



PREMIER RETAIL SPACE AVAILABLE FOR LEASE



1804-1808 EAST PASSYUNK | PHILADELPHIA, PA



Wolf Commercial Real Estate
www.WolfCRE.com



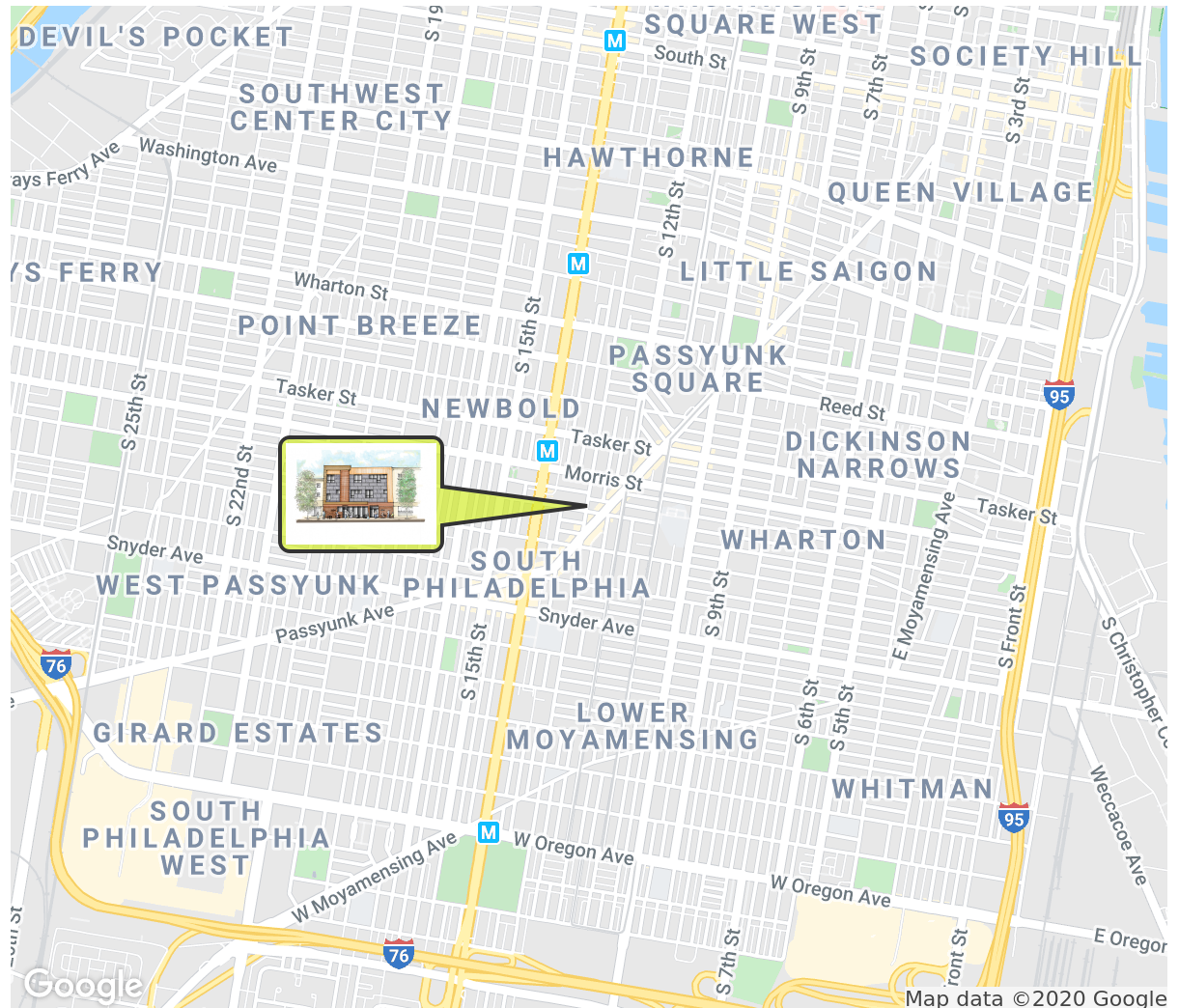
PROPERTY DESCRIPTION

- Location** 1804-1808 East Passyunk Avenue
Philadelphia, PA 19148
- Size / SF Available** 2,800 SF
- Lease Price** Call for more information
- Property / Area Description**
- 53' frontage, 20' premier window footage
 - Recently Renovated Mixed Use Property
 - Named in the top "10 Foodie Streets in America," by Wine and Food Magazine
 - CMX-2 Zoning enables various uses
 - Unique interior aesthetics including exposed brick
 - Rear access for potential loading needs
 - For local information go to www.visiteastpassyunk.com

