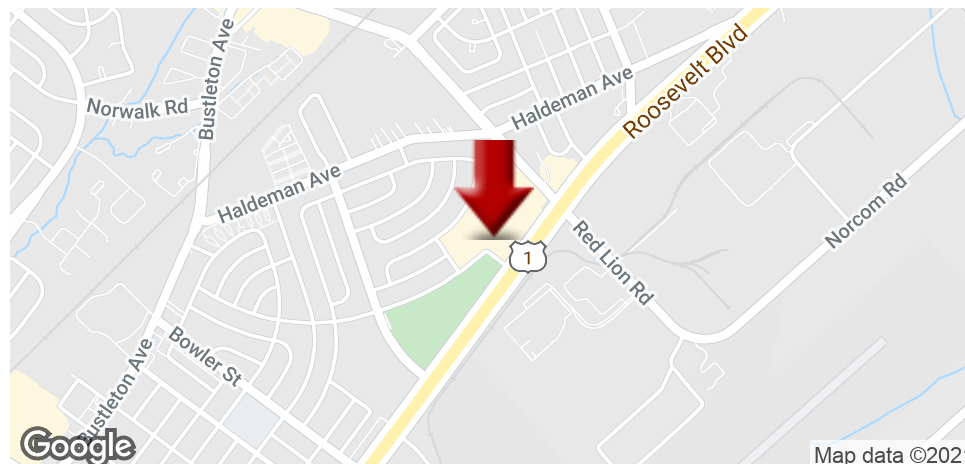
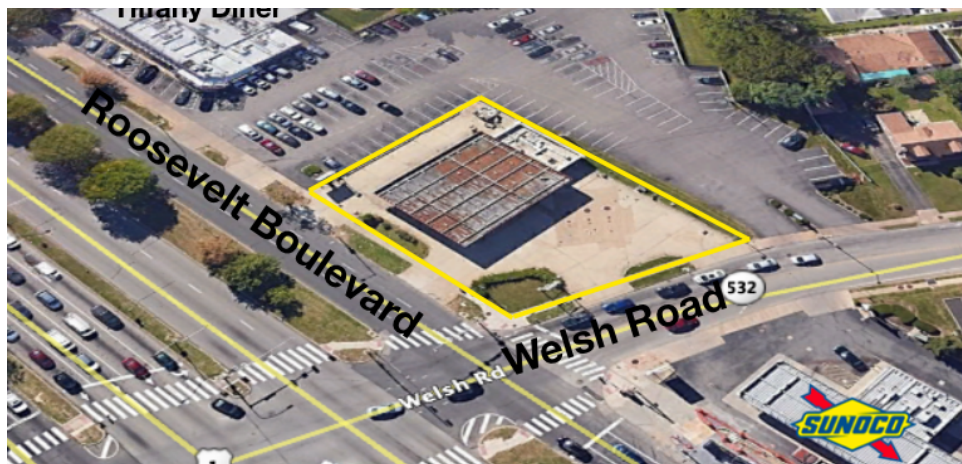




ROOSEVELT AND WELSH

9042 E. Roosevelt, Philadelphia, PA 19115



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
CAP RATE:	0.0%
NOI:	\$0
LOT SIZE:	0.46 Acres
BUILDING SIZE:	1,152
ZONING:	RSA2
MARKET:	Philadelphia
SUBMARKET:	Northeast Philadelphia
PRICE / SF:	\$109.79

PROPERTY OVERVIEW

Key corner in Philadelphia offered for sale or ground lease. Great location to redevelop this closed gas station into a fast food, dry good retail, or other use.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
2003 South Easton Rd, South Bldg,
Ste 108
Doylestown, PA 18901



ERIC CORNWELL
Commercial Director
O: 215.340.5700 X230
C: 215.512.1462
erc@cornwell.co
PA #RS320596

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwdoylestown.yourkwoffice.com/

RETAIL FOR SALE

ROOSEVELT AND WELSH

9042 E. Roosevelt, Philadelphia, PA 19115



KW COMMERCIAL
2003 South Easton Rd, South Bldg,
Ste 108
Doylestown, PA 18901



ERIC CORNWELL
Commercial Director
O: 215.340.5700 X230
C: 215.512.1462
erc@cornwell.co
PA #RS320596

