



PRIME DEVELOPMENT OPPORTUNITY FOR SALE

4036-38 Poplar Street, Philadelphia, PA 19104

PROPERTY DESCRIPTION

7,750 SF building situated on .88 acres of prime development opportunity.

LOCATION DESCRIPTION

Conveniently located in the heart of West Philadelphia area with nearby access to center city Philadelphia, I-276 and I-95.

PROPERTY HIGHLIGHTS

- CMX2—City of Philadelphia Zoning
- \$4,379.97 in Estimated 2018 Taxes
- Poplar St — 163' and N. 41st St — 214' Frontage
- Ideal corner location

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,845	10,817	28,063
Total Population	10,458	27,586	74,475
Average HH Income	\$29,682	\$30,891	\$35,615



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