

Commercial Space for Lease

3911-19 N. 5th Street, AKA 435 Rising Sun Ave., Philadelphia, PA 19140

Property Information:

- **Area:** ± 5,800 Sq. Ft. Divisible
- **Rent:** \$15.00 Sq. Ft. + NNN
- **Lot Size:** ± 6,790 Sq. Ft.
- **Zoning:** RM1- Multi-Family-1 w Variance

Property Highlight(s):

- Move-in Fully Improved Space
- Extensive Plumbing Toilets (8)
- Significant Frontage on 2 Street Fronts
- Signature Signage Capability
- Opportunity Zone - Benefits

Ideal Uses:

- Office Space
- Service Industry Uses
- Adult Daycare



435 Rising Sun Avenue



435 Rising Sun Entry:



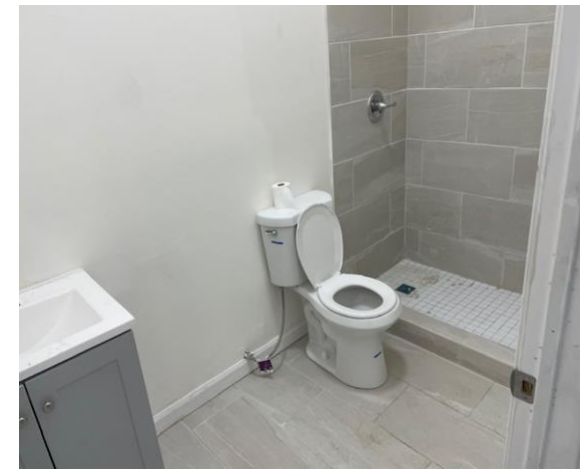
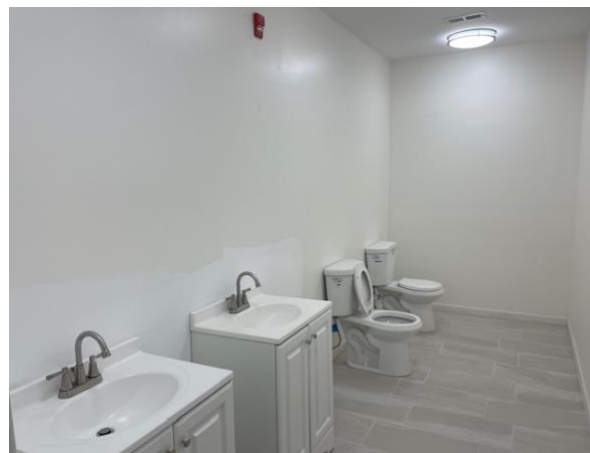
DEMOGRAPHICS

1 Mile

Population	47,024
Households	14,905
Daytime Employees	27,385

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