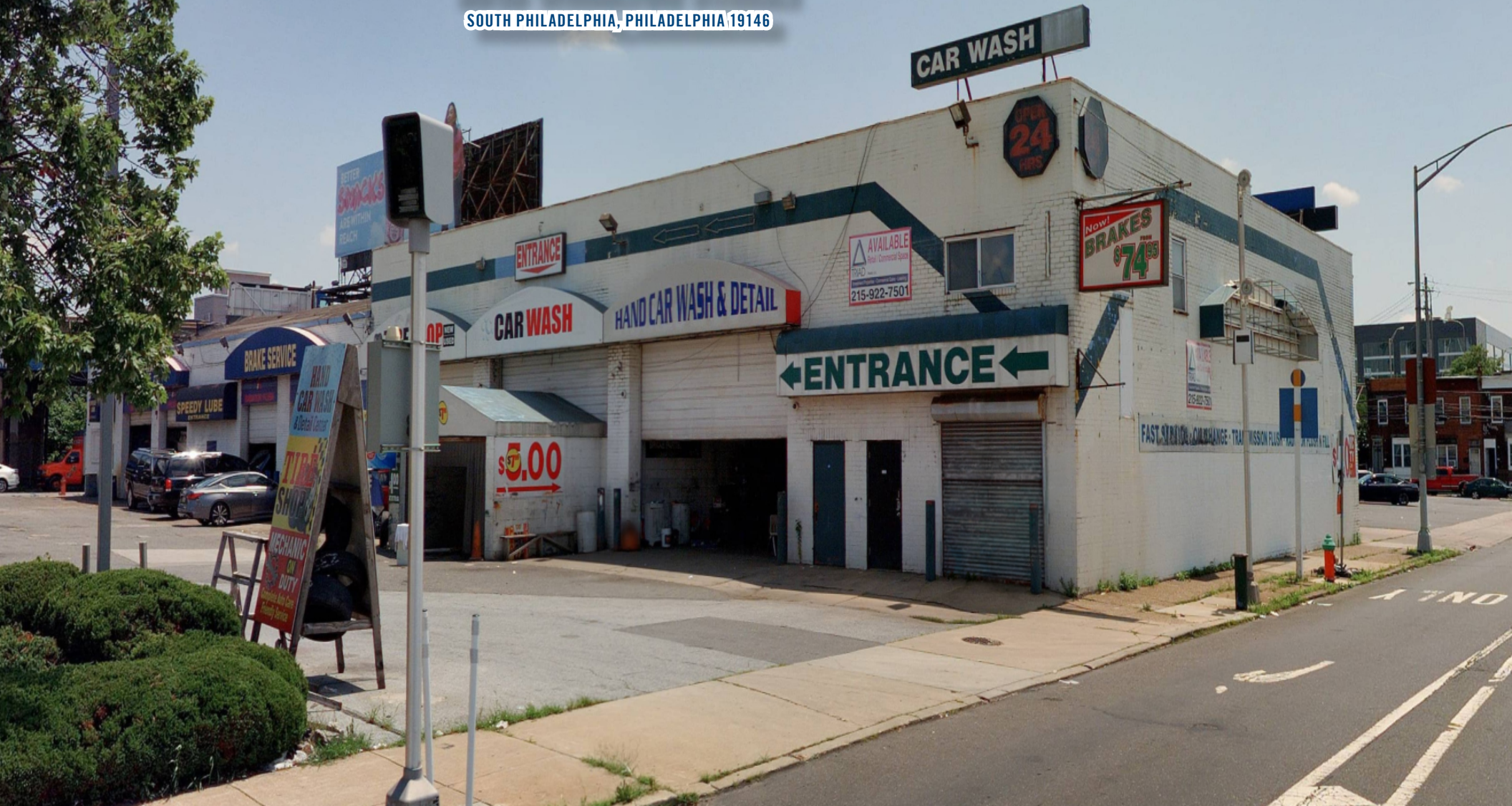


34TH & GRAYS FERRY AVE

3313 WHARTON STREET

SOUTH PHILADELPHIA, PHILADELPHIA 19146



18,500 SF BUILDING PLUS PARKING LOT FOR LEASE

VERONICA BLUM 267.238.1728 ■ vbлум@mpnrealty.com

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34TH & GRAYS FERRY AVE

3313 Wharton Street, South Philadelphia, Philadelphia 19146

STAND ALONE BUILDING WITH PARKING ALL AROUND

\$18 PSF + NNN

- » 18,460 SF single-story building on a 41,556 SF lot
- » Built in 1950
- » Zoning: CA-1
- » Located immediately over the bridge from University City with direct access to the University of Pennsylvania, Drexel University, and Children's Hospital of Philadelphia workforce.
- » Positioned along a major ingress/egress corridor with immediate access to Interstate 76 and Interstate 95.
- » True drive-to retail with full perimeter parking, multiple curb cuts, and easy in-and-out access.
- » Ideal for EV/service hybrid, quick-service restaurants, medical/urgent care, and auto-oriented retail.
- » Largest remaining development footprint at this high-traffic retail node.
- » Dense trade area supported by a strong residential base, university populations, healthcare institutions, and commuter traffic.
- » 5-7 minutes to University City, 10 minutes to Center City, and 12-15 minutes to Philadelphia International Airport.
- » Rooftop signage opportunity provides continuous exposure to regional commuter traffic.

