

# 1819 E ALLEGHENY AVENUE

PHILADELPHIA, PA

±14,164 SF AVAILABLE FOR LEASE

JOIN

*Walgreens*



## property highlights.

- Former Learning Center on Allegheny Ave with 12,350 VPD
- Two story building with 14,164 SF available
- High Visibility on Allegheny Ave
- Walking distance to Allegheny Station
- Designated parking available
- ½ block walk to Market-Frankford Line Allegheny Station

## stats.

2019 DEMOGRAPHICS*	0.25 MILE	0.5 MILES	1 MILES
EST. POPULATION	7,505	25,493	70,001
EST. HOUSEHOLDS	2,244	7,447	22,056
EST. AVG. HH INCOME	\$31,810	\$31,545	\$37,844

TRAFFIC COUNT: ALLEGHENY AVENUE 12,350 VPD \*ESRI 2019



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

MetroCommercial.com | PHILADELPHIA, PA | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | NAPLES, FL

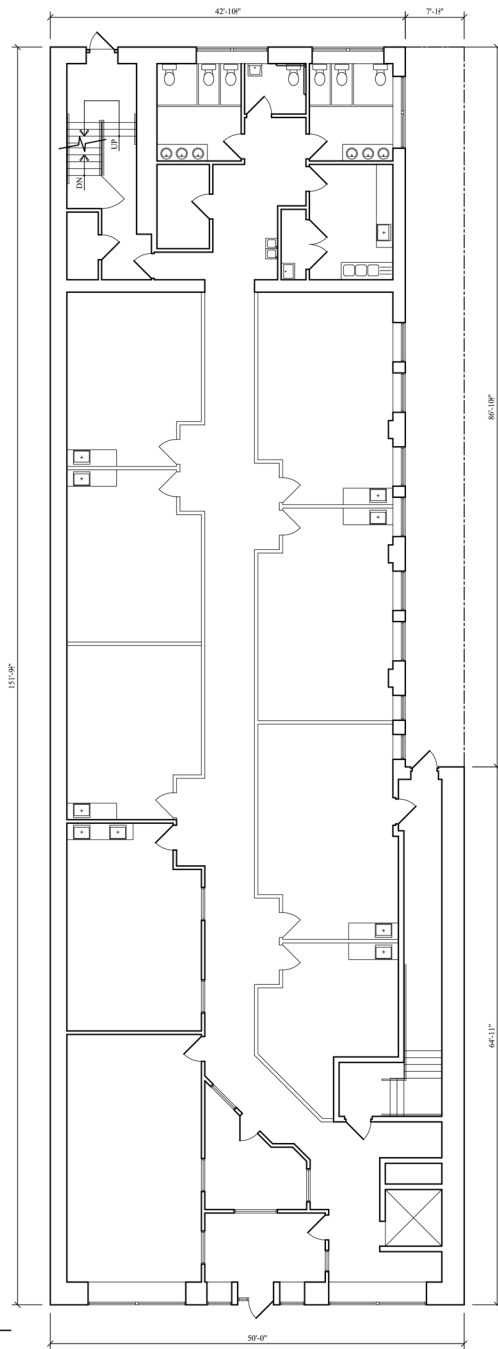
## get in touch.

**JONATHAN SPOERL**

office 215.893.0300  
direct 215.282.0156  
jspoerl@metrocommercial.com

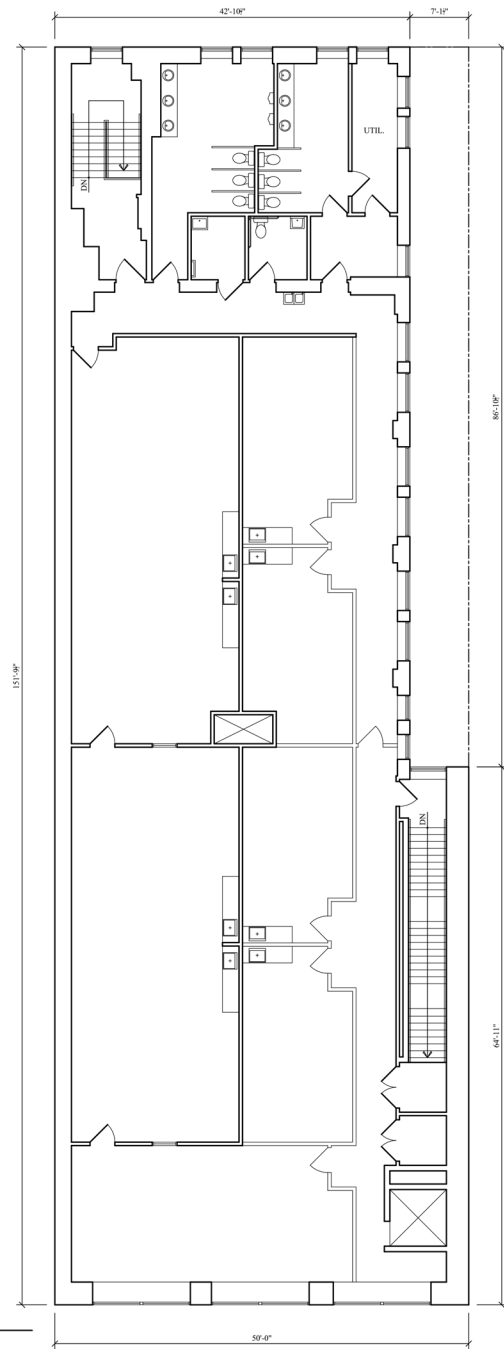
**KJ KULIK**

office 856.866.1900  
direct 856.222.3012  
kkulik@metrocommercial.com



1 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES:  
 1ST FLOOR: 7,082 GSF  
 2ND FLOOR: 7,082 GSF  
 TOTAL: 14,164 GSF



2 2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 3.4.20

1819 E ALLEGHENY AVENUE  
PHILADELPHIA, PA





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 3.4.20

1819 E ALLEGHENY AVENUE  
PHILADELPHIA, PA





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 3.4.20

**1819 E ALLEGHENY AVENUE  
PHILADELPHIA, PA**

