

231 W MT PLEASANT AVENUE

PHILADELPHIA, PA

±9,954 SF BUILDING AVAILABLE FOR SALE OR LEASE



property highlights.

- ±7,000-10,000 SF of building plus a 2,500 SF parking lot.
- Divisible Frontage - Approx. 148' on W. Mt. Pleasant Avenue - Approx. 175' on Cresheim Road
- Located at a signalized intersection, nestled one block from Germantown Avenue and Lincoln
- Large clear span space with garden space in the rear
- Zoning: CMX-2
- Septa bus stop on the corner

stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	27,494	237,387	556,818
EST. HOUSEHOLDS	12,190	100,540	218,012
EST. AVG. HH INCOME	\$90,775	\$75,307	\$76,394

MT PLEASANT AVENUE TRAFFIC COUNT: XX VPD *ESRI 2019



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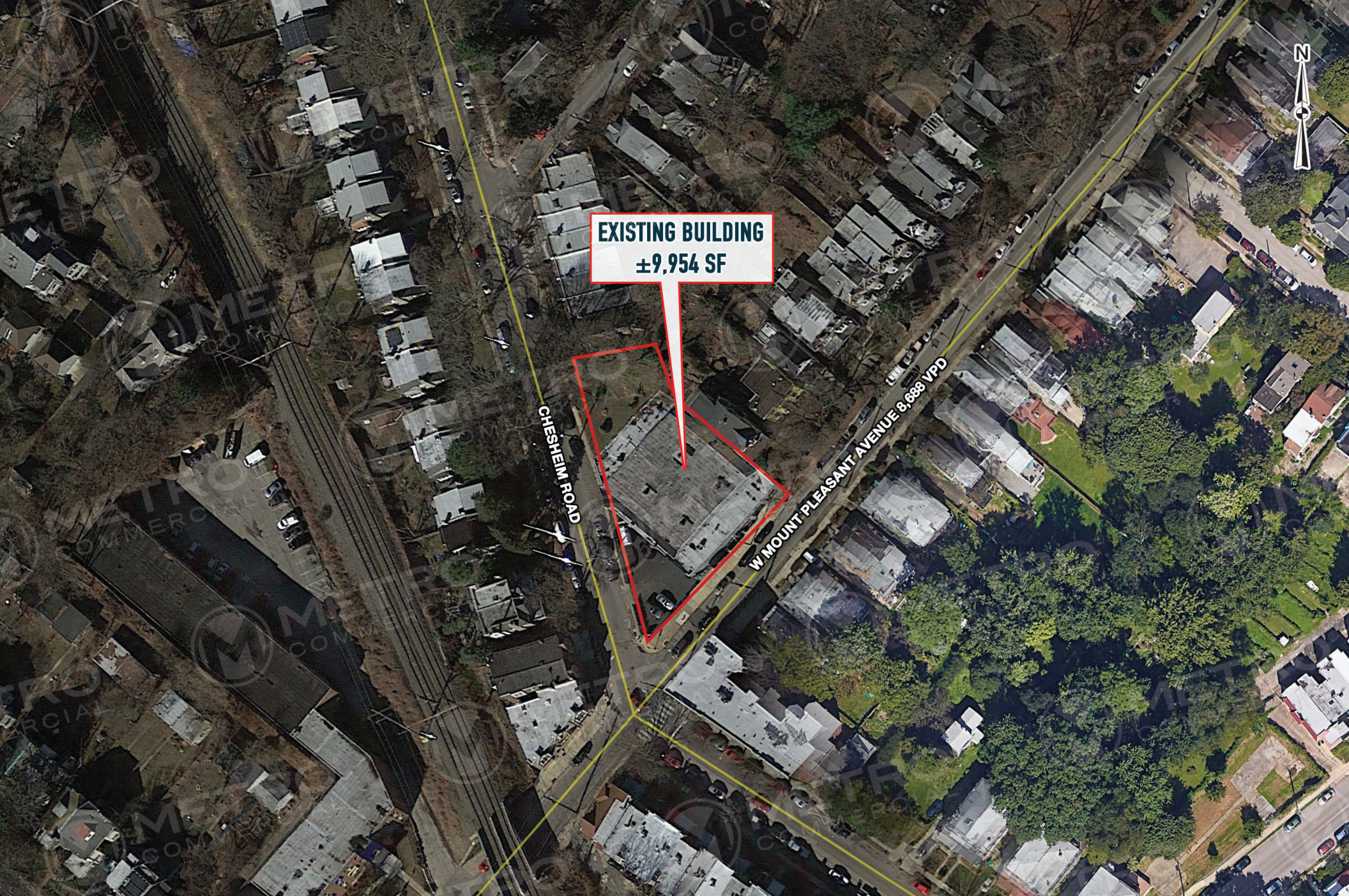
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**231 W MT PLEASANT AVENUE
PHILADELPHIA, PA**





EXISTING BUILDING
±9,954 SF

CHESHEIM ROAD

W MOUNT PLEASANT AVENUE 8,688 VPD

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