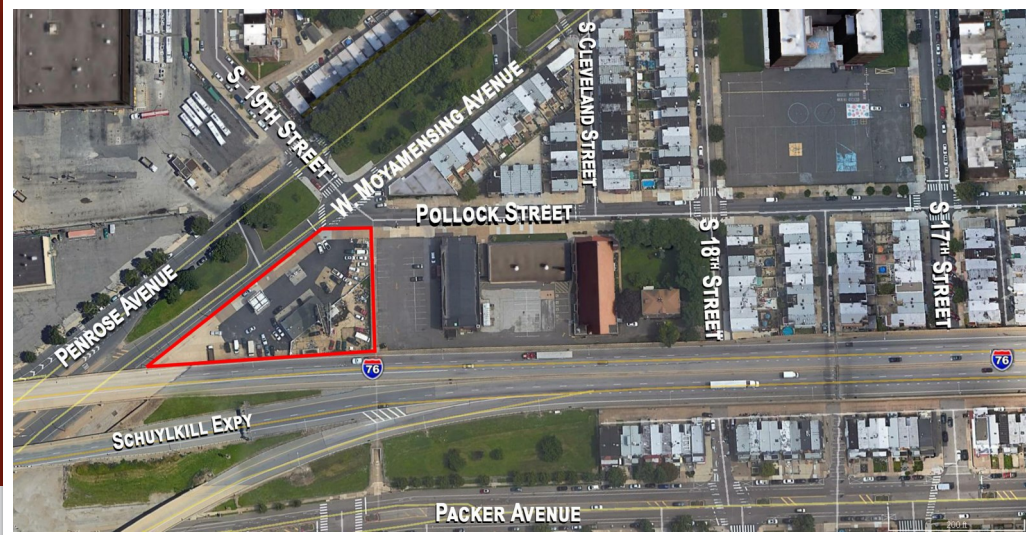


1900 POLLOCK STREET PHILADELPHIA, PA



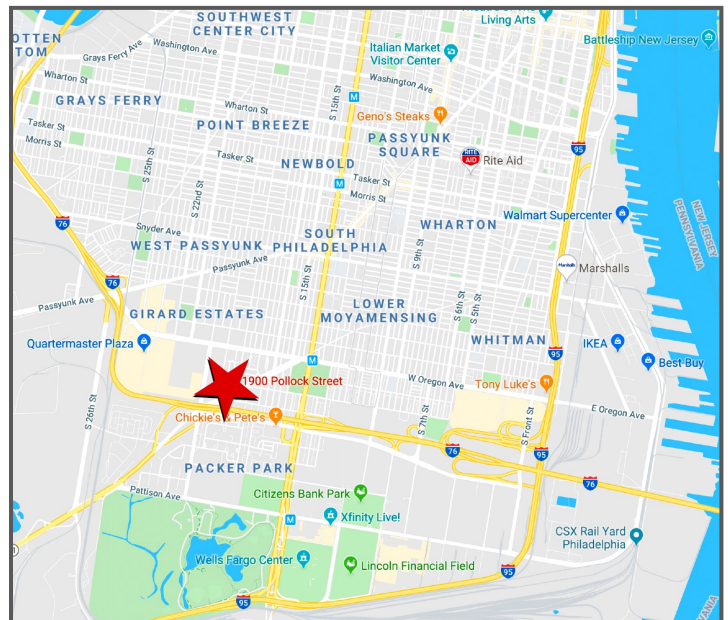
REDEVELOPMENT OPPORTUNITY FOR SALE OR LEASE

LOCATION

1900 Pollock Street
Philadelphia, PA 19145

PROPERTY HIGHLIGHTS

- Lot Size Approx. 30,000 SF
- Existing Bldg. Size Approx. 2,500 SF
- Located in Densely Populated South Philadelphia on Busy Moyamensing/ Penrose Corridors
- Building can be Expanded or Re-Developed
- Located 1/2 Mile West of the Stadium District
- Zoning CMX-2 (Mixed-Use Commercial)
- On-Site Billboard with Income



