

2901 Island Avenue

Philadelphia, PA

Available for Sale or Lease

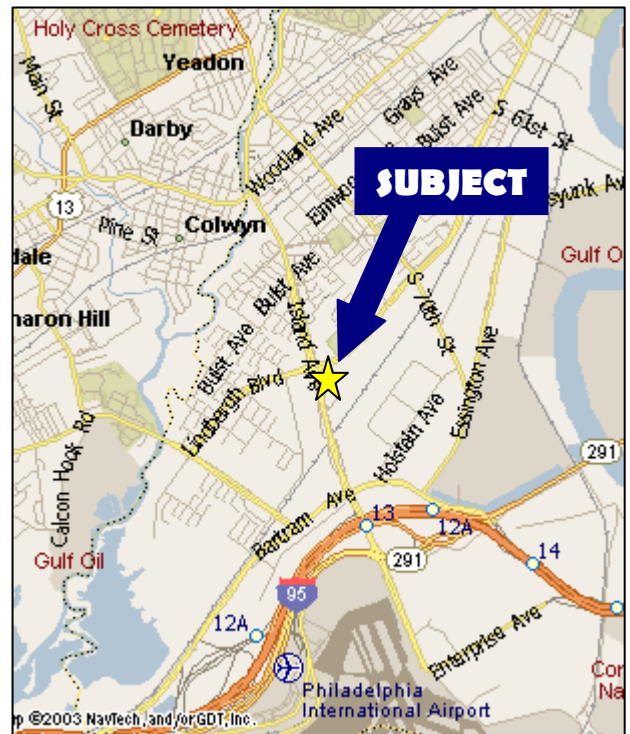
13,000 SF Free-Standing Retail Building, expandable to 26,000 SF.

Excellent retail development opportunity located at the busy intersection of Island Ave and Lindbergh Blvd in a rapidly developing high density market area.

Property Description	
●	Free Standing Retail
●	13,000 SF expandable to 26,000 SF
●	1.5 Acres
●	65 Parking Spaces
●	Presently configured for high-traffic medical office space

Trade Area	
●	608,000 people within 5 miles
●	Average Household Income - \$45,000 (5 Mile Radius)
●	Traffic Count: Island Ave - 32,700 vehicles per day
●	Traffic Count: Lindbergh Blvd - 18,800 vehicles per day
●	1/4 Mile from the Phila. International Airport & Interstate 95
●	Minutes from Center City
●	Accessible by public transportation
●	Highly Developed Retail location
●	New retail development at adjacent property, and new USPS building being developed behind property

Opportunity	
●	Available for Sale or Lease
●	Sale Price - \$1,750,000
	Excellent Development Opportunity
	Proposed uses include Multi Tenant retail or Retail Pad Sites.
	Cross Easement to adjacent property
●	Lease Rate - \$17.50 per square foot NNN
	Free Standing Retail of 13,000 to 26,000 SF
	Owner is willing to sub-divide for smaller retail uses.



PG 2.	Existing Site Plan
PG 3	Proposed Site Plan A
PG. 4	Proposed Site Plan B
PG 5	Trade Area Map
PG. 6	Demographics

CONTACT INFO:

