

9-11 S 2ND STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE

11,096 SF
0.07 Acres

PROPERTY HIGHLIGHTS

- 11,096 SF
- .07 Acres
- Zoned CMX3-Community Commercial Mixed-Use (City of Philadelphia)
- 38' Frontage on 2nd St.
- \$18,738 estimated 2024 taxes
- This property presents an exceptional chance to secure an asset situated in one of Center City Philadelphia's most sought-after commercial areas. Conveniently located near various SEPTA routes and major highways, the property is also just under one mile from the Ben Franklin Bridge.





DEMOGRAPHICS MAP & REPORT

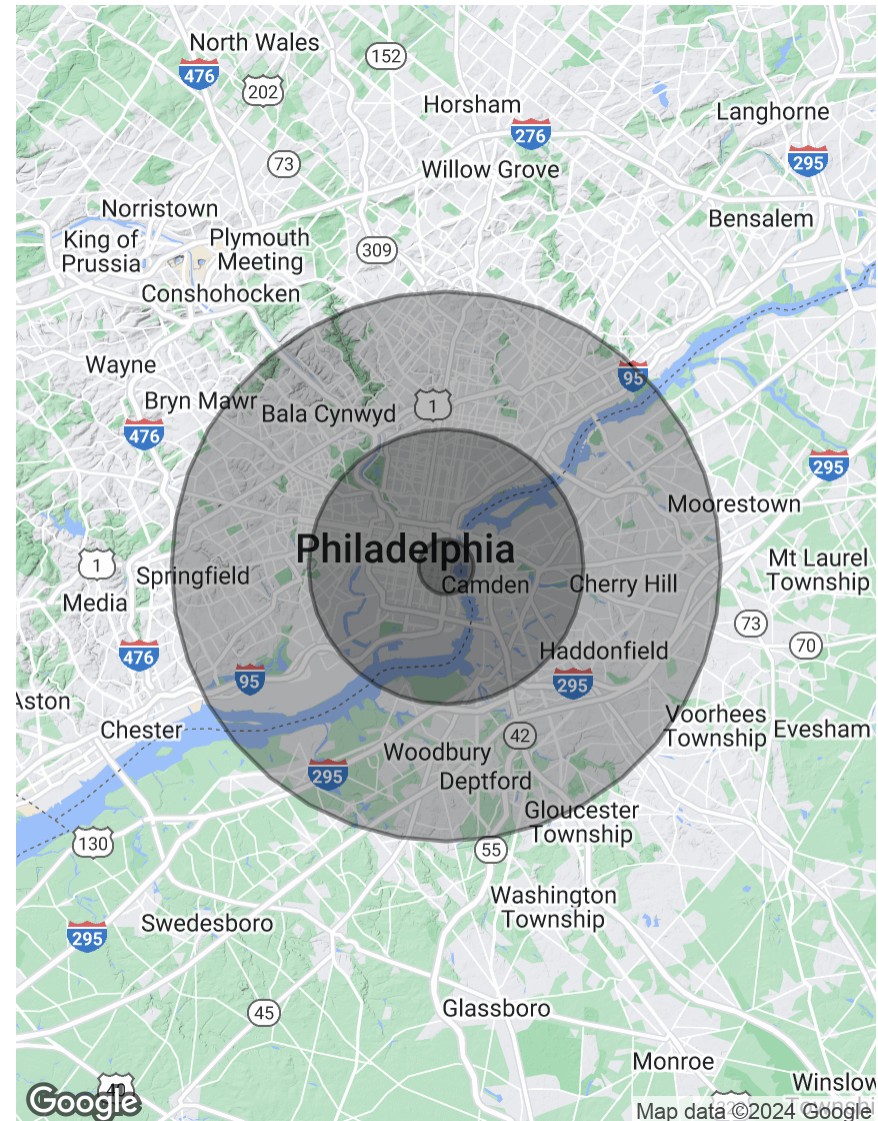
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	56,516	796,745	2,165,035
Average Age	37.7	34.6	36.7
Average Age (Male)	37.3	33.8	35.2
Average Age (Female)	38.4	36.1	38.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	29,909	369,931	931,416
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$114,693	\$66,668	\$72,157
Average House Value	\$449,625	\$228,222	\$207,339

* Demographic data derived from 2020 ACS - US Census



CONTACT



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Mike Pennington
Sales Associate
215.448.6091
mpennington@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.