NEIGHBORS INCLUDE:

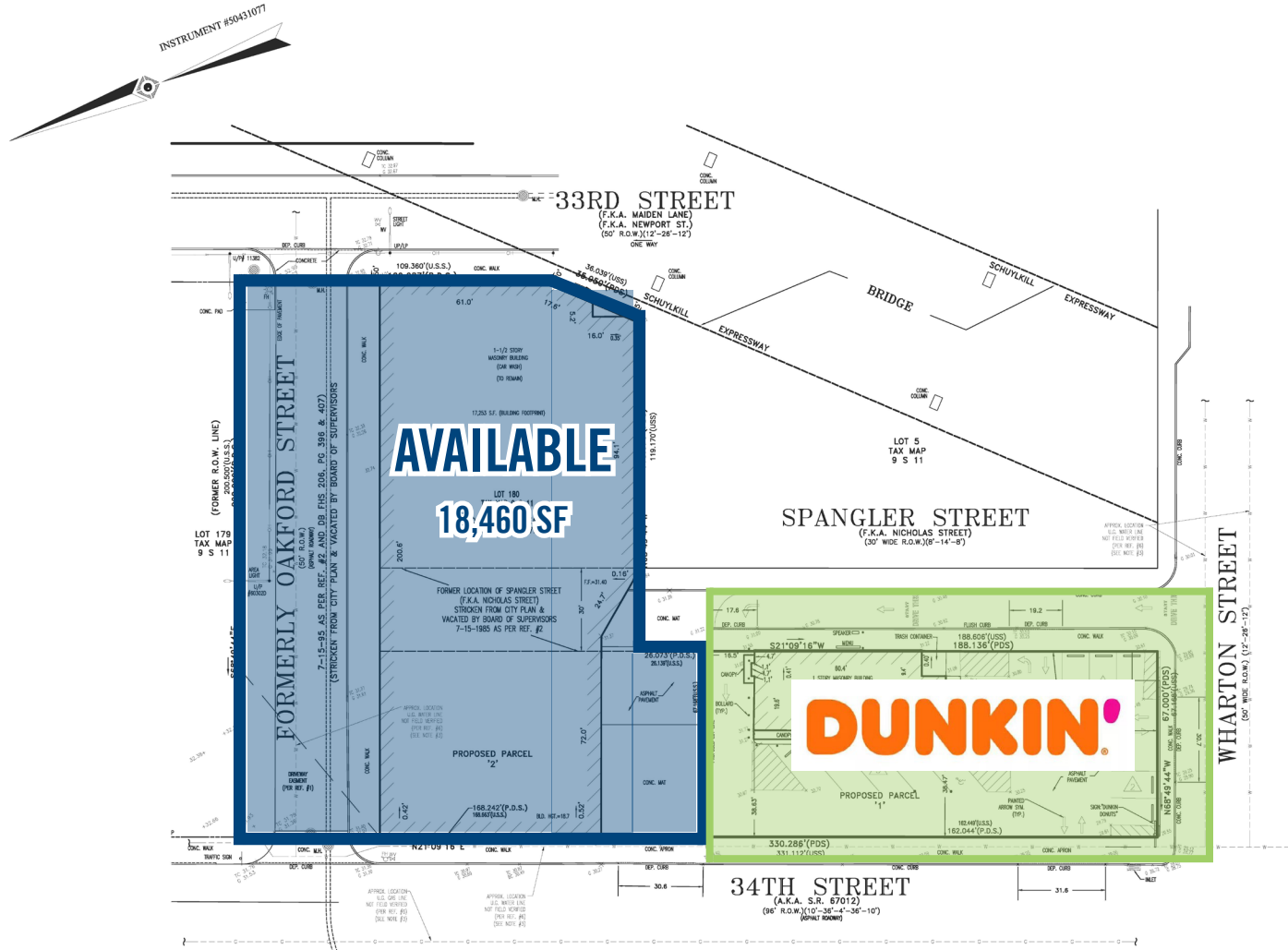


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Floor Plans



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Zoning

CA-1



Min. District Area	N/A
Min. Street Frontage	50 ft.
Min. Lot Area	5,000 sq. ft.
Max. Occupied Area	60%
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	5 ft. if used
Max. Height	38 ft.

