

Lease – Commercial Space New Construction

2240 W. Huntingpark Ave AKA 2221-31 W. Venango Street, Philadelphia, PA 19140

Info:

- 8,000 +/- Sq. Ft Retail
- New Construction
- Rent: \$30.00 +/- Sq. Ft. + NNN
- RE Tax: \$2,735.00, Ins.: \$1,915.00
- Highly visible commercial space
- Landscaped area with of 20 car parking
- Zoned: CMX3 Commercial/Mixed-Use

Area:

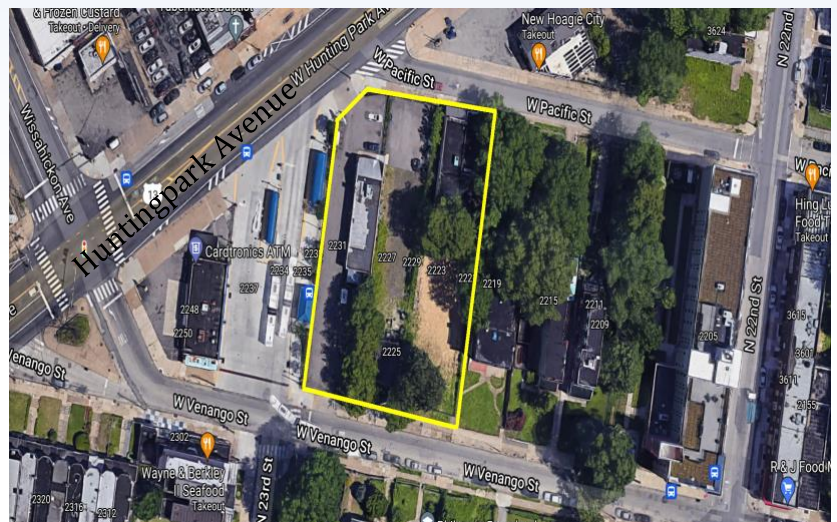
- Allegheny West
- Tioga/Nicetown Neighborhood

Location:

- Located at the corner of W Hunting Park Ave & W Pacific Street

Public Transportation:

- Bus Routes: 1, 33, 56, H, R, XH



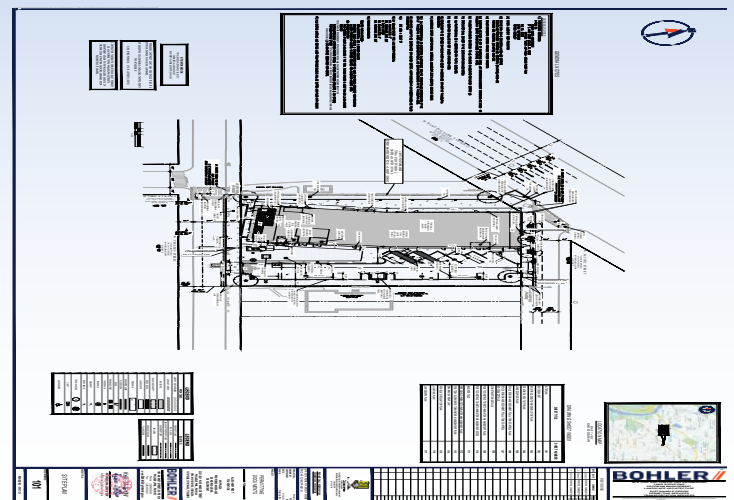
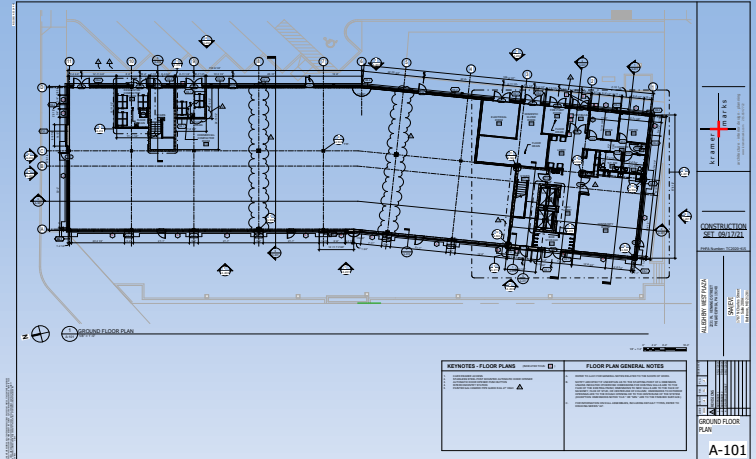
[For additional info visit website!](#)

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Demographics

	1 Mile	3 Miles
Population	42,486	434,679
Households	16,853	162,328
Average Age	36.60	32.70
Median HH Income	\$23,032	\$30,147
Daytime Employees	31,095	126,087
Population Growth '17-22	↑ 1.95%	↑ 2.26%
Household Growth '17-22	↑ 1.81%	↑ 2.31%



Traffic Counts

Collection St	Cross St	Traffic Vol
W Hunting Park Ave	Erie Ave NE	13,979
W Hunting Park Ave	W Venango St NE	15,114
Erie Ave	N 21 st St E	6,919
Blabon St	N 21 st St SE	599
N 22 nd St	W Ontario St S	5,192

