

3509 HAVERFORD AVENUE

PHILADELPHIA, PA

±1,722 SF AVAILABLE & BASEMENT



property highlights.

- New development small format retail opportunity
- ± 1,722 SF with ± 650 SF basement
- Situated in dense West Philadelphia market with close proximity to University City
- Ideal for convenience, professional office, and service oriented retail

stats.

2019 DEMOGRAPHICS*	.25 MILES	.5 MILES	1 MILE
EST. POPULATION	4,676	15,055	56,303
EST. HOUSEHOLDS	1,959	5,129	21,002
EST. AVG. HH INCOME	\$50,052	\$43,144	\$73,475

BRUNSWICK PIKE TRAFFIC COUNT: 122,333 VPD *ESRI 2019



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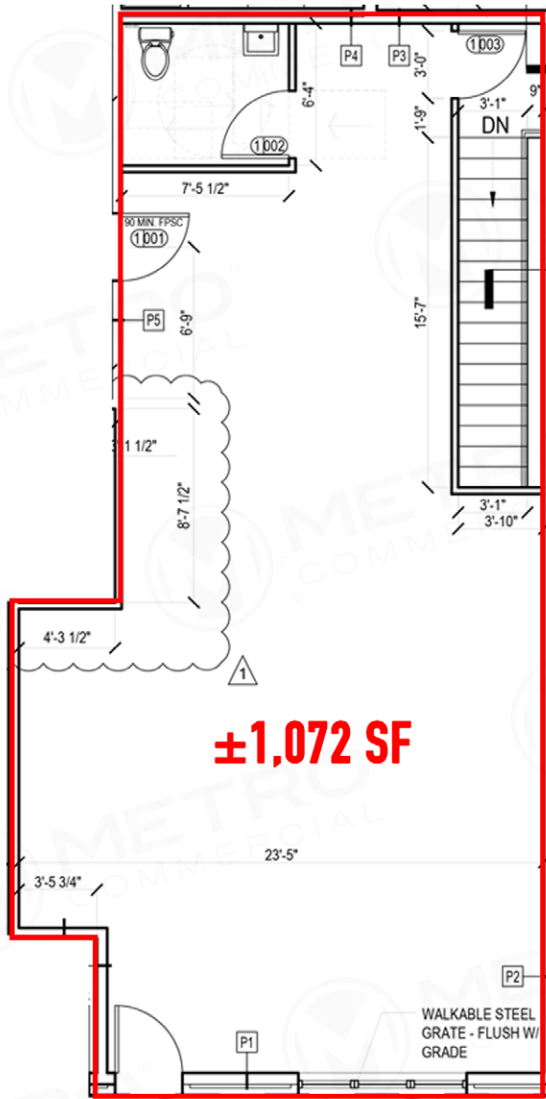
get in touch.

KJ KULIK

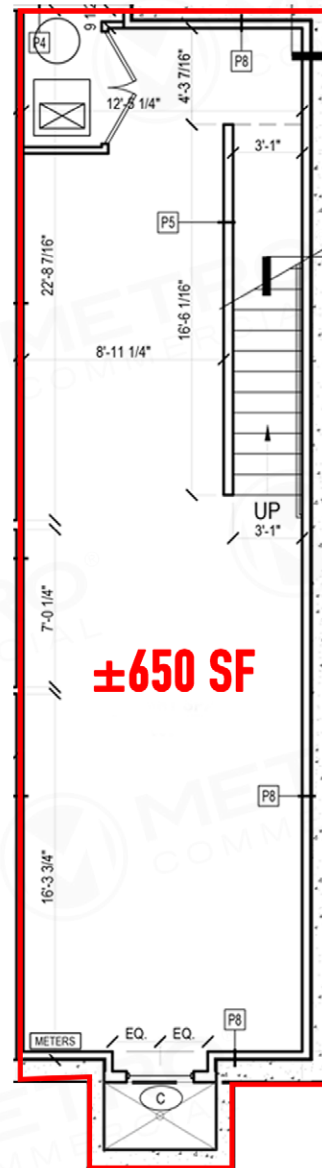
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GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