Contact Us

Mitch Russell
Senior Associate
215.799.6143
mitch.russell@wolfcre.com

Phil Costa
Associate
215.799.6195
phil.costa@wolfcre.com

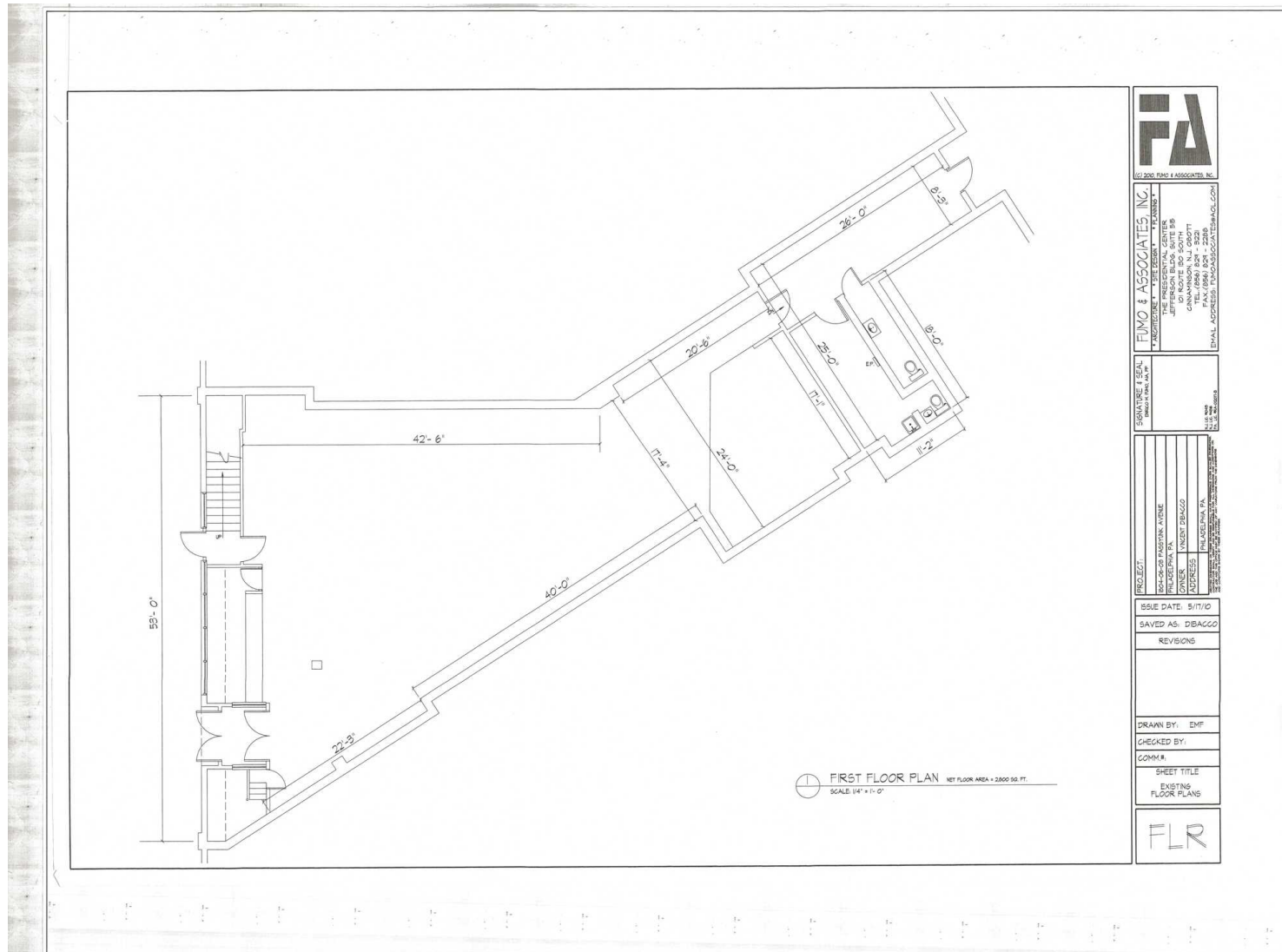


follow us:    

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

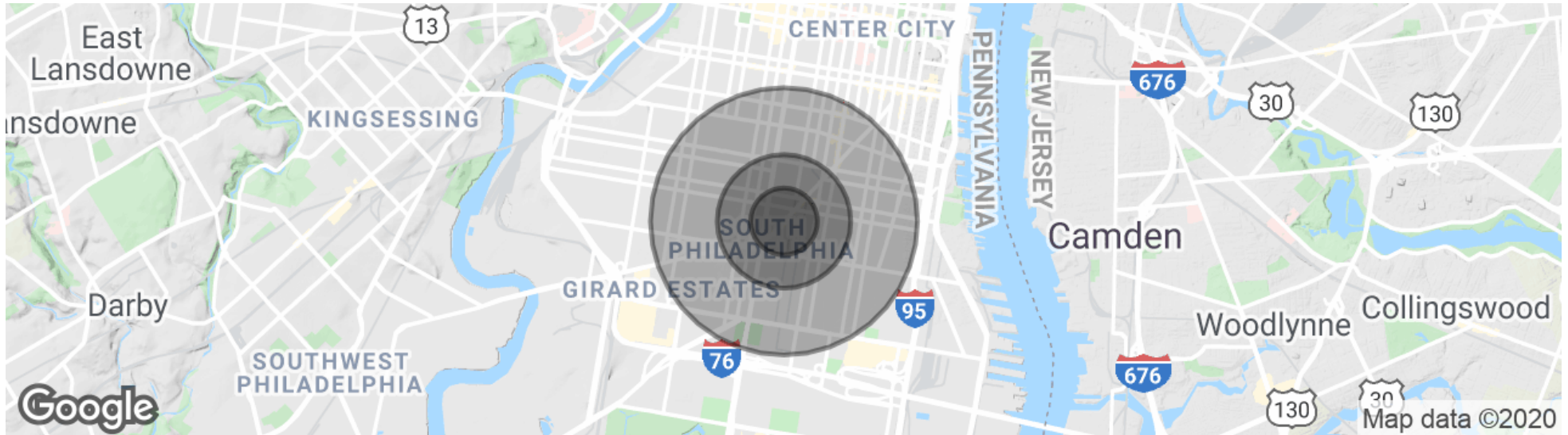


1804-1808 EAST PASSYUNK AVENUE | PHILADELPHIA, PA



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,390	27,727	103,229
Median age	36.1	34.7	34.2
Median age (Male)	35.0	33.5	32.5
Median age (Female)	39.9	37.5	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,829	11,432	41,325
# of persons per HH	2.3	2.4	2.5
Average HH income	\$49,183	\$46,582	\$46,721
Average house value	\$232,557	\$207,244	\$201,552

* Demographic data derived from 2010 US Census



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.