

Lease - Office Space Renovation

2301-13 W. Allegheny Avenue, Philadelphia, PA 19132

Info:

- 57,427 +/- Sq. Ft.
- 10,000 +/- Sq. Ft. – 5th Floor
- Rent: \$ 22.50
- RE Tax: \$3,907.00, Ins.: \$5,500.00
- Signature station building
- Glass on 4 sides
- Zoned: I-1
Industrial/Mixed-Use

Area:

- Allegheny & 22nd Street West
Commercial Corridor

Location:

- Located in the heart of the
Allegheny West Empowerment
Zone

Public Transportation:

- Allegheny Station
- Bus Routes: 60, 33,



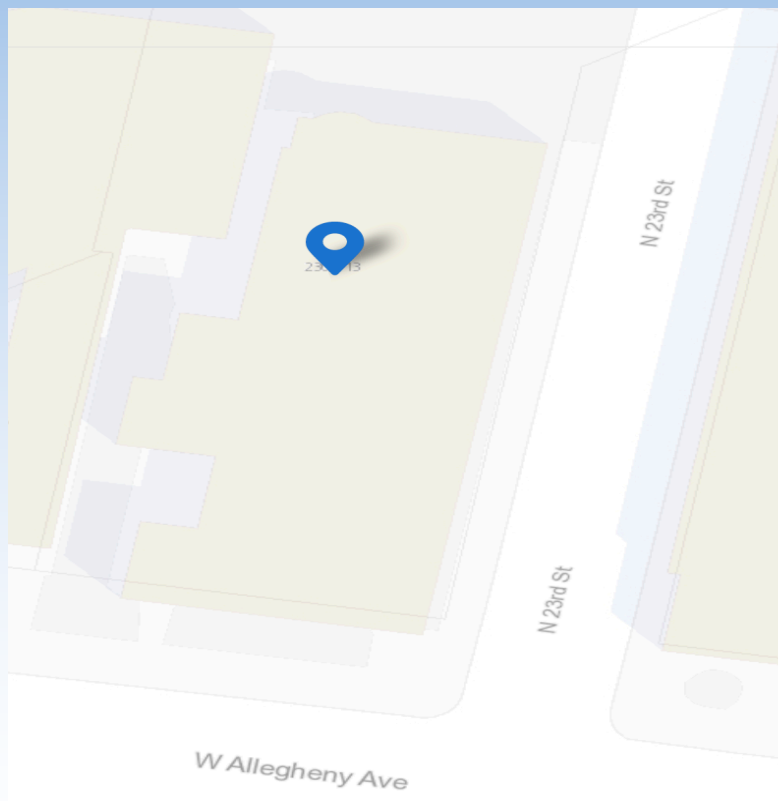
[For additional info visit website!](#)

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Demographics

	1 Mile	3 Miles
Population	50,006	419,264
Households	19,717	160,886
Average Age	38.00	35.20
Median HH Income	\$25,446	\$29,542
Daytime Employees	23,254	137,698
Population Growth '16-21	↑ 4.0%	↑ 3.2%
Household Growth '16-21	↑ 3.9%	↑ 3.3%



Traffic Counts

Collection St	Cross St	Traffic Vol
W Lippincott St	N Hemberger St E	979
Fox St	W Hilton St NW	12,070
N 22 nd St	W Allegheny Ave S	7,786
W Allegheny Ave	N Bambrey St W	9,088
N 21 st St	W Madison St S	1,984