

2851 WEST HUNTING PARK AVENUE

BETWEEN FOX STREET AND HENRY AVENUE
PHILADELPHIA, PA



COMING SOON - NEW RETAIL STORES!

SHADOW ANCHORED BY BAKERS CENTRE:

A 300,000 +/- SF SHOPPING CENTER ANCHORED BY A 70,000 SF SHOPRITE

LOCATION

2851 West Hunting Park Avenue
Philadelphia, PA

PROPERTY HIGHLIGHTS

- 4,000 +/- Square Foot Building (Will Divide)
- 14 Parking Spaces
- Zoning CMX-3
- Ideal For Retail, Office Space or Medical Users
- Excellent Access to I-76, Rte. 1 & Rte. 13
- Close Proximity To Chestnut Hill, East Falls, South Germantown, Allegheny West, Tioga & Manayunk



PLEASE CONTACT:

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USREALTY
ASSOCIATES, INC.
A Full Service Real Estate Com-

120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003

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www.eusrealty.com

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PHILADELPHIA, PA



TRAFFIC

Collection Street	Cross Street	Traffic Vol	Year	Distance
W Hunting Park Ave	Mc Michael St NE	12,583	2017	0.08 mi
N 29th St	W Allegheny Ave S	6,293	2017	0.10 mi
W Hunting Park Ave	W Willard St NE	8,510	2017	0.10 mi
W Hunting Park Ave	N 29th St NE	9,668	2015	0.10 mi
N 29th St	W Allegheny Ave S	5,723	2011	0.11 mi

POPULATION	1 MILE	2 MILE	3 MILE
2018 Total Population:	38,670	175,871	378,753
2023 Population:	39,727	180,964	387,578
Pop Growth 2018-2023:	2.73%	2.90%	2.33%
Average Age:	38.10	36.40	35.80

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