



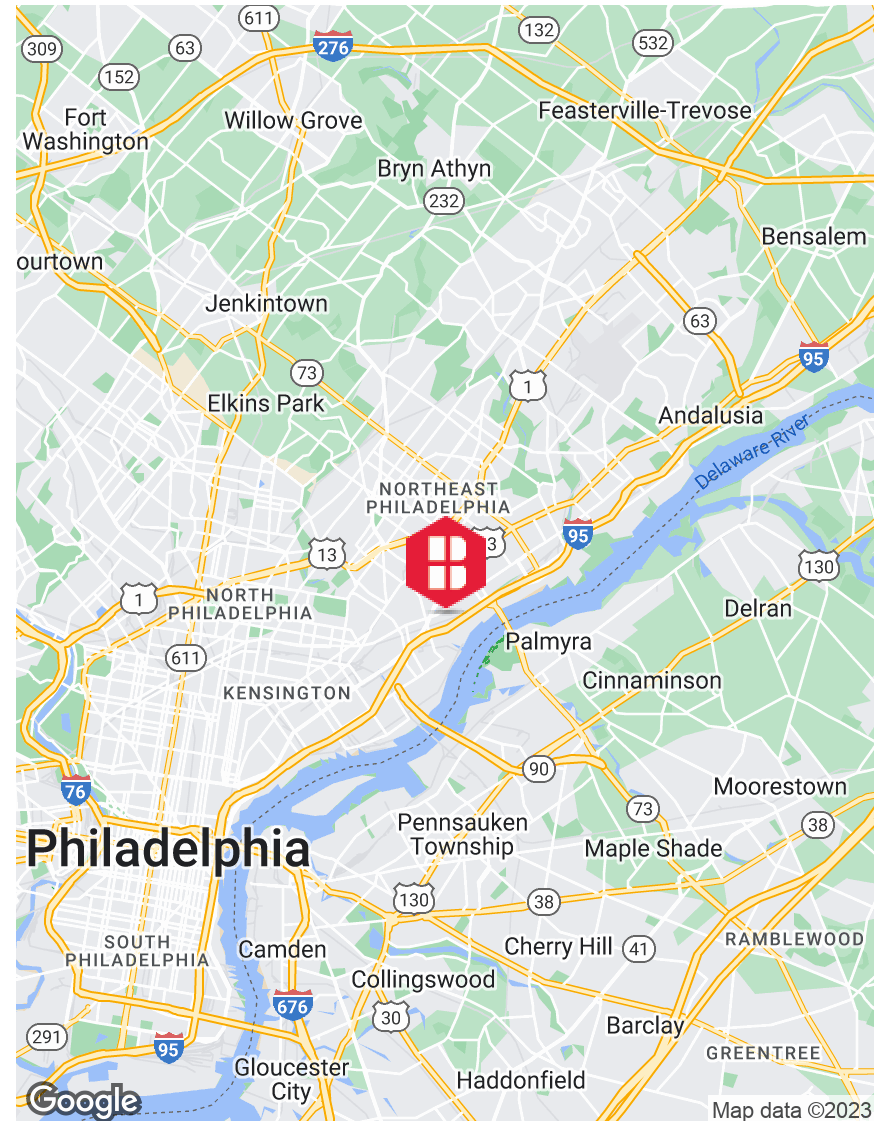
5601 & 5613-15 HEGERMAN STREET
PHILADELPHIA, PA

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTIES

17,518 SF
0.45 Acres

PROPERTY HIGHLIGHTS

- 17,518 SF Total on .45 Acres
- Zoned LI - Light Industrial (City of Philadelphia)
- Approximately 2,100 SF of secured outdoor storage space
- \$7,891 (Estimated 2023 taxes)
- The subject properties are conveniently located in the Tacony neighborhood of Philadelphia just off Harbison Avenue providing immediate access to Interstate 95 and the Roosevelt Boulevard (Route 1). The properties are located just two (2) miles from the Betsy Ross Bridge, three and a half (3.5) miles from The Port of Philadelphia and just over seven (7) miles from Center City Philadelphia.



