

# 4040 CITY AVENUE

PHILADELPHIA, PA

±1,750 - 4,592 SF AVAILABLE FOR LEASE

JOIN



## property highlights.

- Daytime population within 1 mile exceeds 20,745 employees.
- High daily traffic counts: 55,402 VPD on Route 1
- Retail space available along busy Route 1 Corridor.
- Pylon Signage Opportunity



## stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	18,575	245,333	892,998
EST. HOUSEHOLDS	9,806	101,981	359,626
EST. AVG. HH INCOME	\$73,756	\$70,685	\$71,350

CITY AVENUE TRAFFIC COUNT: 48,257 VPD \*ESRI 2019



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

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

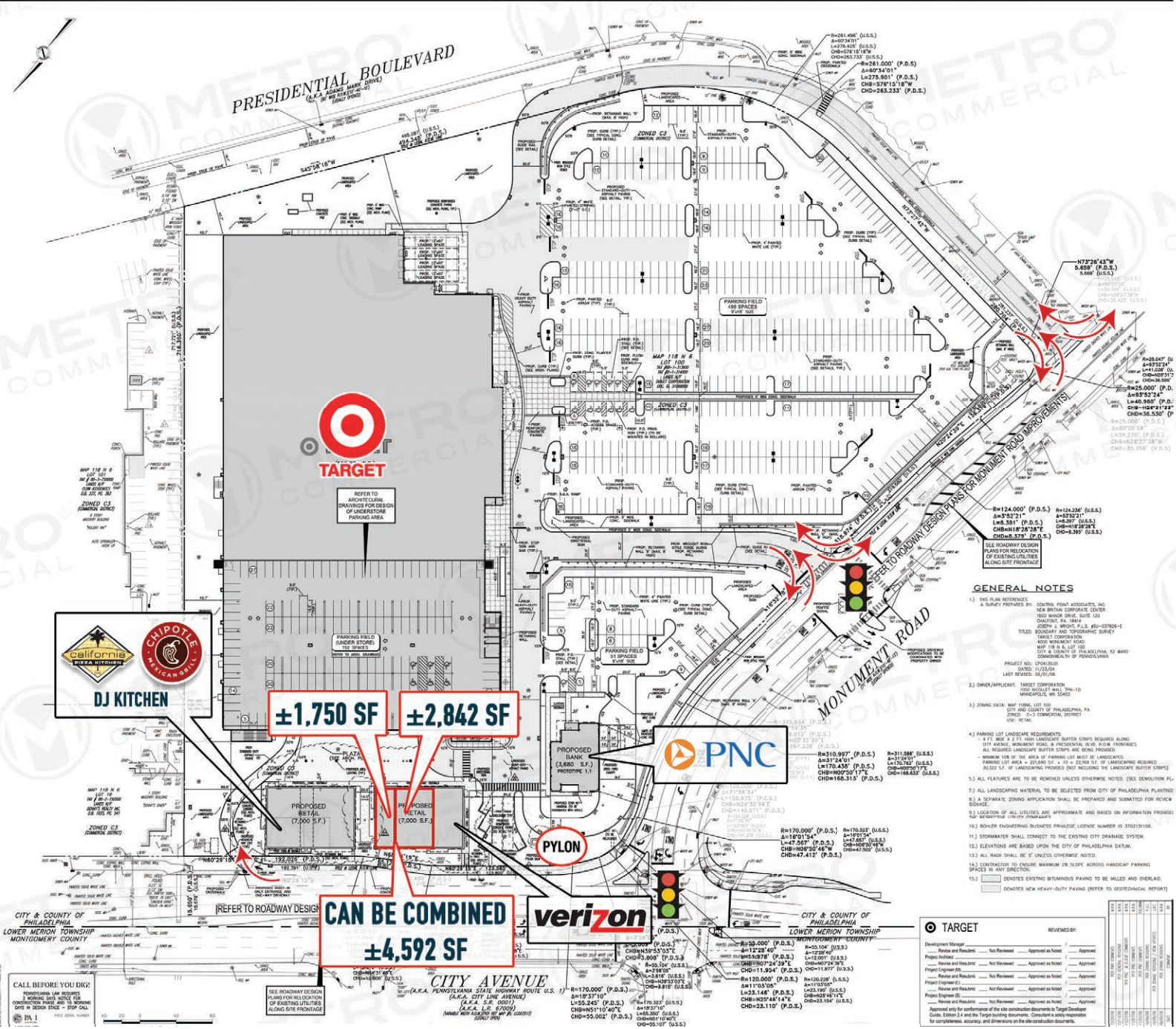
## get in touch.

