

2118 WASHINGTON AVENUE *Philadelphia, PA*

24,000 SF Warehouse Space Available for Lease

Property Details:

Open industrial space for lease with 25'+ ceiling heights ideal for entertainment or large format food use

Located in the heart of Washington Avenue's burgeoning commercial corridor between affluent Graduate Hospital and gentrifying Point Breeze neighborhoods

Corner visibility with ±300' of linear frontage

Regional accessibility via I-95, I-76 and I-676

Southwest Center City Trade Area:

From Walnut St. to Washington Ave. & Broad St. to the Schuylkill River

2014 Est. Population	32,293
2014 Est. Median Age	32.8 yrs
2014 Est. Avg HH Income	\$102,642
2014 Est. Total Employees	281,011

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Join Neighboring Tenants:

AMERICAN MORTALS



American Gardine Bar



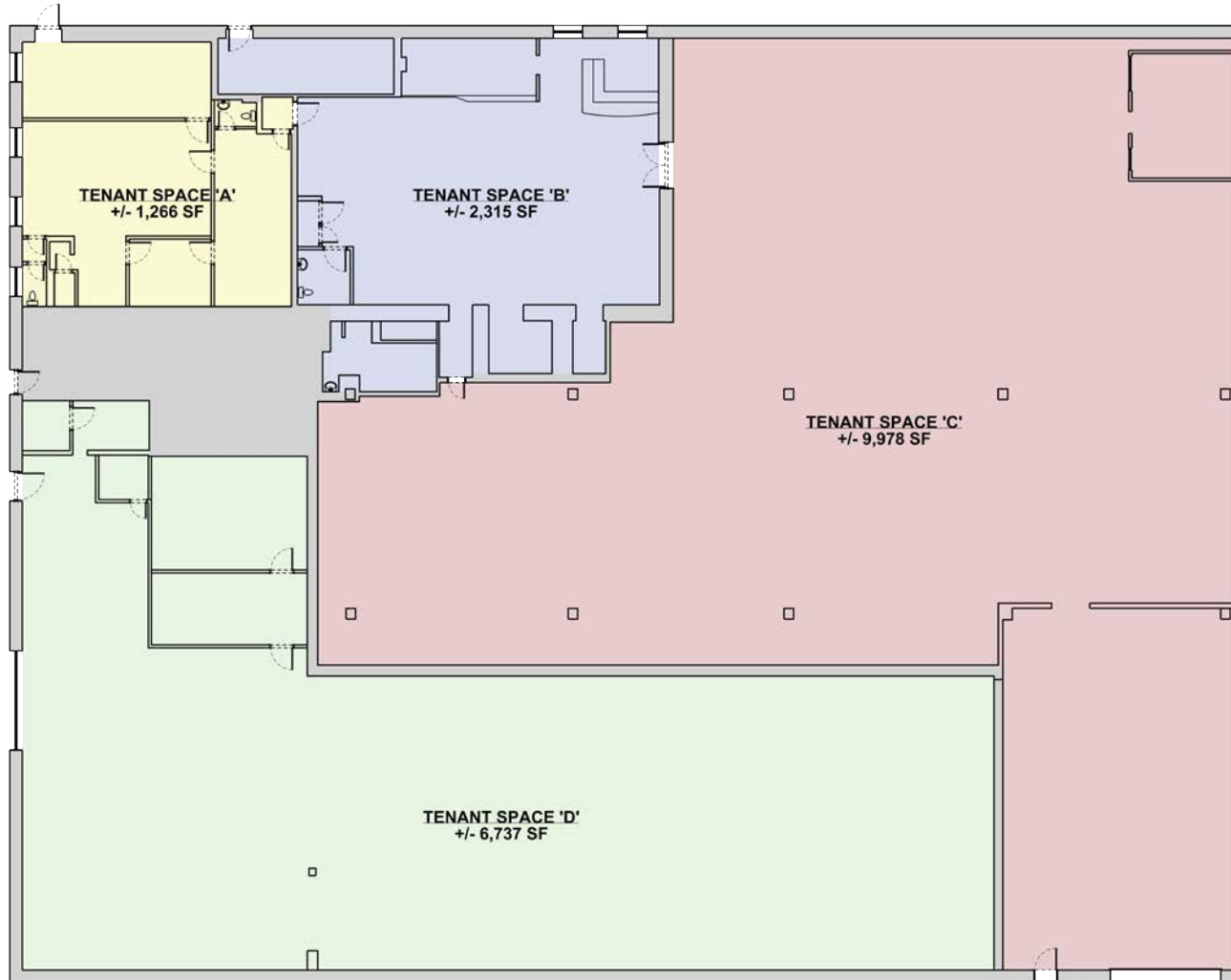
FOR MORE INFO
PLEASE CONTACT

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bfox@MSCretail.com