5601 HEGERMAN STREET

12,177 SF

- One (1) interior loading dock
- Three (3) drive-in doors
- Clear heights range from 8' to 15'3"
- Multiple private offices
- Separate warehouse and office bathrooms
- Kitchenette/Breakroom



5613-15 HEGERMAN STREET

5,341 SF

- Two (2) drive-in doors
- Clear heights range from 11'1" – 11'6"
- Multiple private offices
- Two (2) bathrooms
- Kitchenette/Breakroom



DEMOGRAPHICS MAP & REPORT

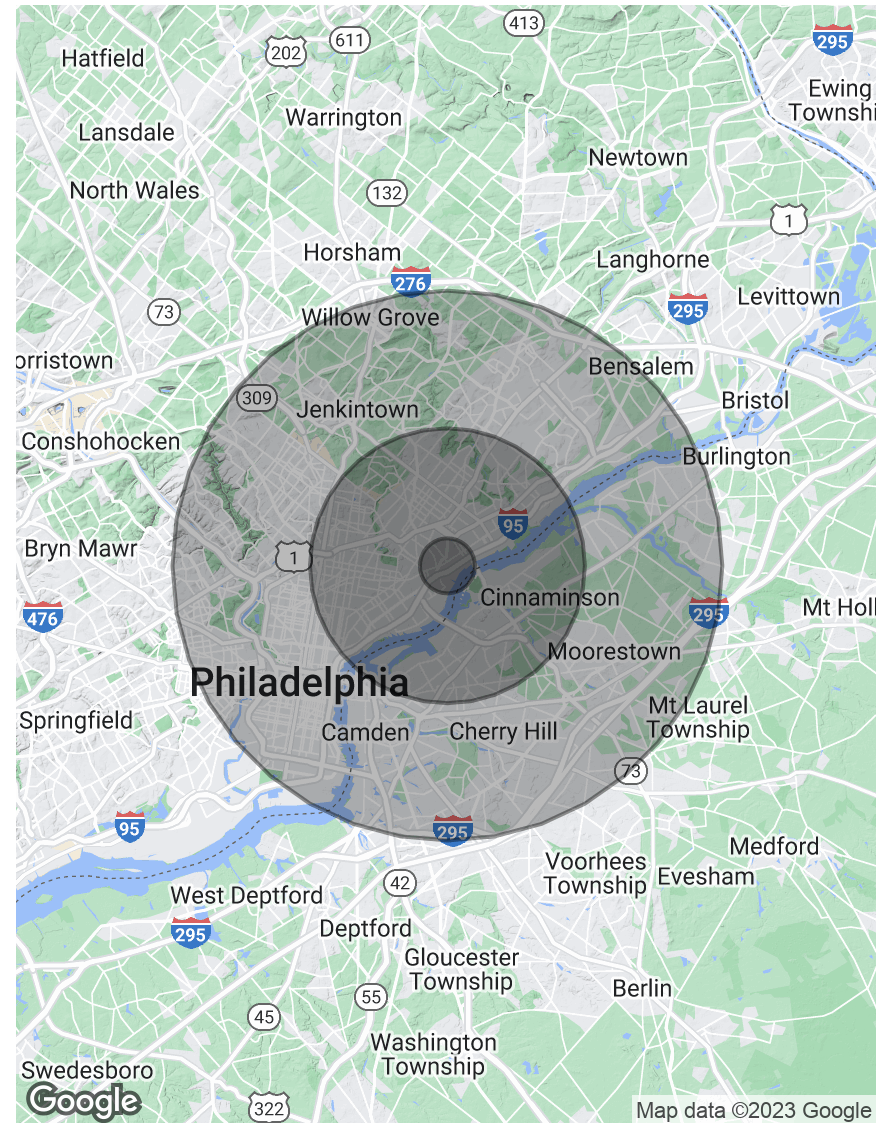
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	228	11,341	52,740
Average Age	52.8	45.0	41.4
Average Age (Male)	50.1	44.3	40.5
Average Age (Female)	53.6	43.9	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	110	5,186	24,330
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$62,838	\$56,807	\$56,331
Average House Value	\$186,817	\$159,224	\$130,800

* Demographic data derived from 2020 ACS - US Census



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