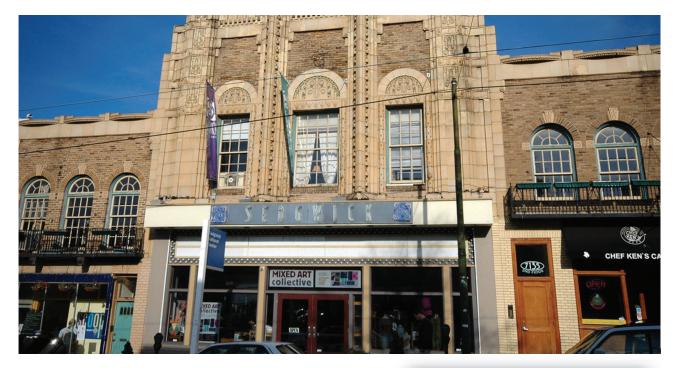
Philadelphia | Pennsylvania **SEDGWICK THEATER** 7133 Germantown Avenue | Philadelphia | 19119



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	71,313	260,070	458,742
Average HH Income	\$83,987	\$69,658	\$59,512
Total Businesses	11,835	21,390	26,663
Number of Employees	175,658	278,747	332,995

*Data Source: AGS [™]

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