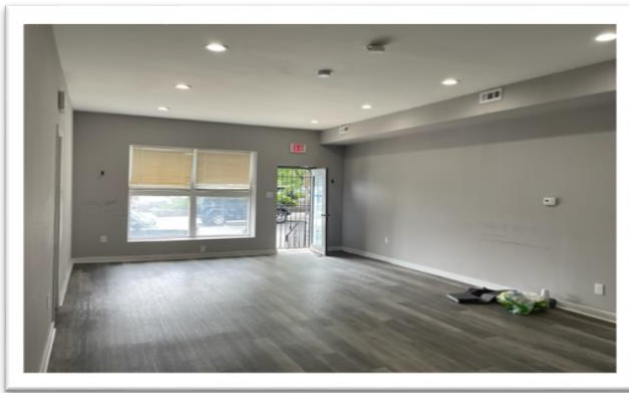
### Neighbors Include:



DEMOGRAPHICS	1 Mile
Population	81,832
Households	27,601
Daytime Employees	13,202

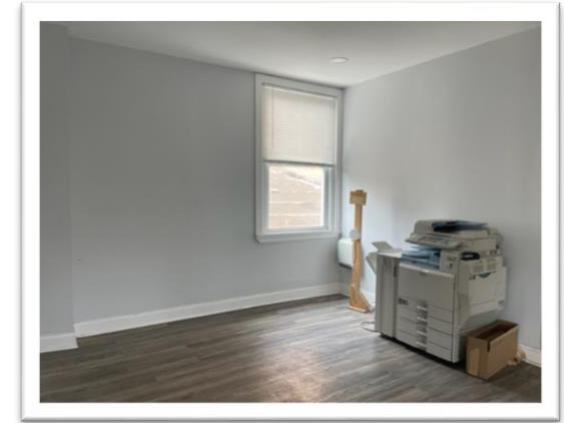
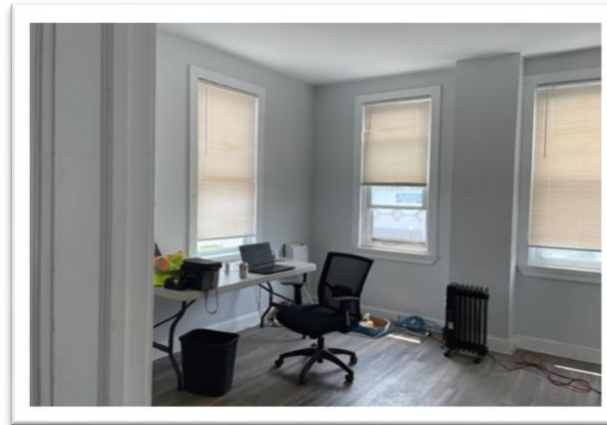
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**Gerry Smith**

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