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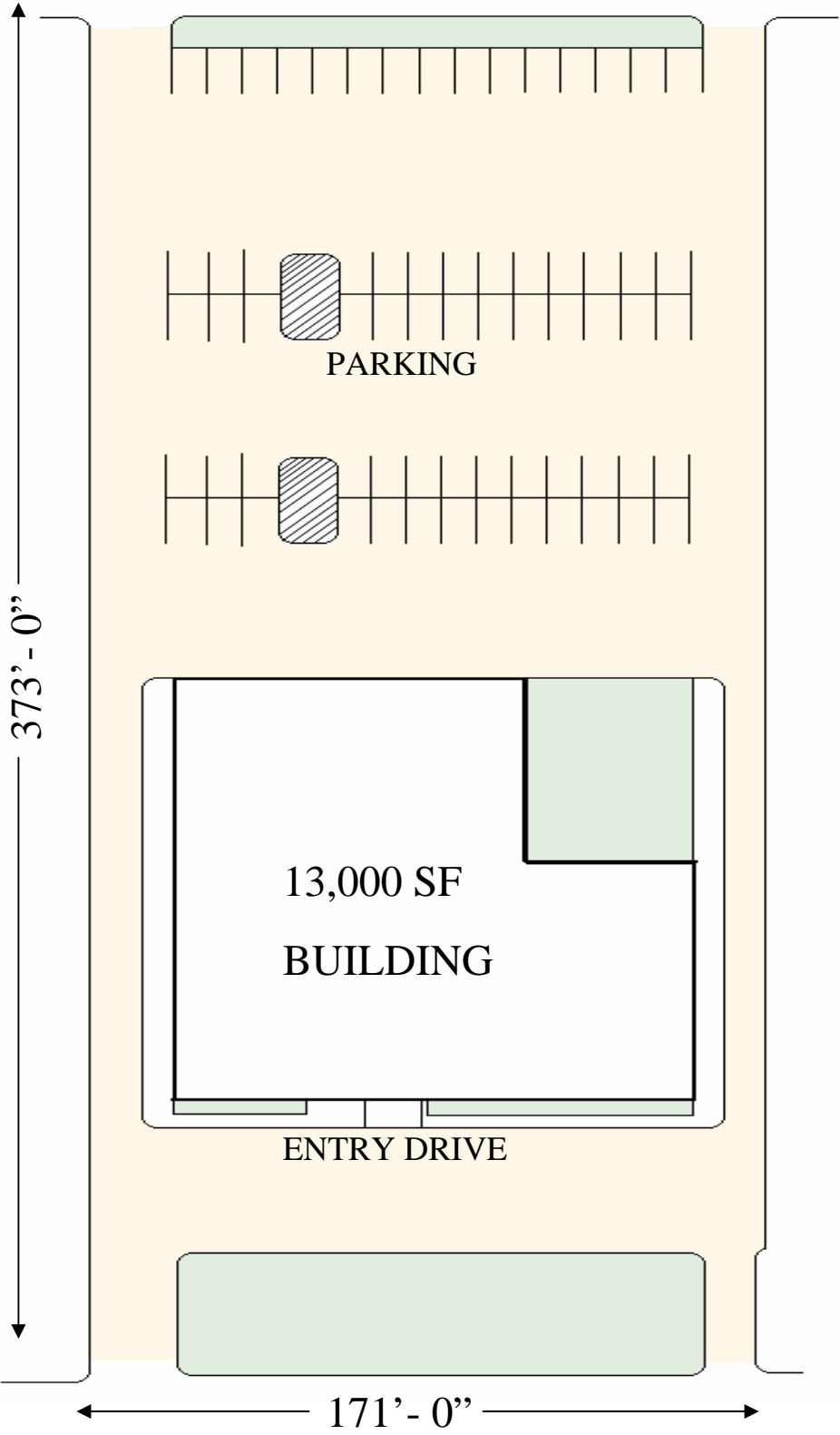


PINTZUK BROWN REALTY GROUP

45 East City Line Ave, Suite 377, Bala Cynwyd, PA 19004



EXISTING
SITE PLAN



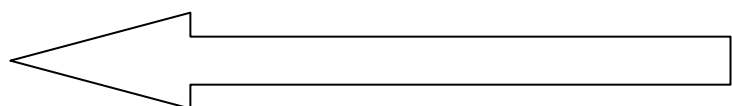
373'-0"

PARKING

13,000 SF
BUILDING

ENTRY DRIVE

171'-0"



