

RETAIL / FLEX SPACE WITH PARKING AVAILABLE IN KENSINGTON

401 E ALLEGHENY AVE Kensington, Philadelphia 19134



- » 72,000 +/- SF of industrial space between multiple floors
 - » First Floor: 37,000 +/- SF
 - Split as 11,000 +/- SF and 26,000 +/- SF
 - » Second Floor: 24,000 +/- SF
 - Split as 11,000 +/- SF and 13,000 +/- SF
 - » Third Floor: 11,000 +/- SF
 - » Plus ability to increase up to the entire building
- » Corner of Allegheny and C Street
- » Gated off street parking available onsite
- » Sitting on 1.32 Acres with frontages on both Allegheny Avenue and C Street
- » 17'-22' ceilings throughout
- » Concrete structure with multiple outdoor spaces for courtyard and parking
- » Zoning: I-2
- » Qualified Opportunity Zone
- » Located one block off of Frankford Avenue with easy access to I-95 and Center City.
- » The Kensington area is full of culture and heritage, which the residents of Kensington take pride in as they continue to protect and support their community. Many of the old abandoned buildings are now being transformed by young entrepreneurs. Many parts of the area have seen a huge increase in both population and industry.



NEIGHBORS INCLUDE:



DEMOGRAPHICS (within 1 mile)

Residents within 1 mile	62,886
Average household income	\$38,491
Est. daytime population	17,352

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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Aerial View



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Retail Map

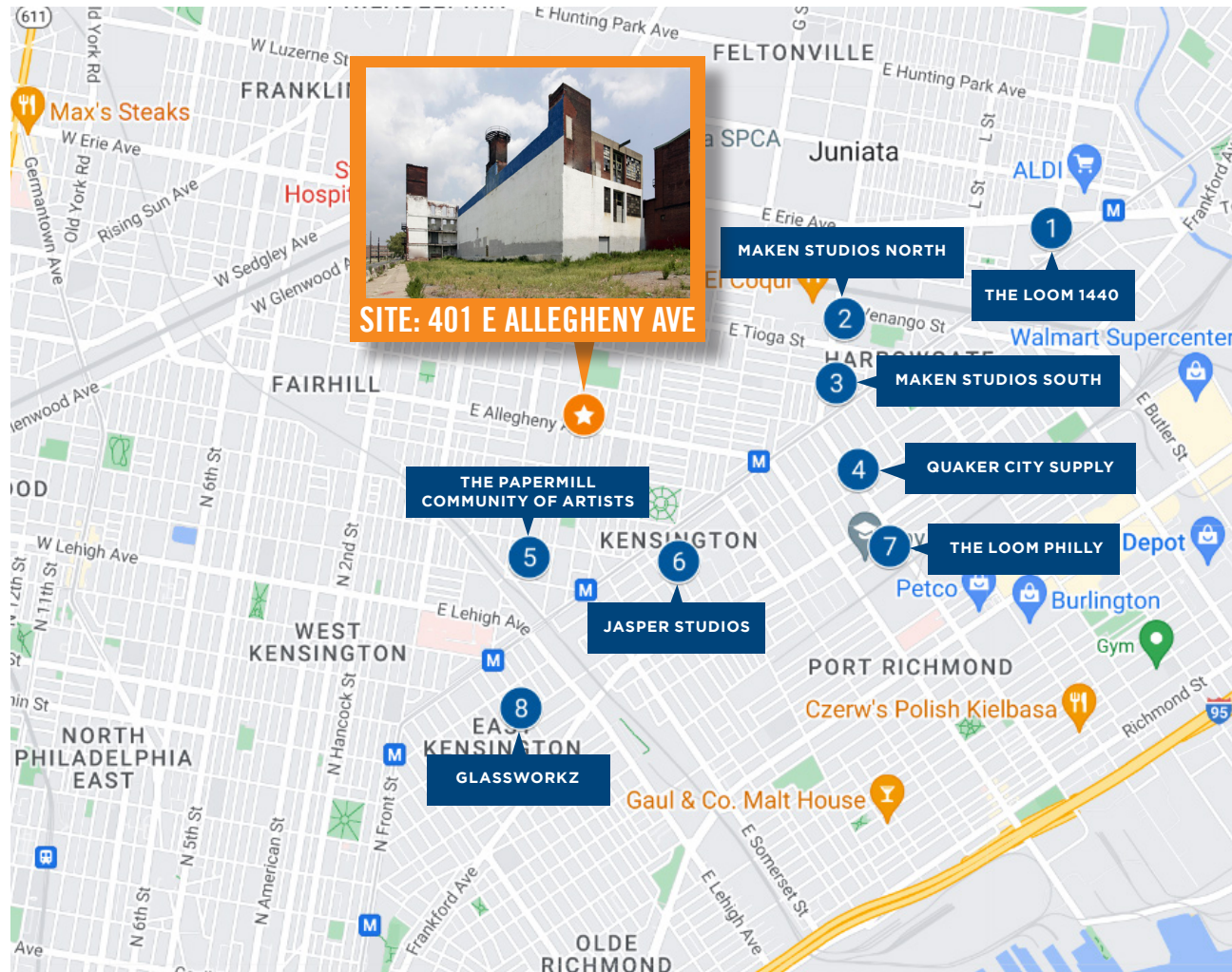


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Nearby Artist Loft Buildings



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