CA-1

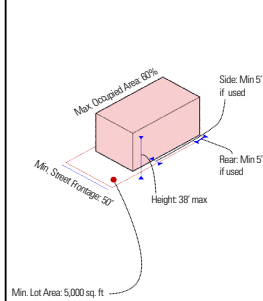


Table 14-602-2: Uses Allowed in Commercial Districts

	CA		USE SPECIFIC STANDARDS
	1	2	
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited			
RESIDENTIAL USE CATEGORY			
Household Living (as noted below)			
Single-family	N	N	
Two-family	N	N	
Multi-family	N	N	
Group Living (except as noted below)	N	N	
Personal Care Home	Y	N	14-603 (11)
Single-Room Residence	N	N	
PARKS AND OPEN SPACES USE CATEGORY			
Passive Recreation	Y	Y	
Active Recreation	Y	Y	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY			
Adult Care	Y	Y	
Child Care (as noted below)			
Family Child Care	N	N	14-603 (5)
Group Child Care	Y	Y	14-603 (5)
Child Care Center	Y	Y	14-603 (5)
Community Center	N	N	
Educational Facilities	N	Y	
Fraternal Organization	N	Y	
Hospital	N	Y	
Libraries and Cultural Exhibits	Y	Y	
Religious Assembly	N	Y	
Safety Services	Y	Y	
Transit Station	S	Y	
Utilities and Services, Basic	S	S	
Wireless Service Facility (as noted below)			
Freestanding Tower	S	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	Y	14-603 (17)
OFFICE USE CATEGORY			
Business and Professional	Y	Y	
Medical, Dental, Health Practitioner (as noted below)			
Sole Practitioner	Y	Y	
Group Practitioner	Y	Y	
Government	Y	Y	
Building Supplies and Equipment	Y	Y	14-603 (3)
RETAIL SALES USE CATEGORY			
Consumer Goods (except as noted below)	Y	Y	
Drug Paraphernalia Sales	N	N	14-603 (13)
Gun Shop	N	N	14-603 (13)
Medical Marijuana Dispensary	N	Y	14-603 (20)
Food, Beverages, and Groceries	Y	Y	14-603 (7)
Pets and Pet Supplies	Y	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	Y	
Wearing Apparel and Accessories	Y	Y	

	CA		USE SPECIFIC STANDARDS
	1	2	
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited			
COMMERCIAL SERVICES USE CATEGORY			
Animal Services (except as noted below)	Y	Y	
Boarding and Other Services	N	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	Y	
Casino	N	N	
Nightclubs and Private Clubs	N	Y	14-603 (18)
Building Services	N	Y	
Business Support	Y	Y	
Eating and Drinking Establishments (as noted below)			
Prepared Food Shop	Y	Y	
Take-Out Restaurant	S	Y	14-603 (6)
Sit Down Restaurant	Y	Y	
Smoking Lounge	N	N	14-603 (19)
Financial Services (except as noted below)	Y	Y	
Personal Credit Establishment	N	N	14-603 (13)
Funeral and Mortuary Services	Y	Y	
Maintenance & Repair of Consumer Goods	Y	Y	
Marina	N	N	
Parking, Non-Accessory (as noted below)			
Surface Parking	S	Y	14-603 (10)
Structured Parking	S	Y	14-603 (10)
Personal Services (except as noted below)	Y	Y	
Body Art Service	N	N	14-603 (2) (13)
Fortune Telling Service	Y	Y	
Radio, Television, and Recording Services	Y	Y	
Visitor Accommodations	N	Y	
Commissaries and Catering Services	Y	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES			
Commercial Vehicle Sales and Rental	N	S	
Personal Vehicle Repair and Maintenance	N	N	
Personal Vehicle Sales and Rental	N	S	
Vehicle Fueling Station	S	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	S	S	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY			
Moving and Storage Facilities	N	Y	
Wholesale Sales and Distribution	N	Y	14-603 (1)
INDUSTRIAL USE CATEGORY			
Artist Studios and Artisan Industrial	N	Y	
Research and Development	Y	Y	
URBAN AGRICULTURE USE CATEGORY			
Community Garden	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	14-603 (15)

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Retail Map



DEMOGRAPHICS (1 mile)	
Residents	39,922
Average household income	\$82,536
Est. Daytime population	47,807

Walk Score

Bike Score
87

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About the Neighborhood: South Philadelphia

South Philadelphia is a vibrant and eclectic neighborhood known for its rich cultural heritage and dynamic community life. This area is a tapestry of diverse influences, reflected in its varied dining options, bustling markets, and historic landmarks. The famous Italian Market, one of the oldest and largest open-air markets in America, epitomizes the neighborhood's vibrant spirit, offering everything from fresh produce to authentic Italian delicacies. South Philadelphia's streets are lined with an array of eateries, cafes, and boutiques, each contributing to the area's unique charm and appeal. Beyond its cultural richness, South Philadelphia boasts excellent connectivity and infrastructure, making it an attractive destination for businesses and visitors alike. Major highways such as Interstate 95 and Broad Street provide seamless access to the rest of Philadelphia and neighboring regions.

The neighborhood is also home to significant landmarks and attractions, including the sports complex housing the Wells Fargo Center, Lincoln Financial Field, and Citizens Bank Park, which draw large crowds for various events throughout the year.



Additionally, the Philadelphia Navy Yard, a thriving hub for innovation and employment, underscores the area's economic vitality. This blend of cultural vibrancy, strategic location, and robust infrastructure makes South Philadelphia a prime location for commercial real estate ventures.



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