ISLAND AVENUE

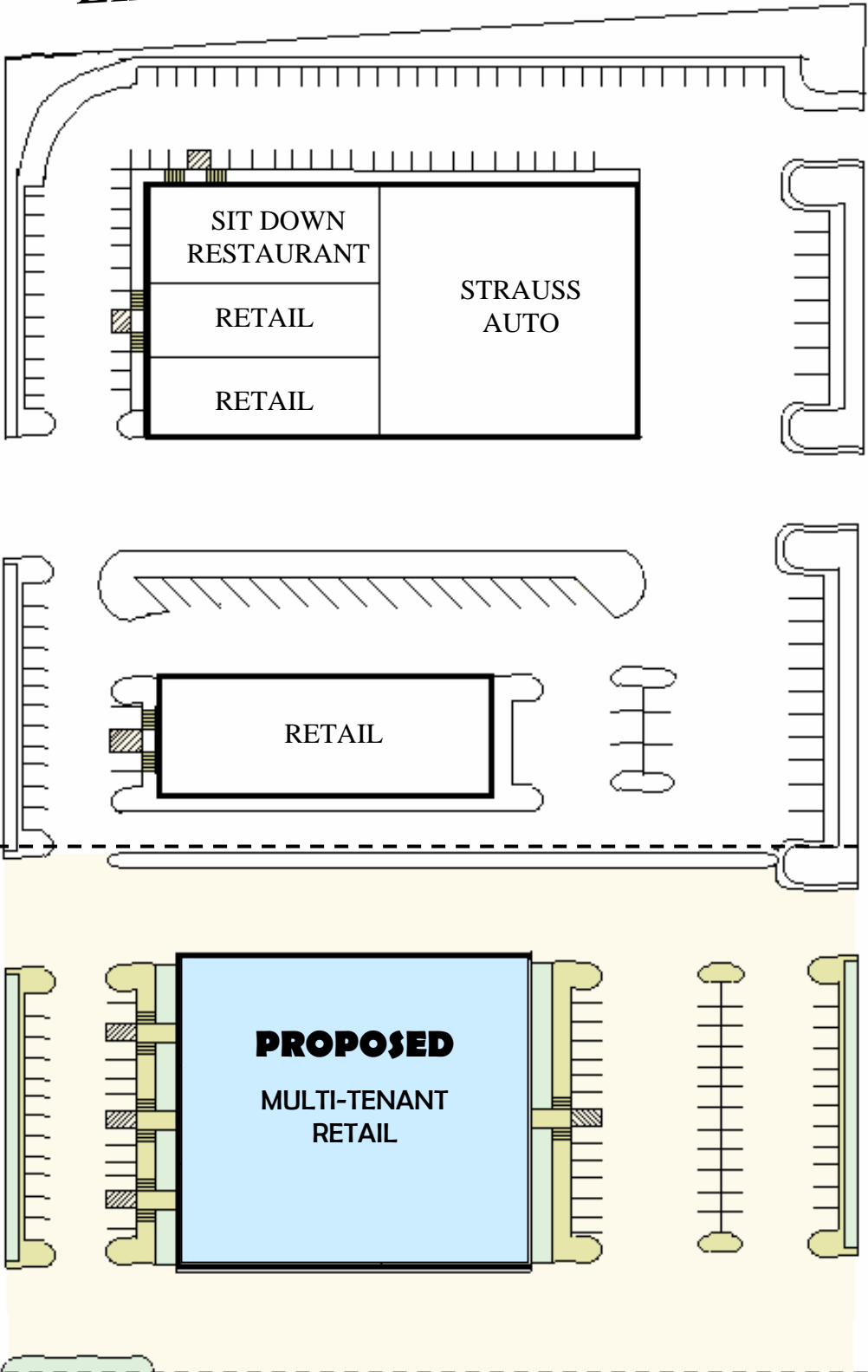
PROPOSED

SITE PLAN A

LINDBERGH BLVD

ISLAND AVE

SUFFOLK AVE



SUBJECT



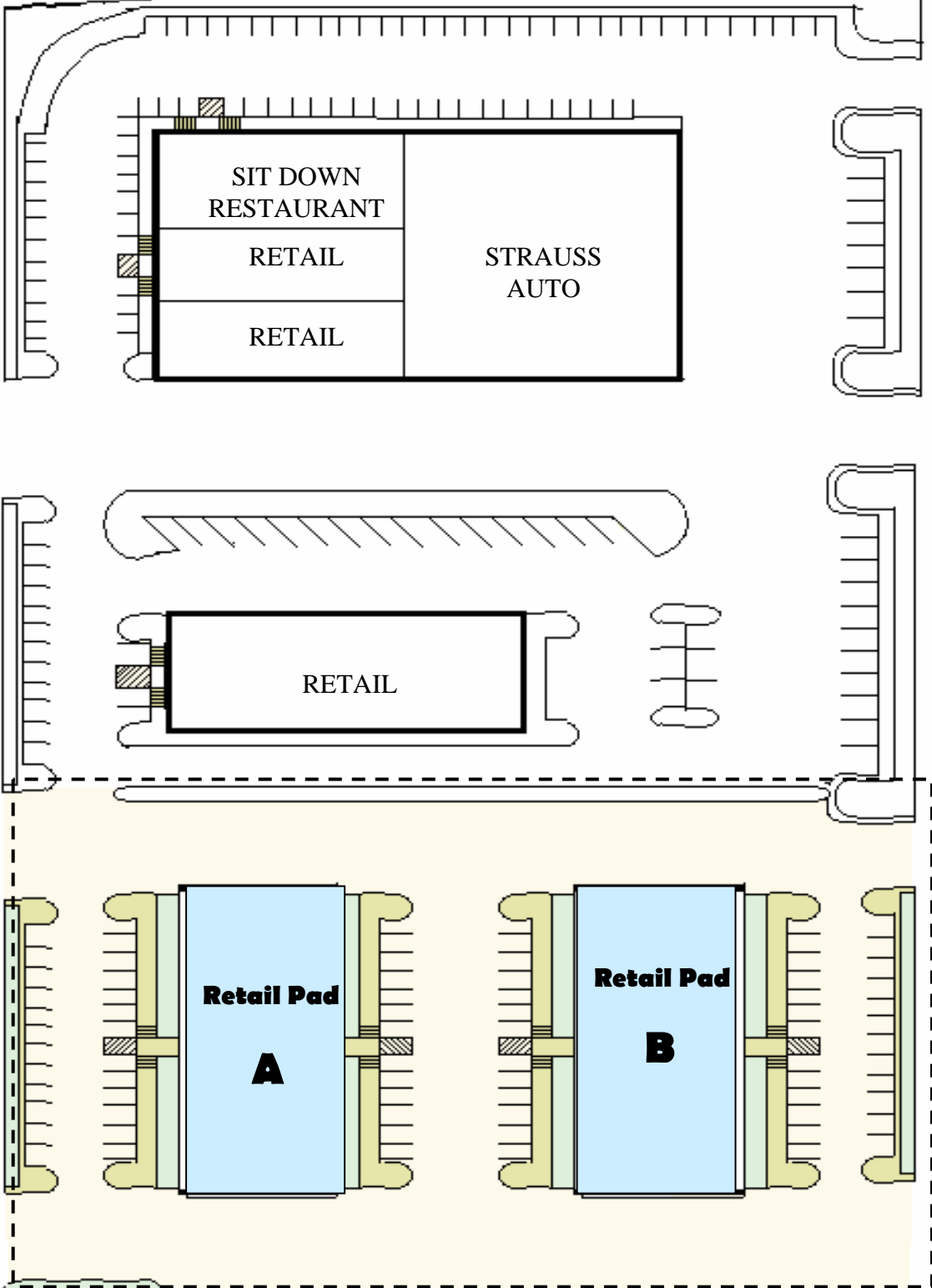
PROPOSED

SITE PLAN B

LINDBERGH BLVD

ISLAND AVE

SUFFOLK AVE



SUBJECT





TRADE AREA MAP

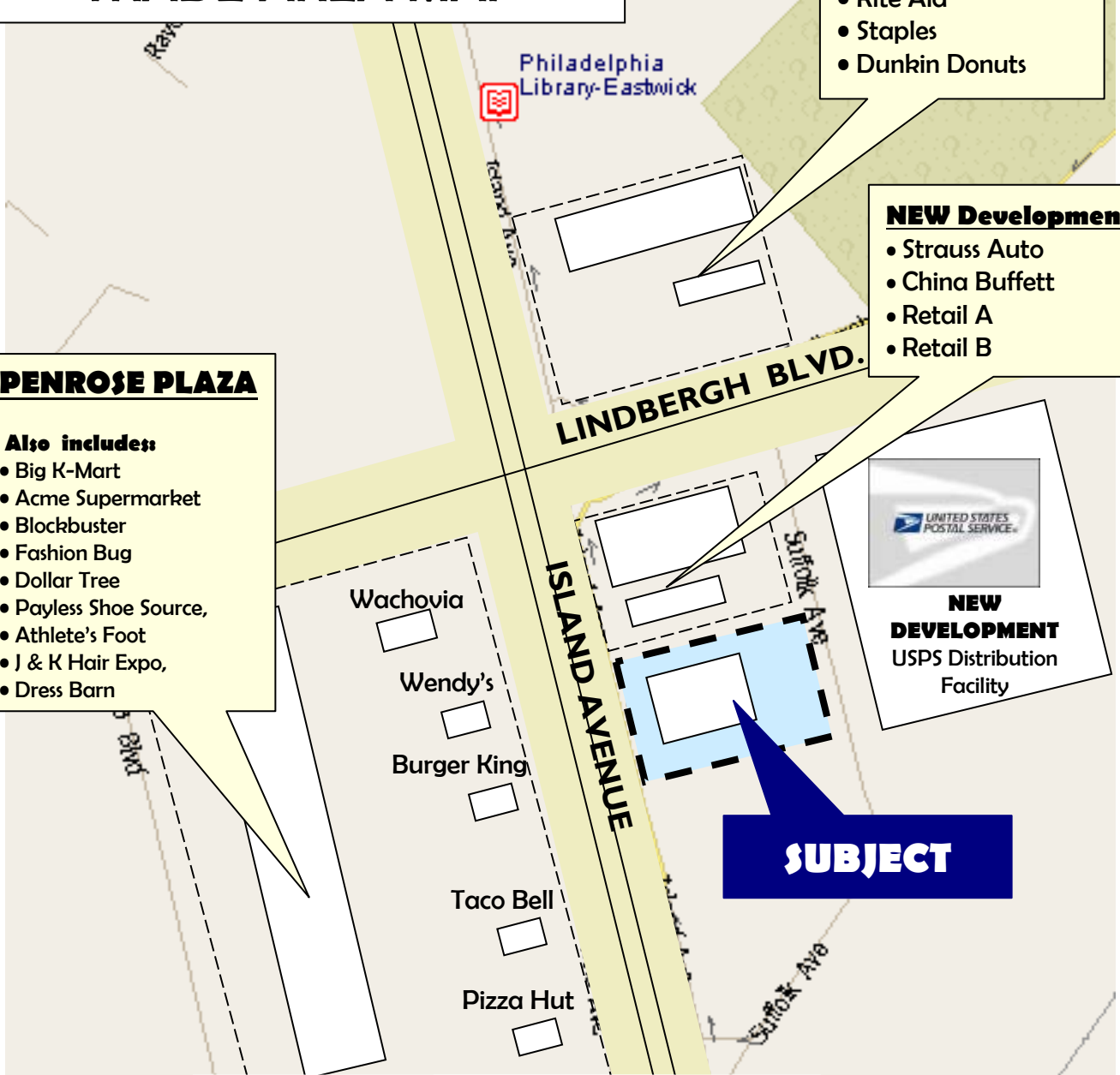
- NEW :**
- Rite Aid
 - Staples
 - Dunkin Donuts

- NEW Development**
- Strauss Auto
 - China Buffett
 - Retail A
 - Retail B

- PENROSE PLAZA**
- Also includes:**
- Big K-Mart
 - Acme Supermarket
 - Blockbuster
 - Fashion Bug
 - Dollar Tree
 - Payless Shoe Source,
 - Athlete's Foot
 - J & K Hair Expo,
 - Dress Barn



