

# 4725 W GIRARD AVE

West Philadelphia, 19131

## 8,500 SF RETAIL WITH PARKING ON SIGNALIZED CORNER

### \$25 PSF + NNN

- » 8,500 SF of retail space
- » Signalized corner of Girard and Lancaster Avenues
- » Former Family Dollar
- » Located along the Girard Ave Trolley route
- » On site parking
- » Zoning: CMX-2
- » Traffic Volume:
  - » W Girard Ave: 16,078 VPD
  - » Lancaster Ave: 10,933 VPD

### NEIGHBORS INCLUDE:

- Brightside Academy
- Girard Meat Market
- Alaska King Crab House
- White Horse Tavern



Walk Score  
**82**

#### Very Walkable

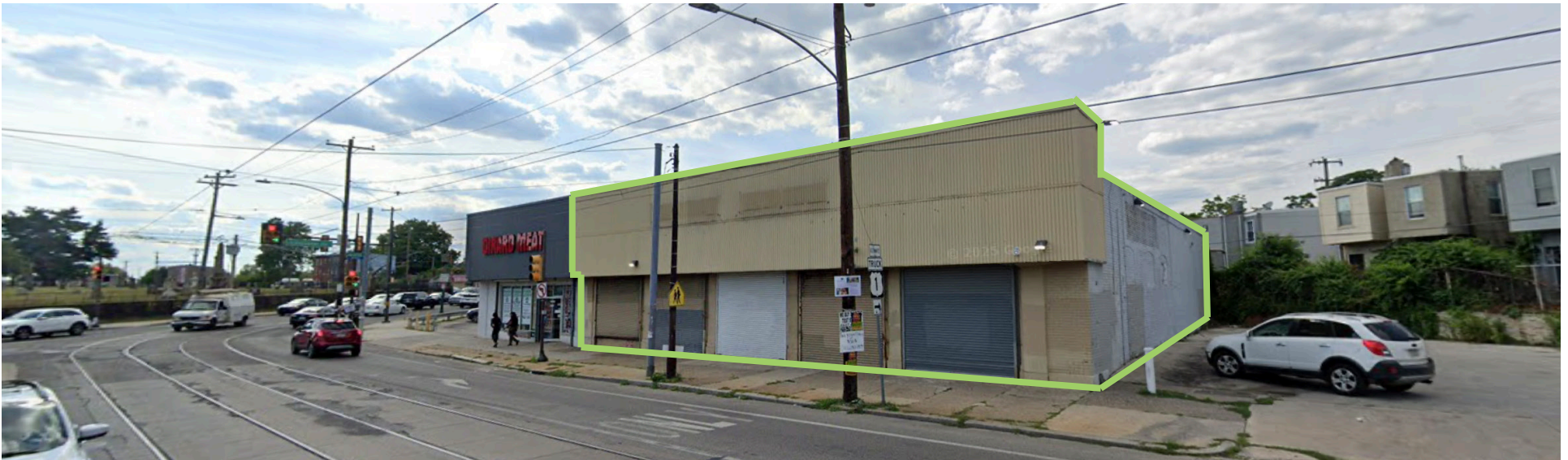
Most errands can be accomplished on foot.

DEMOGRAPHICS	1 MILE	2 MILES
Residents within 1 mile	40,655	200,844
Avg. household income 1 miles	\$41,704	\$59,125
Est. daytime population 1 mile	8,754	68,482

