

Philadelphia | Pennsylvania

## SEDGWICK THEATER

7133 Germantown Avenue | Philadelphia | 19119



### PROPERTY HIGHLIGHTS

- Former Sedgwick Theater, up to 22,000 SF available for lease
- 7,000 SF front lobby & 15,000 SF theater
- 1920's Art Deco style movie palace design with 45' ceiling height
- Excellent redevelopment opportunity
- Ideal location for entertainment, supermarket, retail or restaurant use
- Located in Mt. Airy's central business district
- Substantial off-street parking available
- Densely populated with strong household incomes
- Minutes from Chestnut Hill, Manayunk, East Falls and Main Line



### DEMOGRAPHICS (\*)

	1 Mile	2 Mile	3 Mile
Population	<b>71,313</b>	<b>260,070</b>	<b>458,742</b>
Average HH Income	<b>\$83,987</b>	<b>\$69,658</b>	<b>\$59,512</b>
Total Businesses	<b>11,835</b>	<b>21,390</b>	<b>26,663</b>
Number of Employees	<b>175,658</b>	<b>278,747</b>	<b>332,995</b>

\*Data Source: AGS™

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