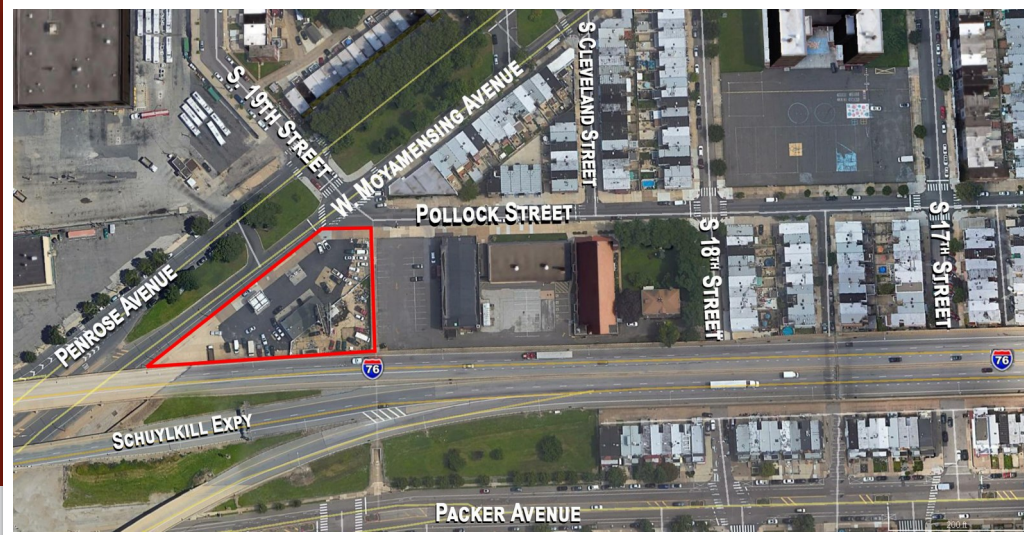


1900 POLLOCK STREET

PHILADELPHIA, PA 19145



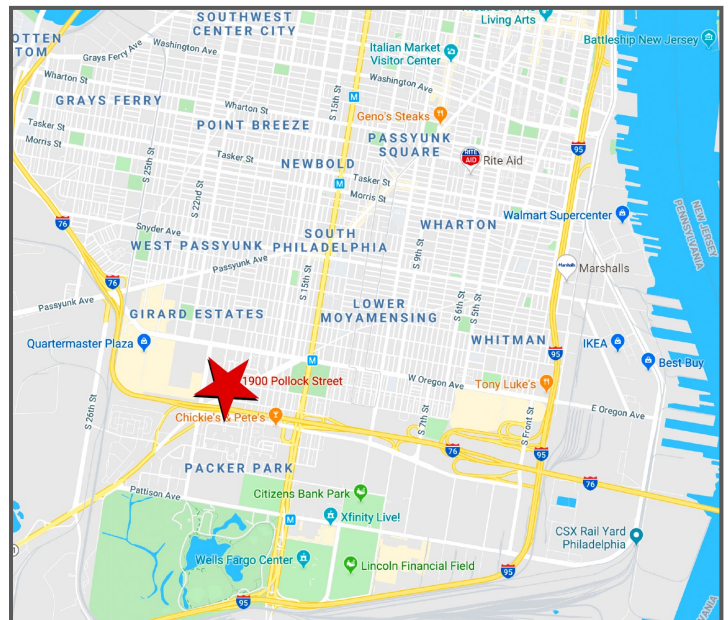
EXISTING FUEL STATION WITH SERVICE FOR SALE

LOCATION

1900 Pollock Street
Philadelphia, PA 19145

PROPERTY HIGHLIGHTS

- Lot Size Approx. 30,000 SF
- Existing Bldg. Size Approx. 1,900 SF
- Located in Densely Populated South Philadelphia on Busy Moyamensing/ Penrose Corridors
- Building can be Expanded or Property can be Re-Developed
- Located 1/2 Mile West of the Stadium District
- Zoning CMX-2 (Mixed-Use Commercial)



PLEASE CONTACT:

