

Lease - Retail/Office Space in 44 Unit Apt Building

1700-06 W. Tioga Street, Philadelphia, PA 19140

Info:

- 4,200 Sq. Ft. (+ Expansion)
- \$20.00 Sq. Ft. NNN
- 37,136 +/- Sq. Ft. Building
- 10,253 +/- Sq. Ft. of Parking
- Ground Floor
- Open Space Build to Suit
- On-site Parking
- Delivery Winter 2020-2021
- Prominent exterior signage available
- Zoning: CMX2
Commercial/Mixed-Use

Area:

- North Central Philadelphia
- Temple University Hospital Campus
- Tioga/Nicetown

Location:

- Cross streets: 17th & Tioga Streets
- 3 blocks from Temple University Hospital Medical Campus

Public Transportation:

- Broad Street Subway Line
- Bus Routes: 2,4, 16 & 20



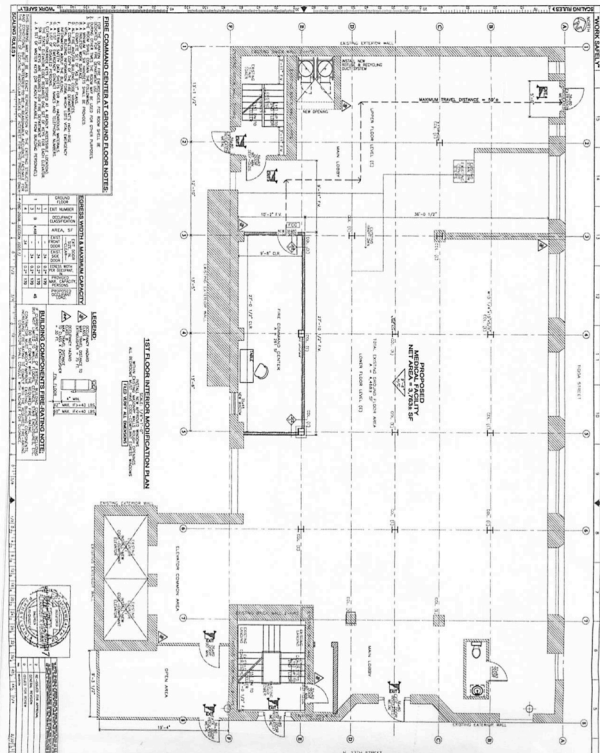
[For additional info visit website!](#)

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Demographics

	1 Mile	3 Miles
Population	50,480	456,906
Households	18,985	169,175
Average Age	37.10	34.90
Median HH Income	\$24,100	\$30,391
Daytime Employees	25,854	128,326
Population Growth '16-21	↑ 2.1%	↑ 2.2%
Household Growth '16-21	↑ 2.0%	↑ 2.2%



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17TH STREET

Traffic Counts

Collection St	Cross St	Traffic Vol
W Atlantic St	N 20th St W	389
N 17th St	W Westmoreland St N	6,168
Erie Ave	N 19th St W	5,848
N 17th St	Erie Ave S	5,219
N Broad St	W Tioga St N	41,385