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PROPOSED VILLAGE SQUARE
166 RESIDENTIAL UNITS +
21,000 SF RETAIL

AVAILABLE
±1,722 SF

DYNASTY

WEST PHILADELPHIA
COMMUNITY CENTER

NEW MANTUA
FAMILY MARKET

PROPOSED
RETAIL
DEVELOPMENT

WALLACE STREET

MT VERNON STREET

98TH STREET

99TH STREET

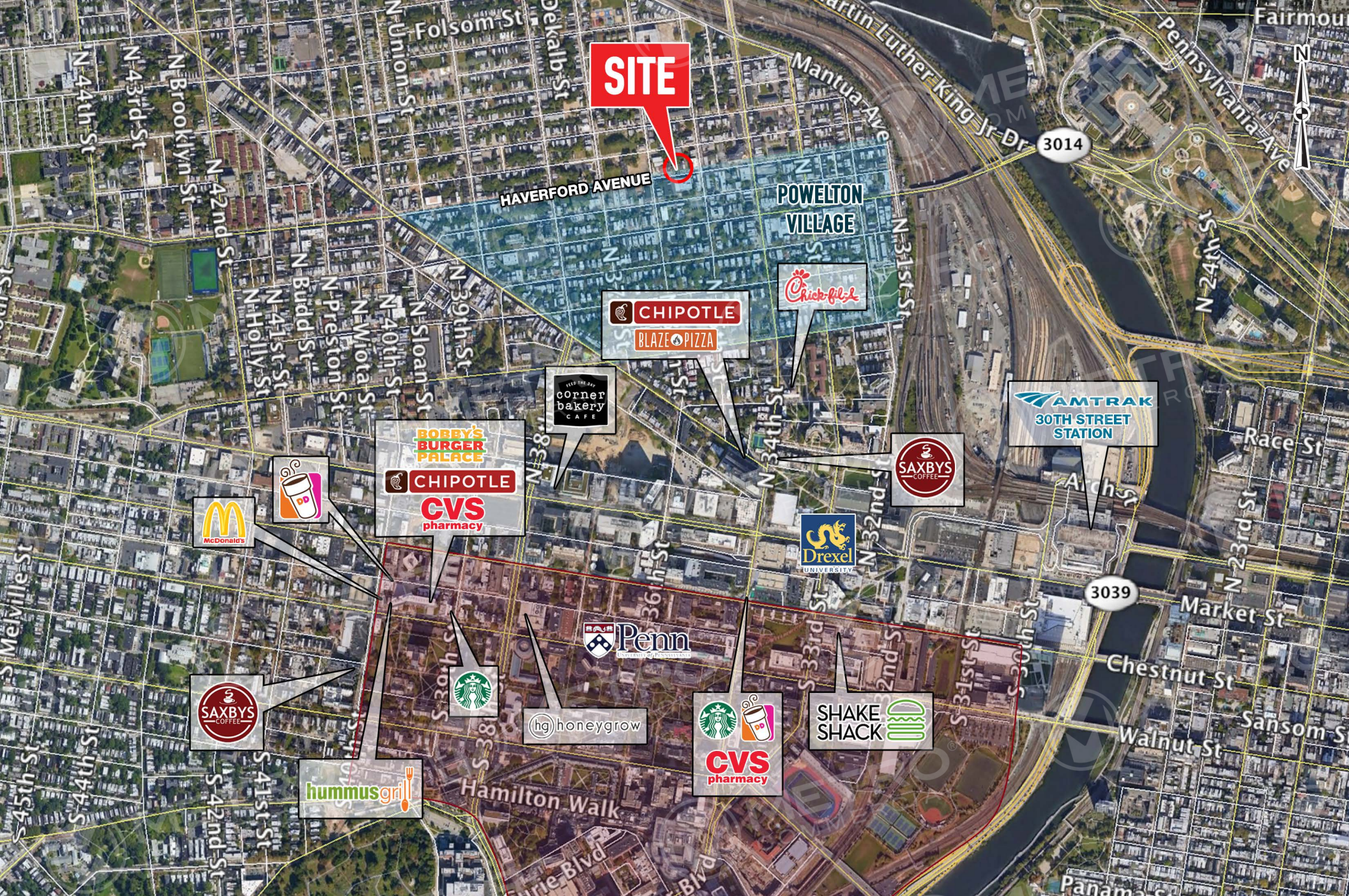
98TH STREET

HVERFORD AVENUE 4,101 VPD

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