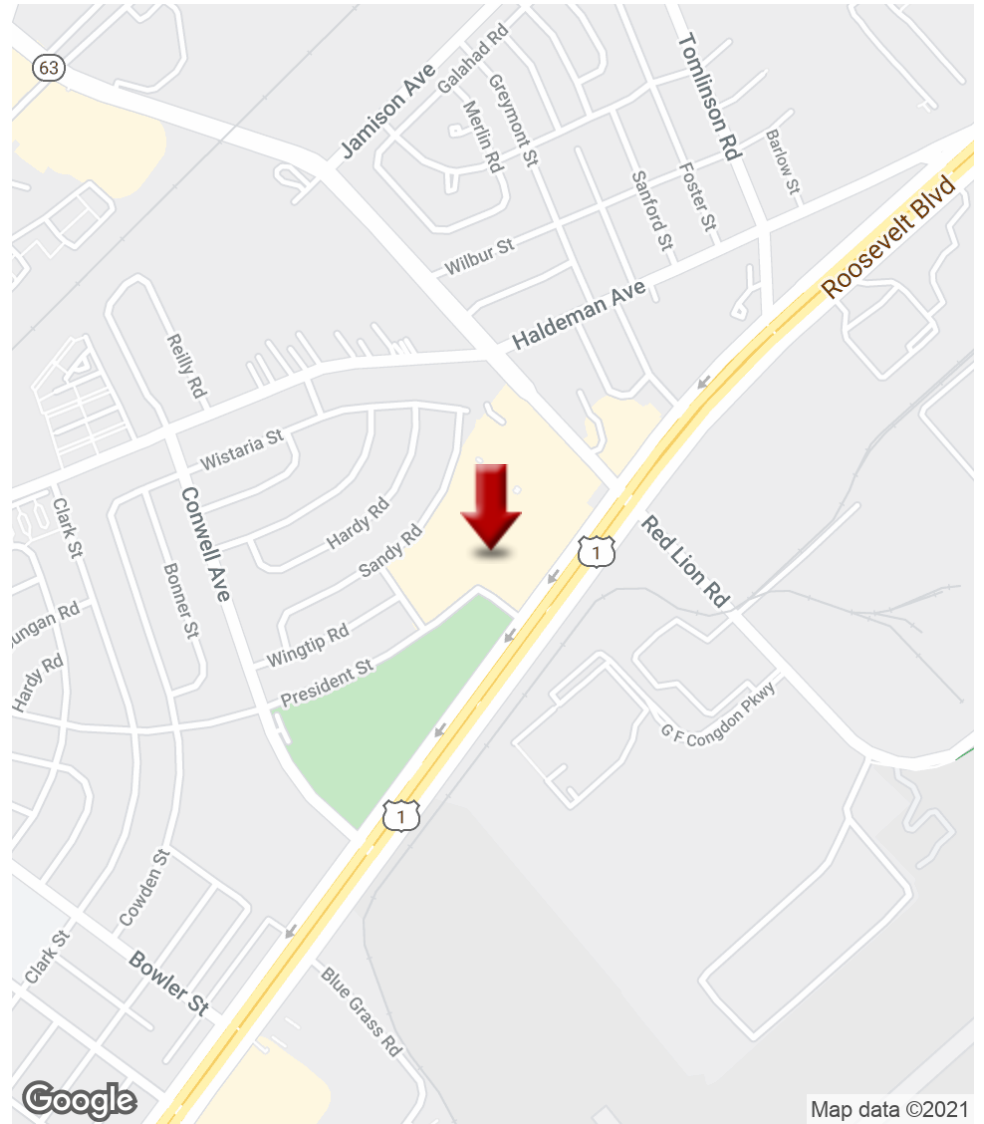
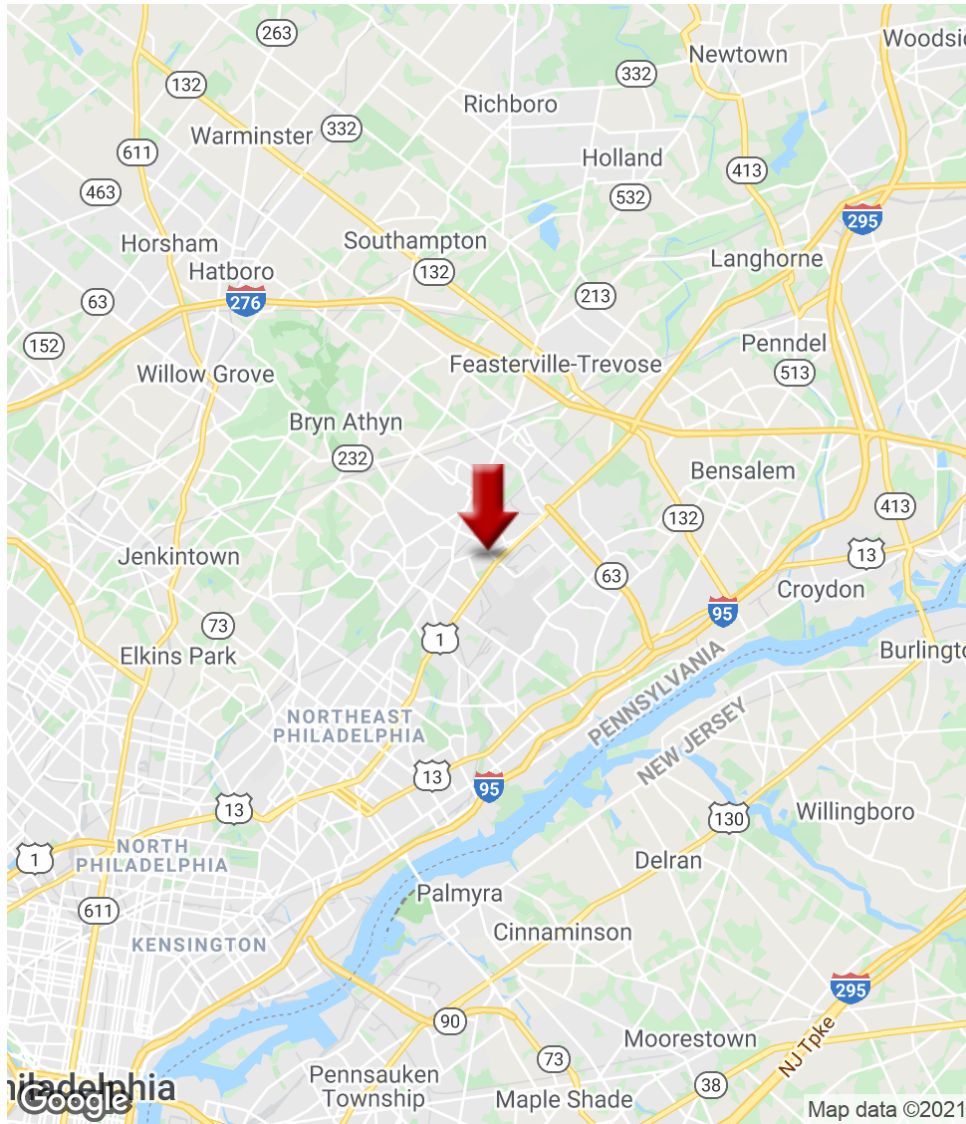
Each Office Independently Owned and Operated kwdoylestown.yourkwoffice.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