**JONATHAN SPOERL**

office 215.893.0300  
direct 215.282.0157  
jspoerl@metrocommercial.com

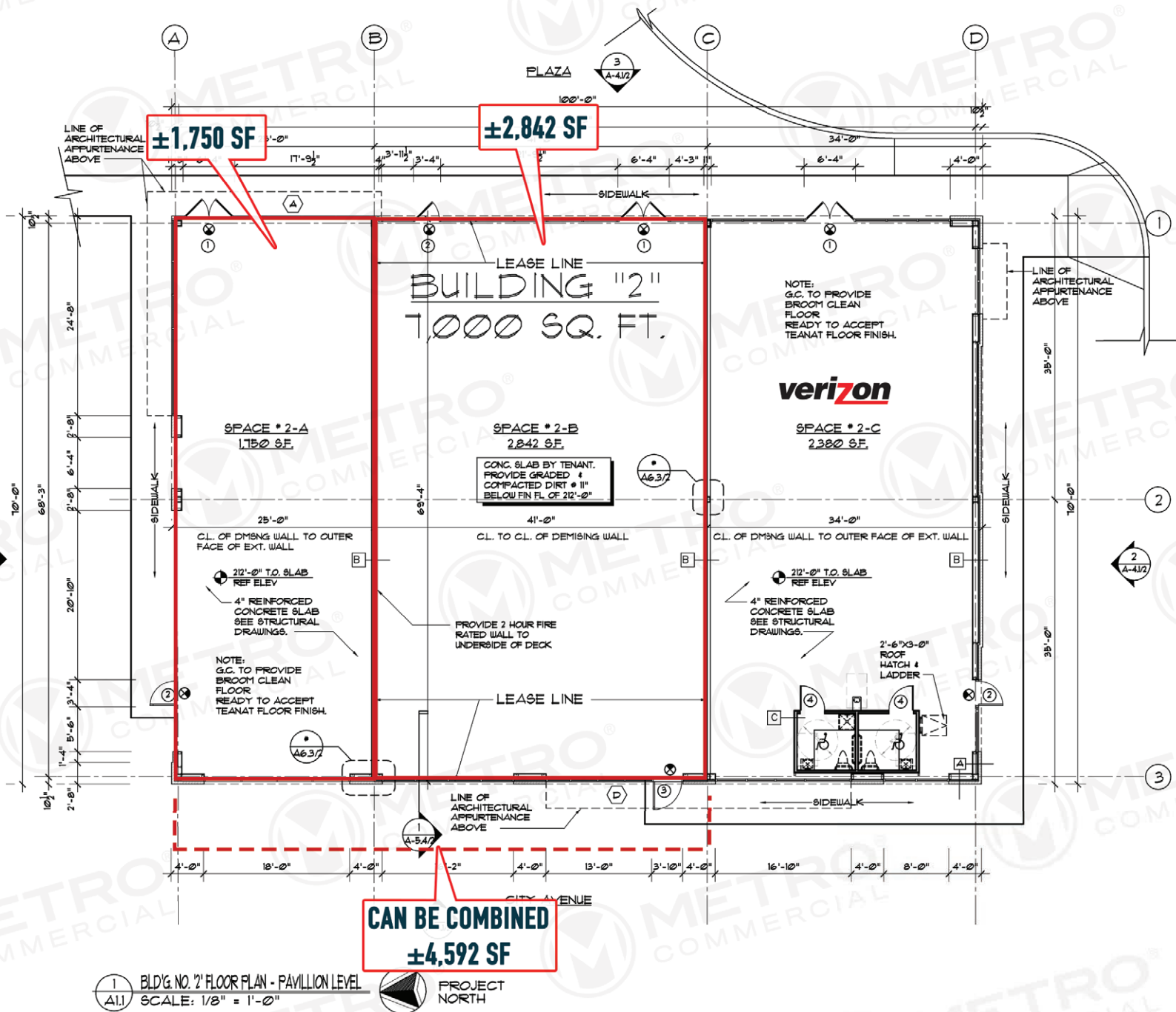
**SCOTT BENSON**

office 215.893.0300  
direct 215.282.0158  
sbenson@metrocommercial.com



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 Images may be out-of-date and not current. 6.26.20

4040 CITY 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 Images may be out-of-date and not current. 6.26.20

**4040 CITY 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 Images may be out-of-date and not current. 6.26.20

4040 CITY 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. 6.26.20

4040 CITY AVENUE  
PHILADELPHIA, PA

