



## INDUSTRIAL PROPERTY FOR SALE

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**12,213 SF on 27,817 SF**

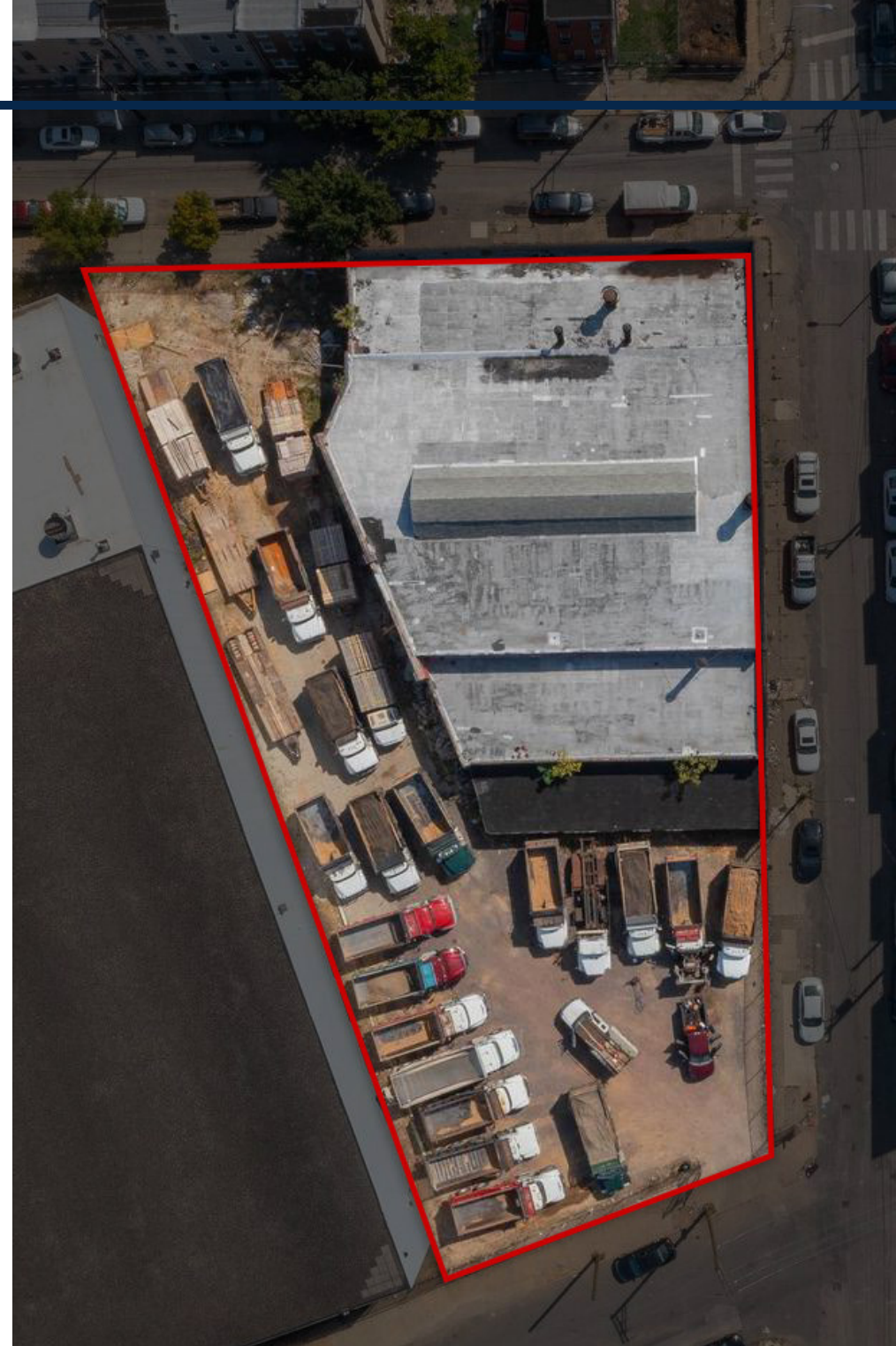
1701 Germantown Ave  
Philadelphia, PA 19122