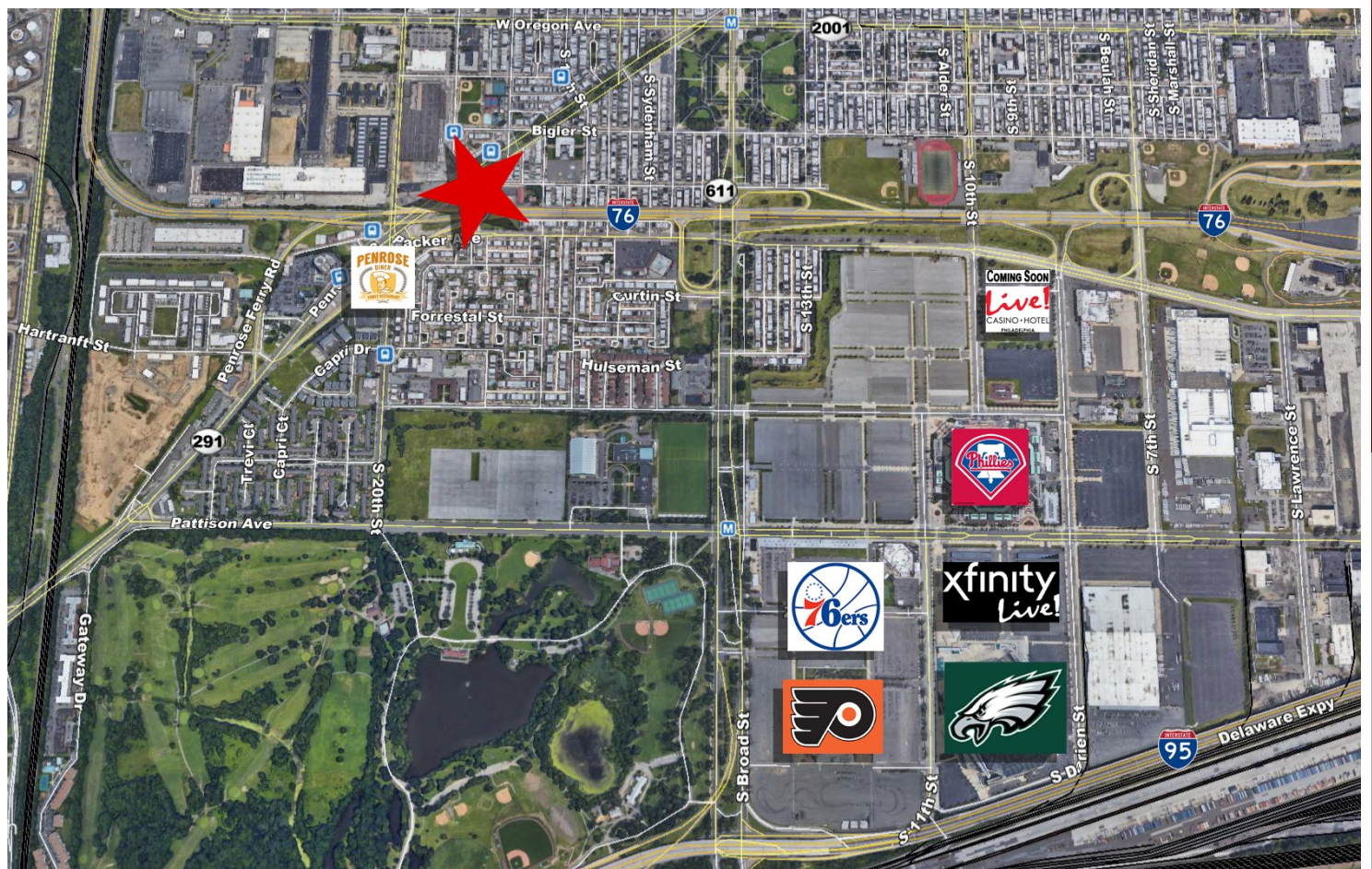
PLEASE CONTACT:

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USREALTY
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1900 POLLOCK STREET PHILADELPHIA, PA



DEMOGRAPHIC REPORT

	<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	41,978	286,492	720,909
TOTAL BUSINESSES:	1,297	21,295	35,148
AVG HH INCOME:	\$51,699	\$55,761	\$45,000
# OF EMPLOYEES:	17,999	297,204	472,018

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