

## Lease – Special Use Office Space

6001 Germantown Avenue, Philadelphia, PA

### Info:

- 2,200 +/- Sq. Ft. inside Main Building & 2<sup>nd</sup> Fl walkup office special use area
  - 1,800 +/- Sq. Ft. Main Room
  - 100 +/- Sq. Ft. x 3 Interior Offices
  - 300 +/- Sq. Ft. Common Area
- \$2,250 Monthly Plus % Energy & Cleaning
- 2<sup>nd</sup> Floor walkup office special use area off main common entry
- Ideal for neighborhood based non profit, community based and religious office uses
- Zoning: RSA-3 Church Religious Variance



### Area:

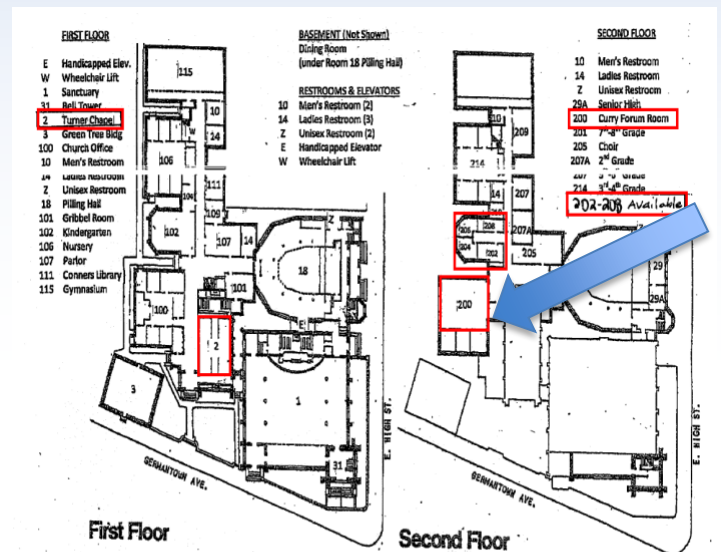
- Walnut Lane & Germantown Ave Intersection
- Off Street Parking
- Access Secured Entrance

### Location:

- Northwest Philadelphia
- Historic Germantown Neighborhood

### Public Transportation:

- Bus Route: XH, 23, H, 65, J Septa



**First United Methodist Church of Germantown**  
6001 Germantown Avenue Philadelphia, PA 19144

[For additional info visit website!](#)

## Lease – Special Use Office Space

6001 Germantown Avenue, Philadelphia, PA



Current Use Setup



2<sup>nd</sup> Floor Dedicated Entry

### Demographics

	1 Mile	3 Miles
Population	42,271	333,008
Households	18,103	134,442
Average Age	37.20	36
Median HH Income	\$38,781	\$42,589
Daytime Employees	9,149	101,829
Population Growth '16-21	↑ 1.09%	↑ 0.97%
Household Growth '16-21	↑ 0.93%	↑ 0.97%



### Traffic Counts

Collection St	Cross St	Traffic Vol
Germantown Ave	E High St SE	8,132
Germantown Ave	W. Harvey St NW	9,339
E Rittenhouse St	Baynton ST NE	672
E Price St	Lena St NE	893
W. Rittenhouse St	Greene St SW	4,316