

# FORMER BANK BUILDING FOR SALE

9375 BUSTLETON AVENUE, PHILADELPHIA, PA

±5,246 SF ON ±1.35 ACRES FOR SALE



## property highlights.

- Well-positioned bank building for sale situated in dense NE Philadelphia
- Pylon available on Welsh Road
- Traffic Counts on Welsh Road: 14,808 VPD and on Bustleton Avenue: 28,524 VPD
- Drive-thru accessible
- Perfect for fast food restaurants, medical/urgent cares, wireless, and dentist
- Zoning: C7
- Asking Price: \$1,000,000

## stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	23,432	190,826	490,802
EST. HOUSEHOLDS	10,204	76,062	183,054
EST. AVG. HH INCOME	\$66,759	\$74,192	\$75,810



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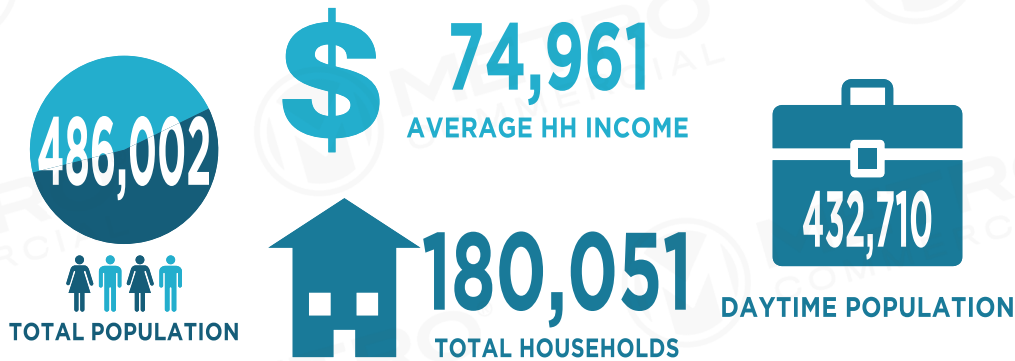
get in touch.

**GREG JONES**

office 610.825.5222  
direct 610.260.2662  
gjones@metrocommercial.com



\*DEMOGRAPHICS BASED ON A 5-MILE RADIUS



### 5 Mile Schools and Colleges

- Frank Anne Elementary School - 1,234
- Baldi Middle School - 1,228
- William H. Loesche School - 778
- Joseph Greenberg School - 736
- Robert B. Pollock School - 726
- St Cecilia School - 669
- Thomas Holme School - 624
- St Christopher School - 562
- St Jerome School - 546
- Fox Chase School - 486
- Watson Comly School - 482
- Bryn Athyn College - 330

### Major Attractions

- John F. Byrne Golf Club
- The Union League Golf Club at Torresdale
- Philadelphia Mills
- Thoreau's Hut
- Burry the Hatchet Bensalem- Axe Throwing
- Friends of Pennypack Park

### Major Employers

- Einstein Medical Center - 9,000
- Cardone Industries Inc - 4,000
- Holy Redeemer Appointment - 3,700
- Fox Chase Cancer Center - 2,400
- Marshalls Distribution Center - 1,800
- Ace Insurance - 1,500
- Fox Chase Cancer Center-American - 1,326
- Holy Redeemer Hospital - 1,326
- Jeanes Hospital - 1,100
- Nazareth Hospital - 988
- Moss Rehab - 843
- Holy Family University - 812
- NE Philadelphia Airport - 800
- Mondelez International - 800
- Far Northeast Senior Citizens - 800
- Philadelphia Human Service Dept - 764
- La Mi Products LLC - 700
- Parx Racing - 700
- GE Water & Process Tech - 685
- Giant Food Stores - 600
- ASI Show Inc - 549