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

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## Property Photos



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## Retail Map



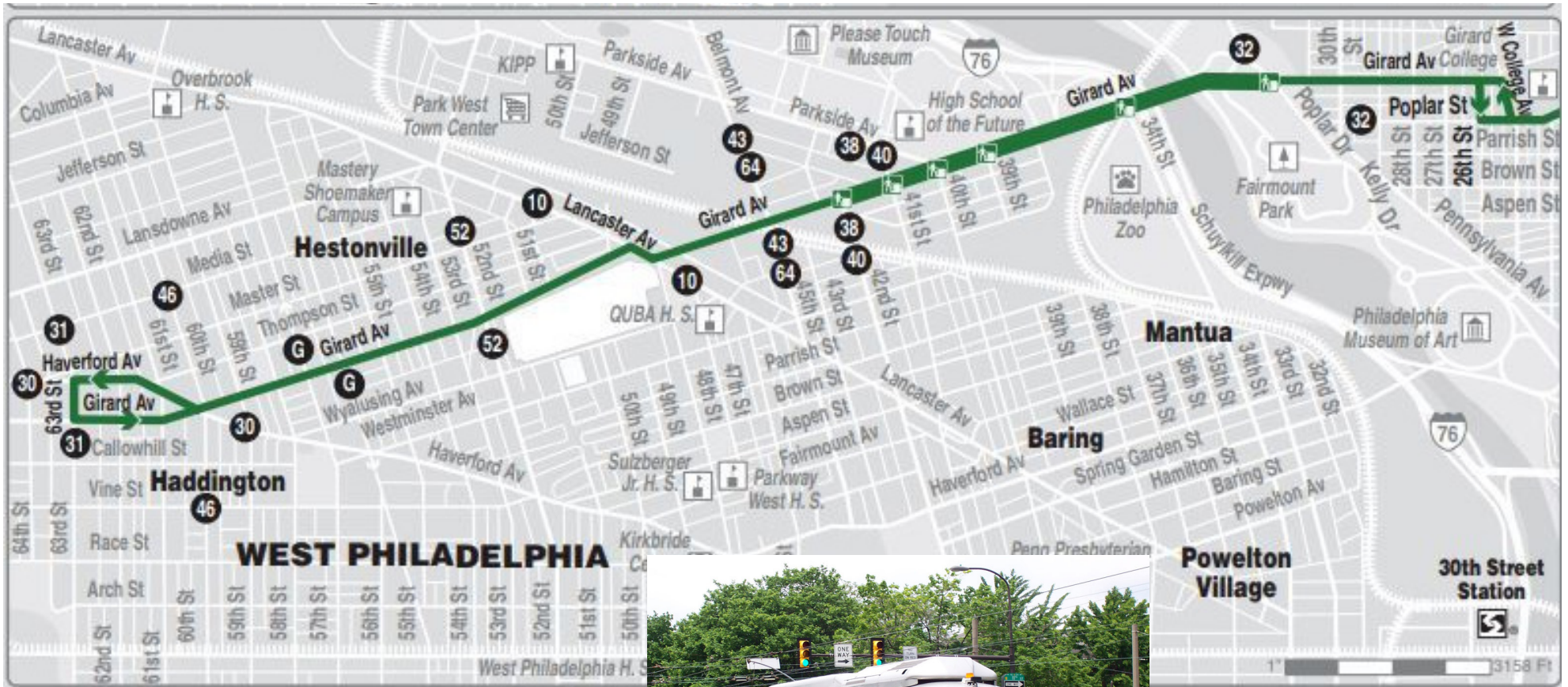
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## Girard Ave Trolley Line



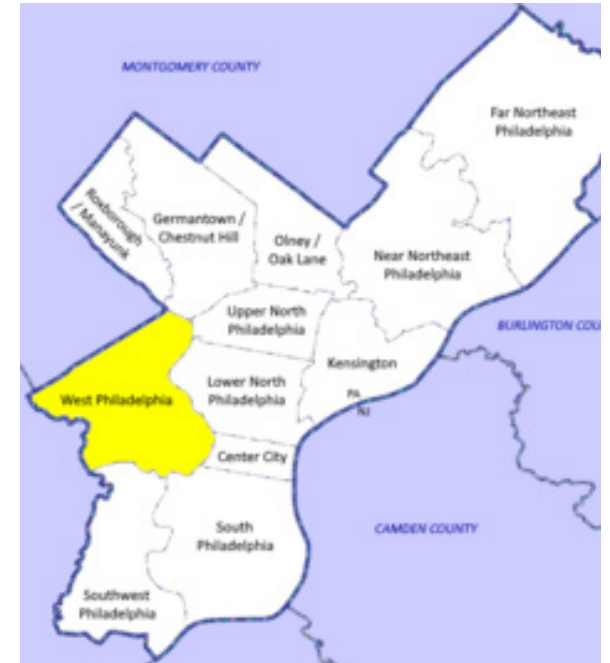
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## About the Neighborhood: West Philadelphia

West Philadelphia stretches from the western edge of the city along the Schuylkill River and contains many wonderful, more intimate neighborhoods within. Often referred to as “West Philly”, it is home to many family-friendly parks and schools, eateries, and an active arts and culture community. The neighborhood has amazing access to public transportation, allowing residents to easily commute to and from Center City as well as its surrounding suburbs. These lines bring thousands of commuters from West Philadelphia to major business hubs every day.

Baltimore Avenue is home to a variety of small retail shops, co-ops, yoga studios, coffee shops and restaurants. In addition to all of the convenience of an urban lifestyle, West Philadelphia has many amazing parks for its residents to enjoy. Locals love hanging out in Clark Park to play chess, walk their dog, and shop at the local farmer’s market. What really separates West Philadelphia in many residents’ eyes are the beautiful historical landmarks that can be found in abundance, such as Memorial Hall and the the Philadelphia Zoo, the oldest zoological garden in the United States.



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