ROOSEVELT AND WELSH

9042 E. Roosevelt, Philadelphia, PA 19115



KW COMMERCIAL
2003 South Easton Rd, South Bldg,
Ste 108
Doylestown, PA 18901



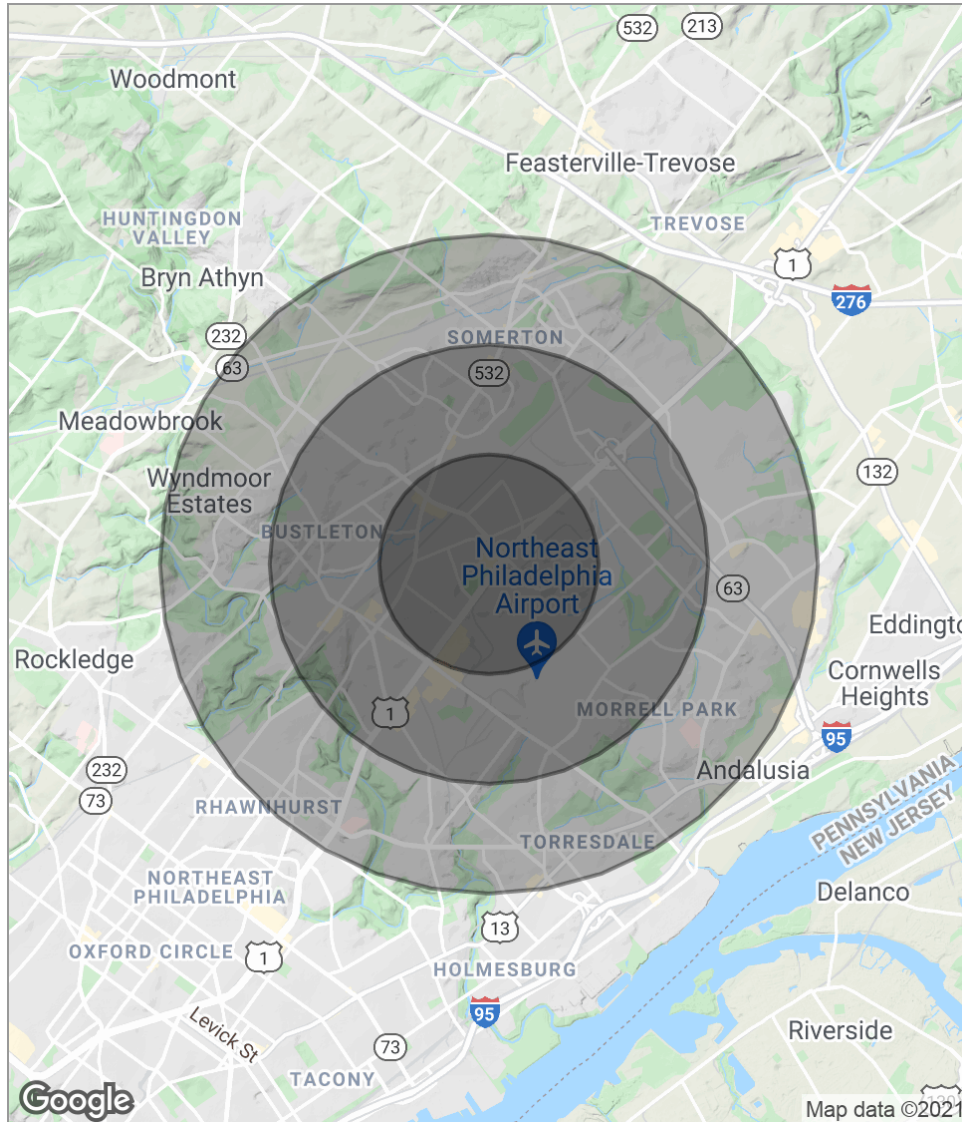
ERIC CORNWELL
Commercial Director
O: 215.340.5700 X230
C: 215.512.1462
erc@cornwell.co
PA #RS320596

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwdoylestown.yourkwoffice.com/

ROOSEVELT AND WELSH

9042 E. Roosevelt, Philadelphia, PA 19115



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,714	65,610	171,495
Median Age	48.3	43.1	41.5
Median Age (Male)	46.9	40.7	39.3
Median Age (Female)	51.6	46.5	44.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,343	26,100	64,905
# Of Persons Per HH	2.7	2.5	2.6
Average HH Income	\$63,047	\$57,859	\$62,813
Average House Value	\$246,225	\$237,962	\$230,536

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
 2003 South Easton Rd, South Bldg,
 Ste 108
 Doylestown, PA 18901



ERIC CORNWELL
 Commercial Director
 O: 215.340.5700 X230
 C: 215.512.1462
 erc@cornwell.co
 PA #RS320596

Each Office Independently Owned and Operated kwdoylestown.yourkwoffice.com/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.