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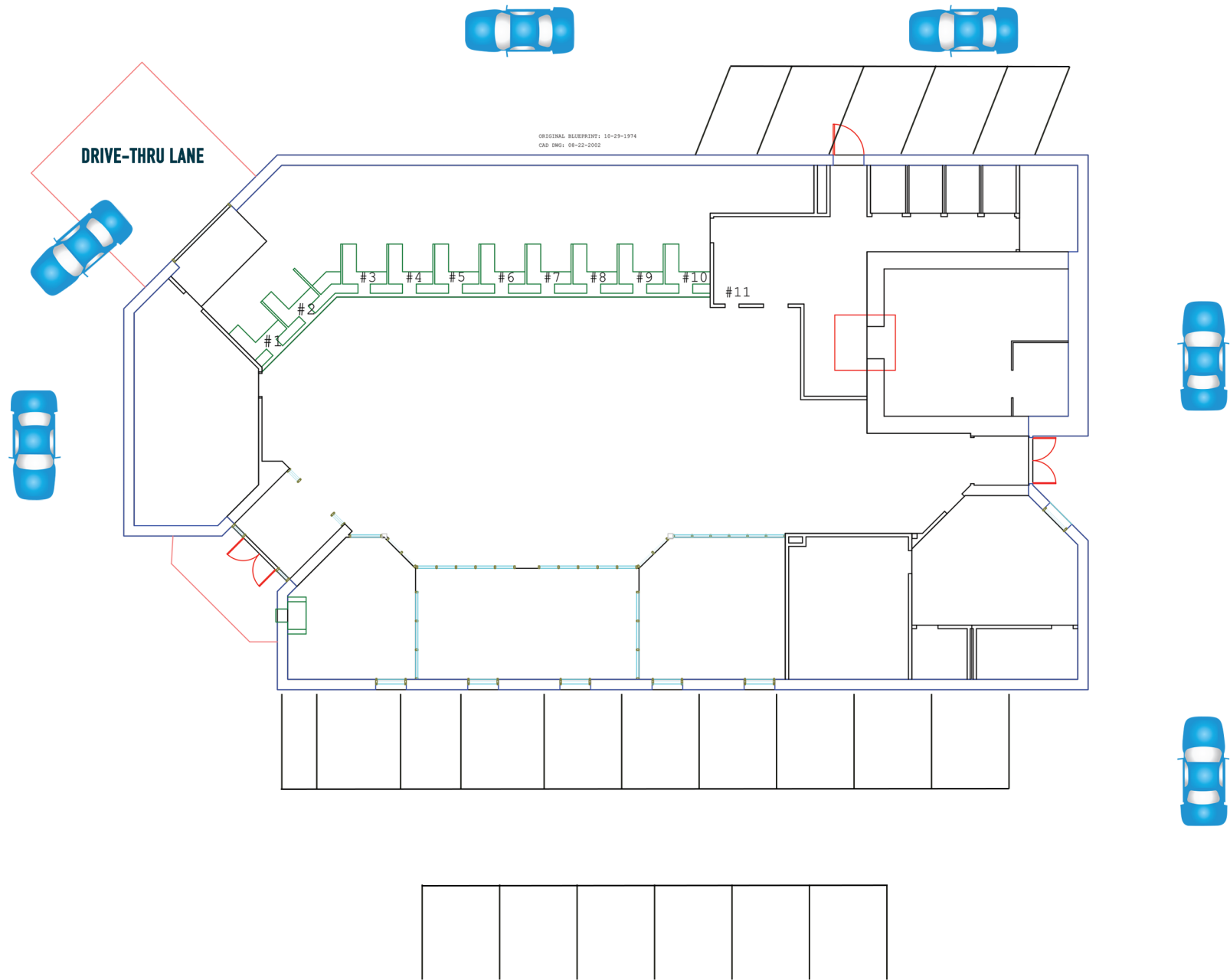


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# SPACE PLAN



**WELSH ROAD 14,808 VPD**

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2 MILES

HUNTINGDON PIKE

63

RED LION ROAD

532

Advance Auto Parts

ACME

PHILLY PRETZEL FACTORY NOVA Perkins

Bj's

SITE

BUSTLETON AVENUE

LUK OIL MIDAS Little Caesars

RED LION PLAZA BEST BUY STAPLES Planet fitness

DOLLAR GENERAL PNC Wawa ALDI

1

WHITMAN PLAZA Walmart Lowe's petco Michaels hgregg FAMOUS footwear Pier 1 imports

NORTHEAST SHOPPING CENTER Marshalls Burlington Coat Factory DOLLAR TREE I-DL CRUNCH

GIANT LA FITNESS

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