



2459 Kensington Ave | Philadelphia, PA

# ±9,000 SF retail with 10 car parking lot **for lease**

Former Family Dollar with **10 parking spaces** available for lease. Located at signaled intersection of E Cumberland St and Kensington Ave, this property is steps away from a plethora of local shops, public parks and dine-ins for lite bites.

## **Todd Sussman**

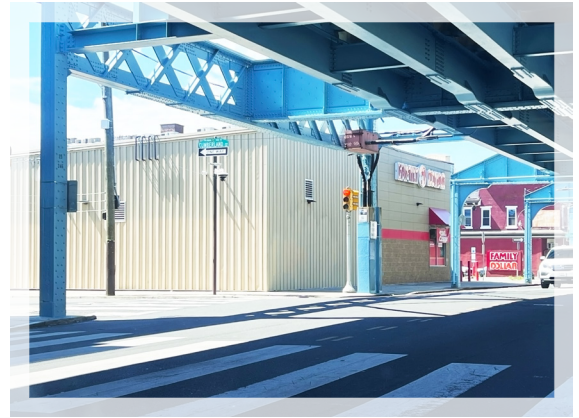
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# Property Overview

## Summary

<b>Address</b>	2459 Kensington Ave Philadelphia, PA 19125
<b>Land Area</b>	0.44 acre
<b>SF GLA</b>	9,107 SF
<b>Zoning</b>	CMX2
<b>Renovated</b>	2020
<b>Parking Type</b>	Surface
<b>Spaces</b>	10
<b>Parking Ratio</b>	1.09/1,000 SF
<b>Opportunity Zone</b>	Yes



## Key Highlights



0.2 miles  
to Market-  
Frankford Line



Signalized  
intersection of E  
Cumberland St and  
Kensington Ave



Off street  
parking



Steps away  
from bustling  
Frankford Ave

# Location Snapshot

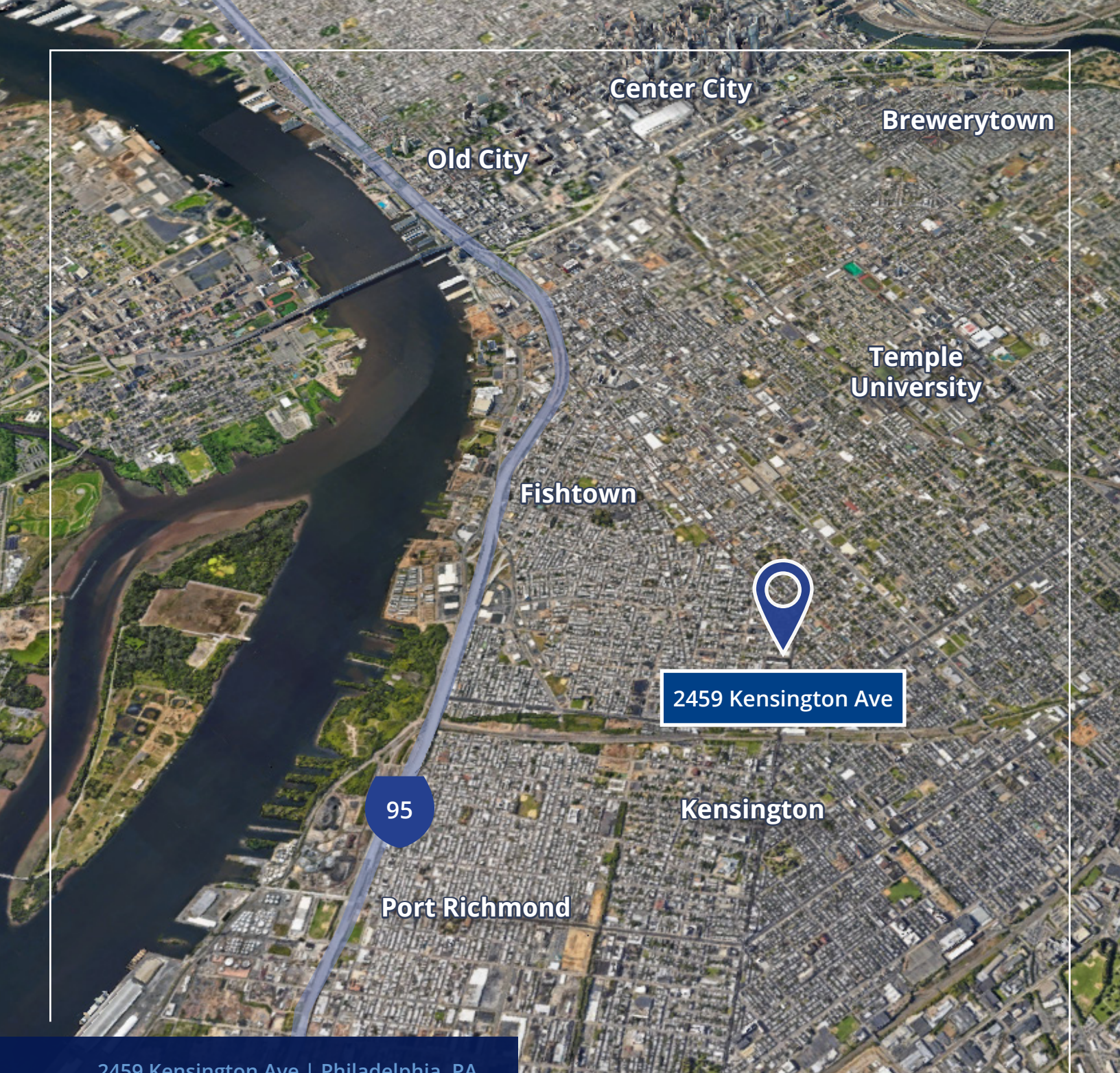


## Demographics

	1 Mile	3 Miles	5 Miles
Population	68,352	403,202	1,022,279
Households	27,235	164,089	425,839
Avg HHI	\$70,703	\$78,555	\$87,991
Employees	19,052	231,937	644,550

## Traffic Counts

	Count	Year	Dist.
Kensington Ave	6,959	2019	0.7
N Front St	4,994	2020	.15
E Lehigh Ave	7,461	2019	.24
N Mascher St	2,527	2007	.22



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