NEW DEVELOPMENT
USPS Distribution Facility



SUBJECT

TRAFFIC COUNTS:

ISLAND AVE: 32,782 vehicles per day

LINDBERGH BLVD: 18,836 vehicles per day

Demographic Executive Summary

Population	1 Mile Radius	3 Mile Radius	5 Mile Radius
2003 Census Estimate	18,640	143,231	607,919
Households	1 Mile Radius	3 Mile Radius	5 Mile Radius
2003 Census Estimate	7,564	53,453	242,348
Households by Estimated Income	1 Mile Radius	3 Mile Radius	5 Mile Radius
2003 Est. Average HH	\$45,021	\$43,847	\$45,298
2003 Est. Median HH	\$35,687	\$35,126	\$33,935

Demographic Detailed Summary

GENERAL POPULATION CHARACTERISTICS			
Median Age:	35	34	34
Male:	8,686	69,182	288,930
Female:	10,236	81,337	330,604
Density:	4,311	6,429	8,825
Urban:	18,922	150,519	619,365
Rural:	0	0	169
GENERAL HOUSEHOLD CHARACTERISTICS			
Average Size of Household:	2.5	2.7	2.5
Owner Occupied:	5,050	36,053	146,237
Renter Occupied:	2,437	19,798	99,207
Median Age of Householder:	48.9	48.4	47.6
Median Vehicles Per Household:	1.5	1.5	1.4
Families:	4,904	37,757	146,098
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$):	302,500,768	2,275,715,584	10,306,790,400
Median Household Income:	32,750	33,064	31,829
Average Household Income:	40,403	40,746	41,992
Per Capita Income:	15,987	15,119	16,636