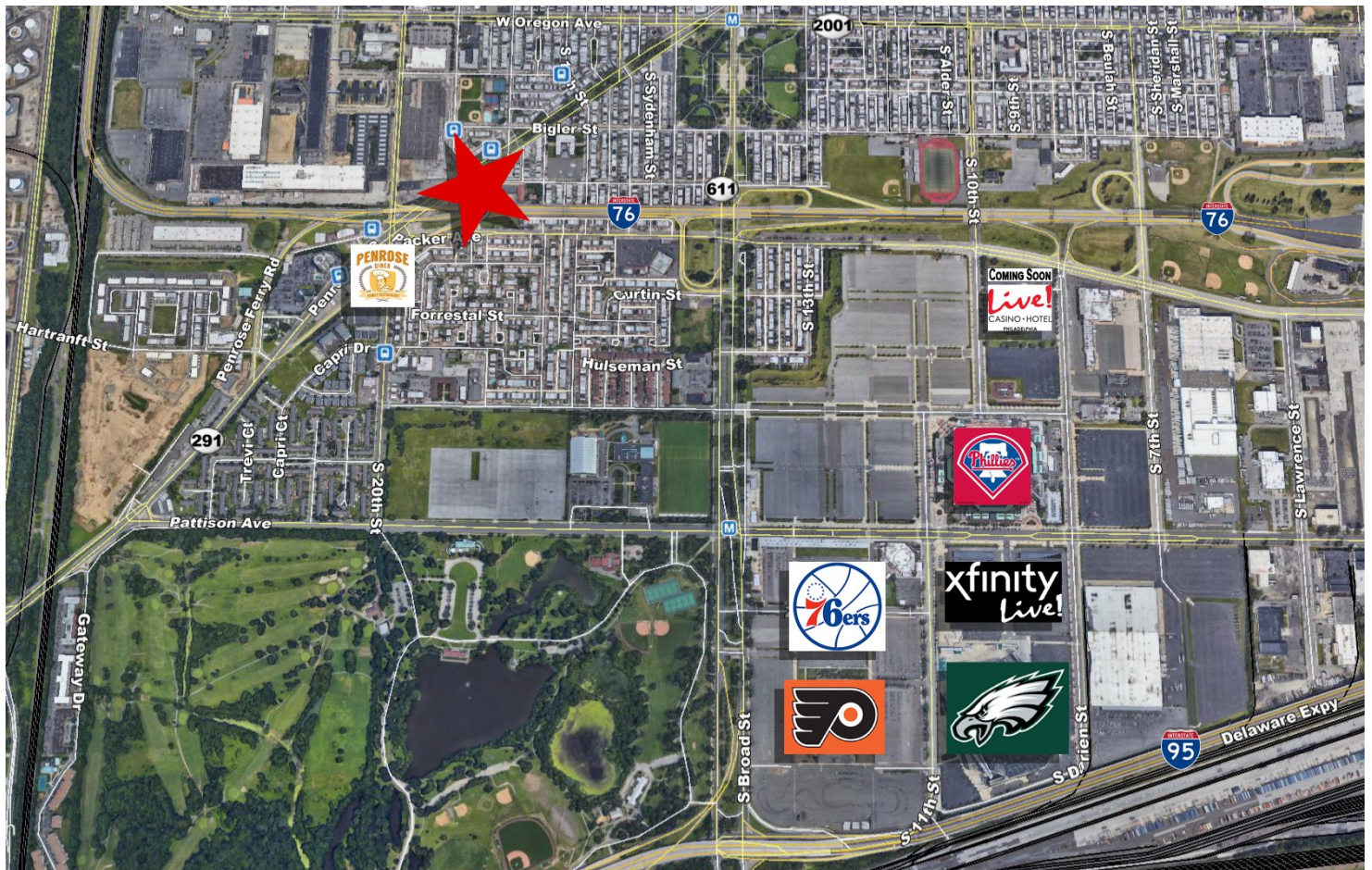
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1900 POLLOCK STREET

PHILADELPHIA, PA



DEMOGRAPHIC REPORT

	1 MILES	3 MILES	5 MILES
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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