

## Lease – Gas Station & Retail Store - Pad Site

433-43 W Lehigh Ave, Philadelphia, PA 19133

### Features:

- 1,568+/- Sq. Ft. Store/Expansion
- 13,260 +/- Sq. Ft. Lot Size
- Redevelopment Site
- \$7,500.00 +/- +NNN
- RE Tax: \$ | Est. Ins: \$
- Gas station (3) pumps
- 2 – 10,000-gallon gas fuel tank
- 1 – 6,000-gallon diesel fuel tank
- Gas sales: \$100,000 +/- monthly
- Retail sales: \$40,000 +/- monthly
- 10 x 25 walk-in soda display cooler
- Bulk ice machine sale
- Existing shelving
- Mini market with lottery, crypto currency, cigarettes & ATM
- 3 Street front access (Lehigh Ave, 5<sup>th</sup> Street & Orkney Street)
- Suitable for fast food drive thru, bank, gas station - development
- Zoned: CMX2.5  
Commercial Mixed Use



### Location:

- North Philadelphia
- Lower Northeast Philadelphia Submarket
- West Kensington
- 5<sup>th</sup> Street & Erie Avenue



### Public Transportation

- Bus Routes: 54, 47, 39, 3

[For more information on this property,  
please visit our website!](#)

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Traffic Counts

Collection St	Cross St	Traffic Vol
W Lehigh Ave	N Orkney St E	15,742
W Lehigh Ave	N 4 <sup>th</sup> St	9,782
W Somerset St	N Lawrence St E	2,210
W Lehigh Ave	N Fairhill St E	16,368
W Somerset St	N Reese St E	2,183

Demographics

	1 Mile	3 Miles
Population	72,512	451,203
Households	23,517	168,650
Average Age	30.80	32.80
Median HH Income	\$25,670	\$38,230
Daytime Employees	14,681	200,313
Population Growth '17-22	↑ 1.94%	↑ 2.11%
Household Growth '17-22	↑ 1.90%	↑ 2.31%



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