Washington Avenue

22nd Street



Existing Conditions

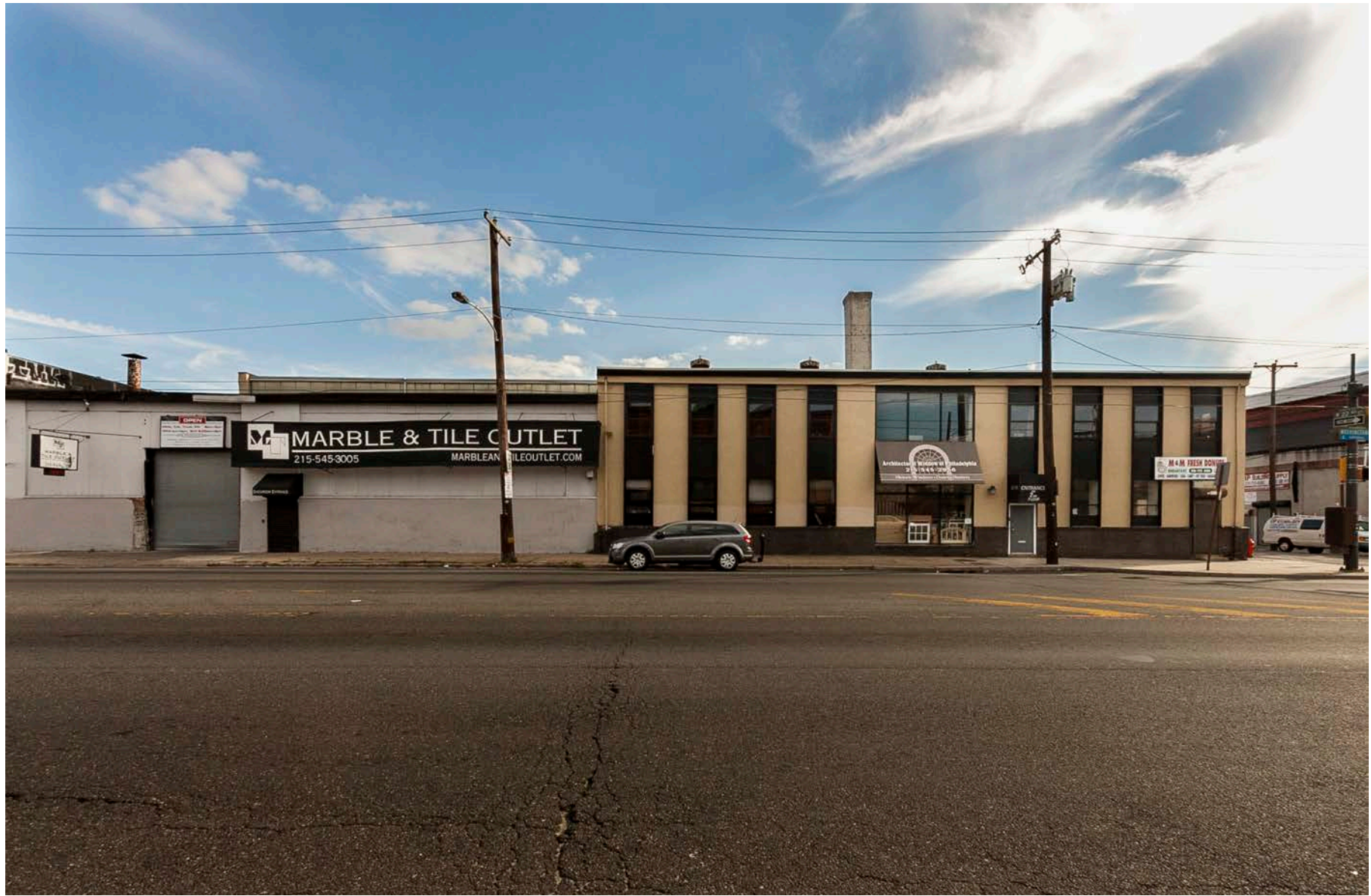
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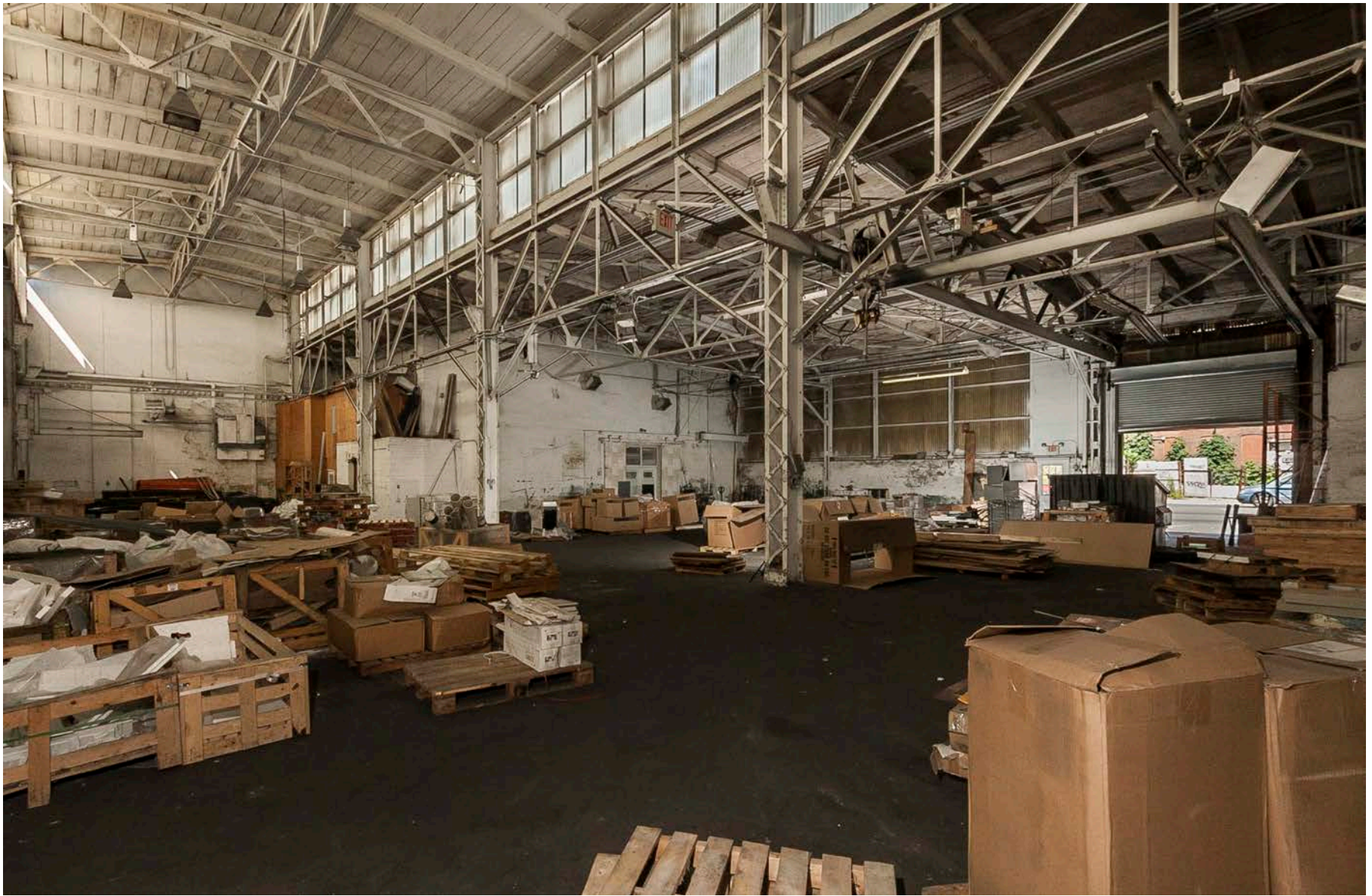
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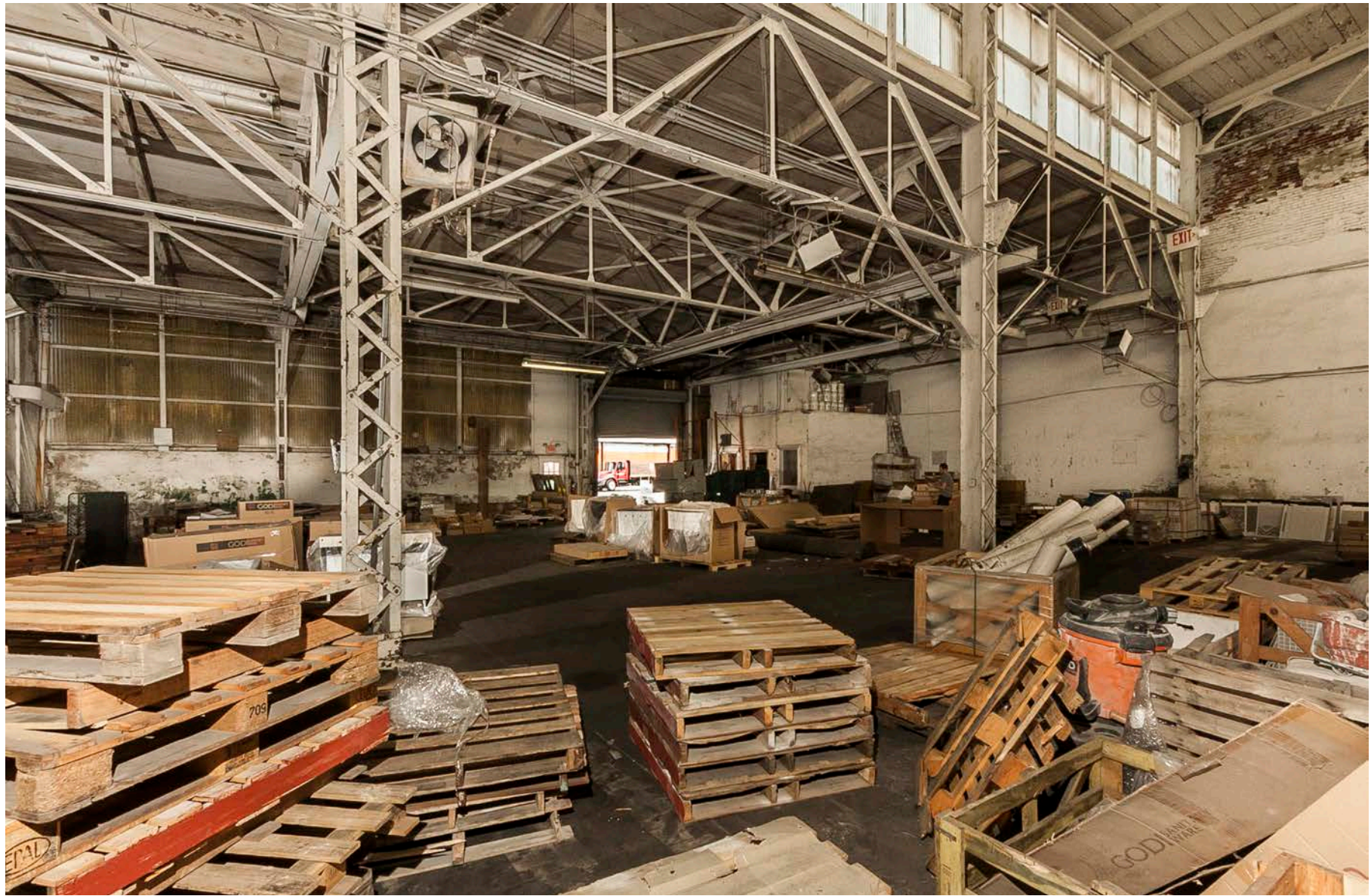
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