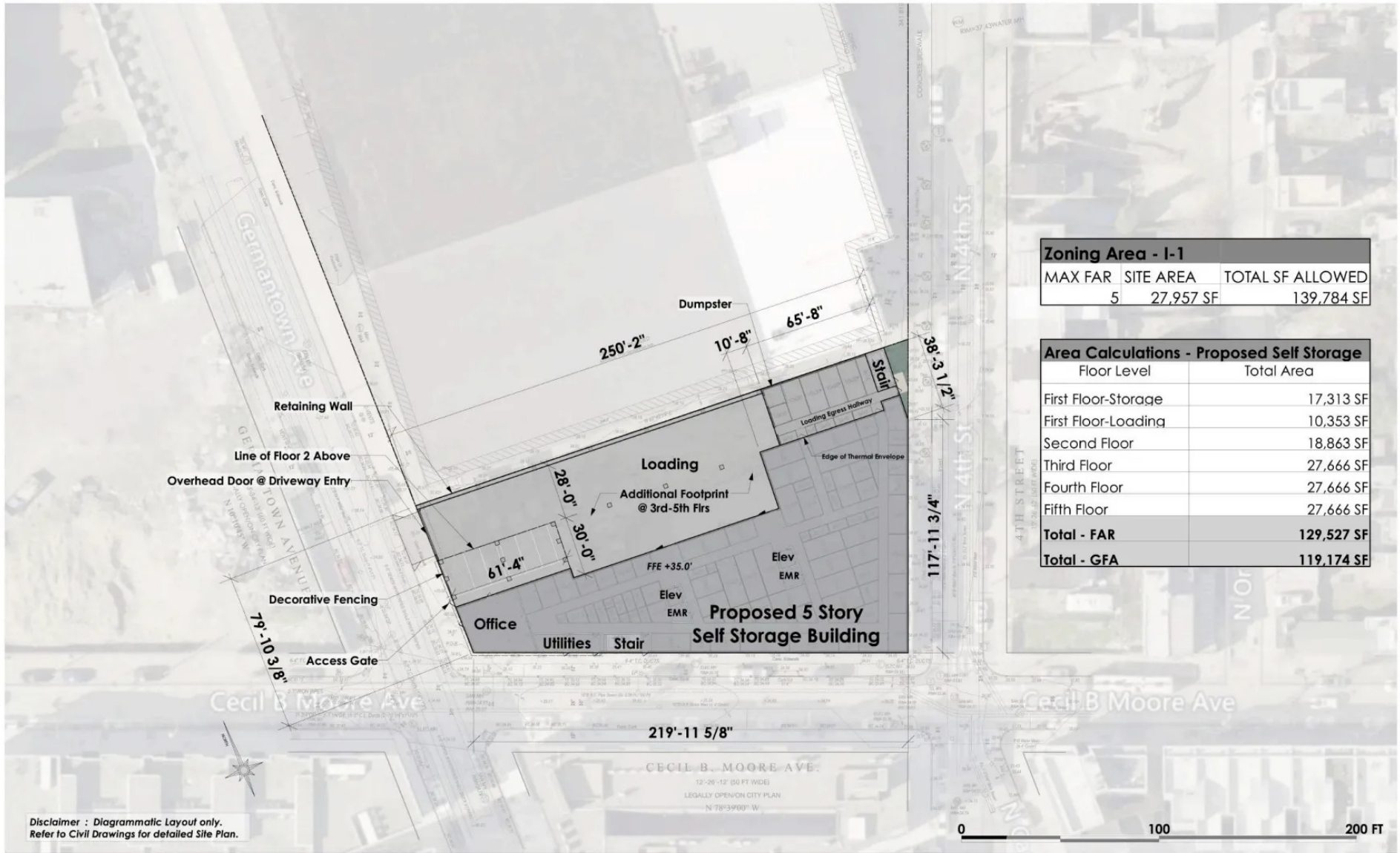
# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

- **Size:**  
12,213 SF industrial building  
±27,817 SF corner lot
- **Frontage:**  
Germantown Avenue  
Cecil B. Moore Avenue  
N 4th Street
- **Zoning:**  
I1 - Light Industrial (City of Philadelphia)
- **Outdoor Area:**  
Significant surplus of outdoor space rarely found in urban infill locations
- **Potential Uses:**  
Proposed 5 story self-storage building  
Owner-user requiring yard, parking, storage, or operational flexibility.  
Equally attractive as a redevelopment opportunity.  
Strong “user play” with immediate occupancy potential and minimal repositioning required.
- **Improvement Uses:**  
Suitable for warehouse, contractor, distribution, or light industrial use
- **Layout:**  
Drive-in capability + efficient layout supports a variety of business operations
- **Location:**  
Kensington/Olde Kensington, an area experiencing rapid residential and mixed-use growth



# POTENTIAL USE



Zoning Area - I-1		
MAX FAR	SITE AREA	TOTAL SF ALLOWED
5	27,957 SF	139,784 SF

Area Calculations - Proposed Self Storage	
Floor Level	Total Area
First Floor-Storage	17,313 SF
First Floor-Loading	10,353 SF
Second Floor	18,863 SF
Third Floor	27,666 SF
Fourth Floor	27,666 SF
Fifth Floor	27,666 SF
<b>Total - FAR</b>	<b>129,527 SF</b>
<b>Total - GFA</b>	<b>119,174 SF</b>

Disclaimer : Diagrammatic Layout only.  
Refer to Civil Drawings for detailed Site Plan.

