

## Philadelphia County | Pennsylvania **FREE STANDING CORNER AVAILABLE** 4035 Torresdale Avenue | Philadelphia | 19124



### PROPERTY HIGHLIGHTS

- 10,880 SF available for lease
- Situated at the signalized intersection of Frankford & Torresdale Avenues
- 18,000 VPD passing the site on well traveled Torresdale Avenue in densely populated area
- Site has great visibility and easy access with a large parking lot
- Ideal location for auto, discount grocer, fitness, discount/variety store, and hardware



### DEMOGRAPHICS (\*)

	.5 Mile	1 Mile	1.5 Mile
Population	<b>7,062</b>	<b>39,213</b>	<b>85,365</b>
Average HH Income	<b>\$31,818</b>	<b>\$37,458</b>	<b>\$40,614</b>
Total Businesses	<b>235</b>	<b>1,284</b>	<b>2,773</b>
Number of Employees	<b>2,044</b>	<b>11,687</b>	<b>25,906</b>

\*Data Source: AGS™

### CONTACT:

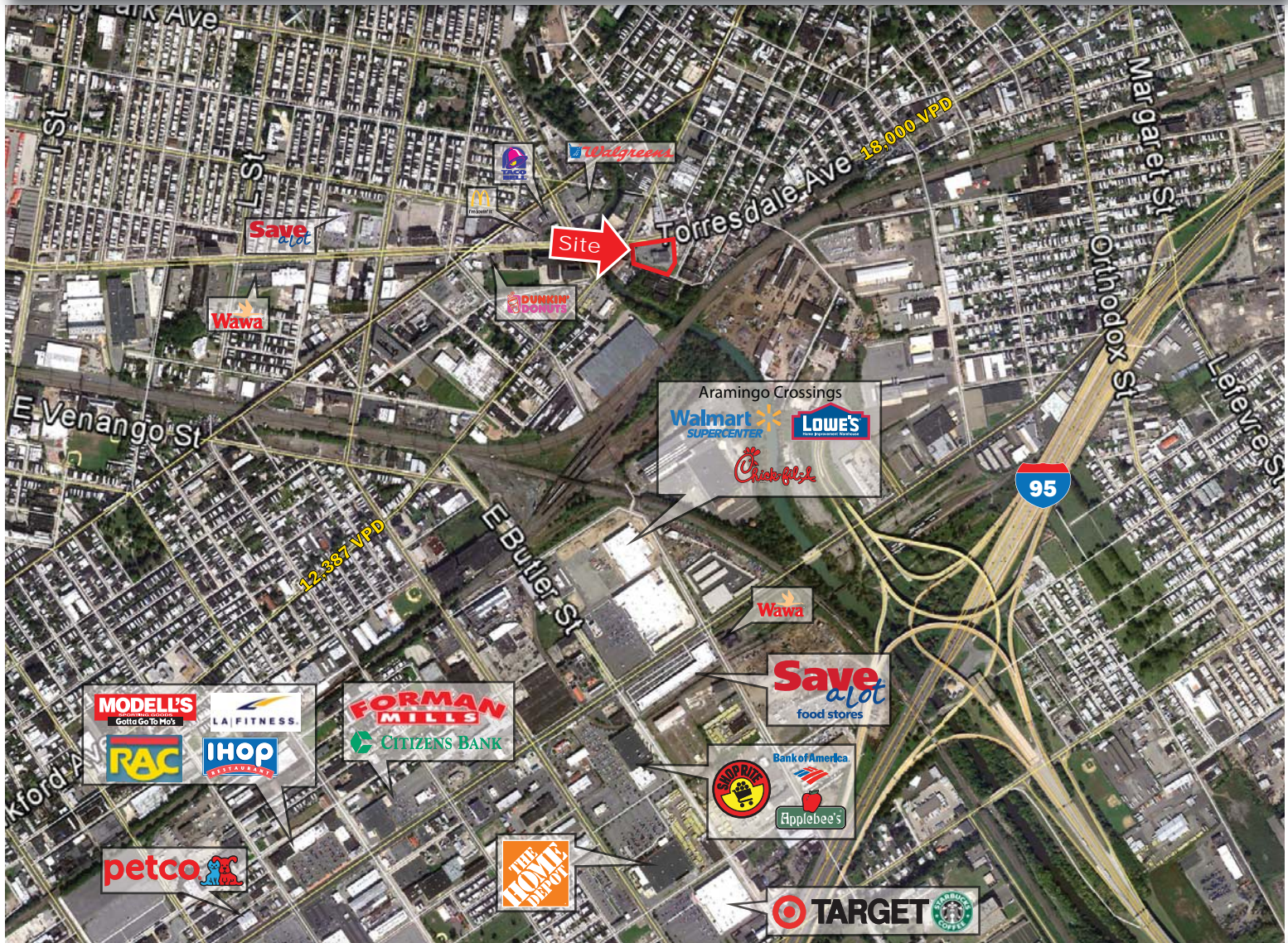
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