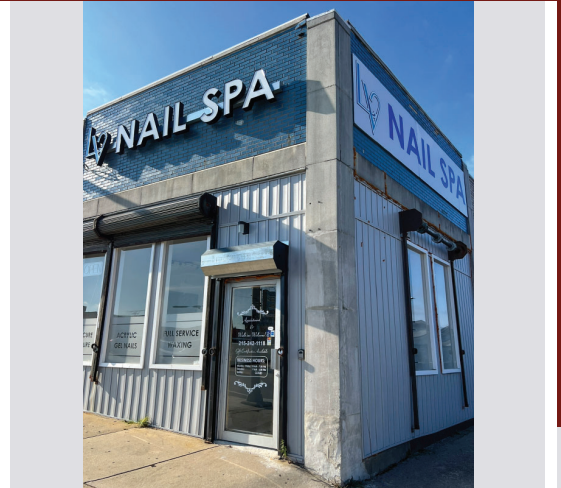


# FOR LEASE: 2,600 SF WITH FULL BASEMENT

1627 Wadsworth Ave, Philadelphia, PA 19150



## LOCATION

1627 Wadsworth Ave  
Philadelphia, PA 19150

## PROPERTY HIGHLIGHTS

- Former Nail Salon
- 2,600 SF with full basement
- High profile location
- Busy Cheltenham Ave intersection
- On-street parking
- Neighboring tenants include:

♥ **CVS** pharmacy®

**DUNKIN'**

**ROYAL MEATS**

**FAMILY DOLLAR**



## PLEASE CONTACT:

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Vice President

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**USREALTY**  
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Demographic Overview	1 Mile	3 Miles	5 Miles
2023 Population	25,093	194,430	481,905
2023 Total Households	10,477	78,949	191,366
2023 Median Household Income	\$72,893	\$84,734	\$81,933

Demographic Source: Applied Geographic Solutions. 2023 Estimates.

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