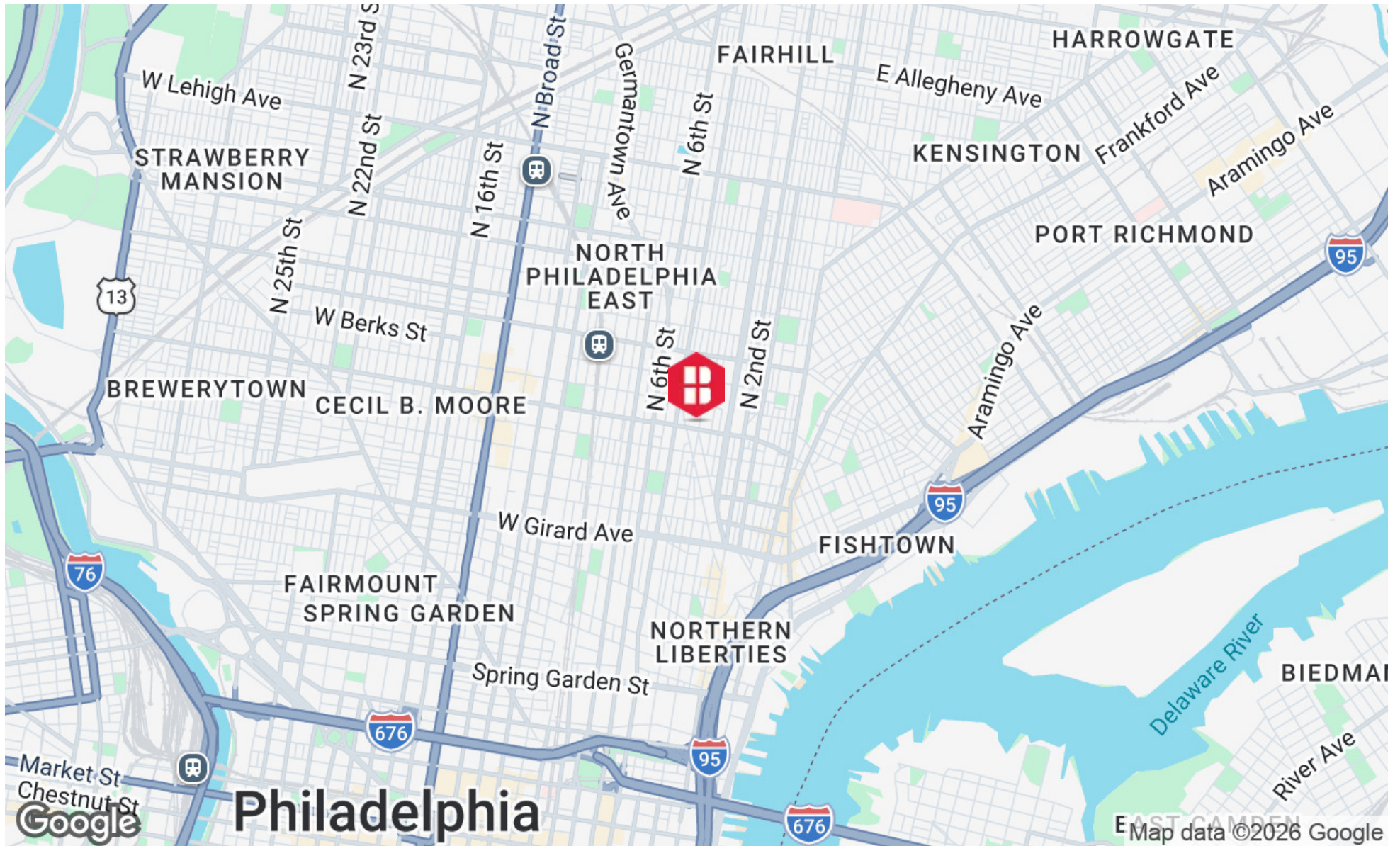
# SITE PLANS



# ADDITIONAL PHOTO



# LOCATION MAP



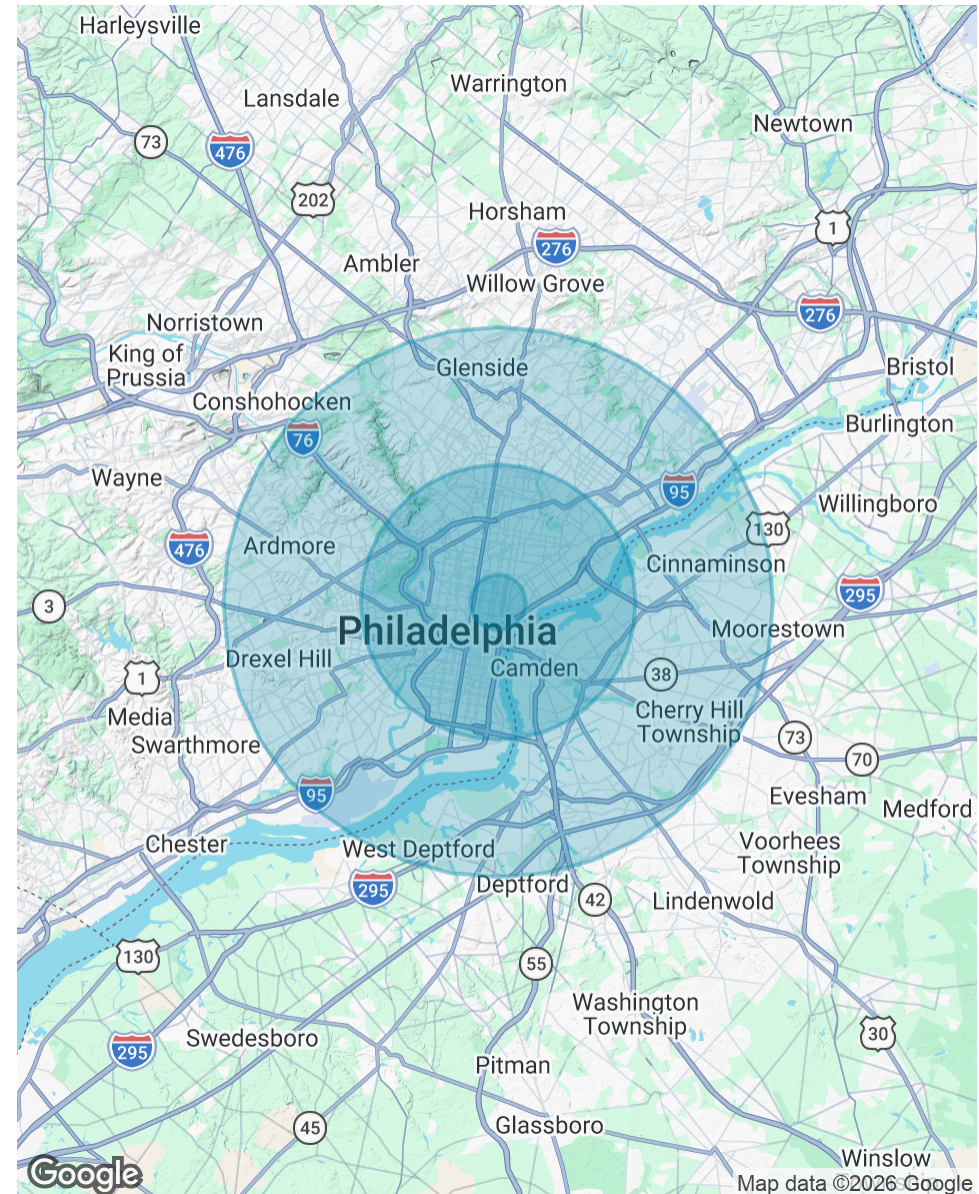
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	62,656	1,011,000	2,259,486
Average Age	31.8	35.4	37.5
Average Age (Male)	31.8	33.8	36.2
Average Age (Female)	32.2	36.9	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	26,538	431,450	930,947
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$106,281	\$89,888	\$99,530
Average House Value	\$405,165	\$277,905	\$302,224

2023 American Community Survey (ACS)





**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>

## PRIMARY CONTACTS



**Nick Giganti**  
Vice President  
215.448.6090  
[ngiganti@binswanger.com](mailto:ngiganti@binswanger.com)



**Christopher Pennington**  
Partner & Senior Vice President  
215.448.6053  
[cpennington@binswanger.com](mailto:cpennington@binswanger.com)