



DEVELOPMENT OPPORTUNITY IN EAST PASSYUNK

2,820 SF on 0.03 AC

1209-11 Mifflin Street

Philadelphia, PA 19148



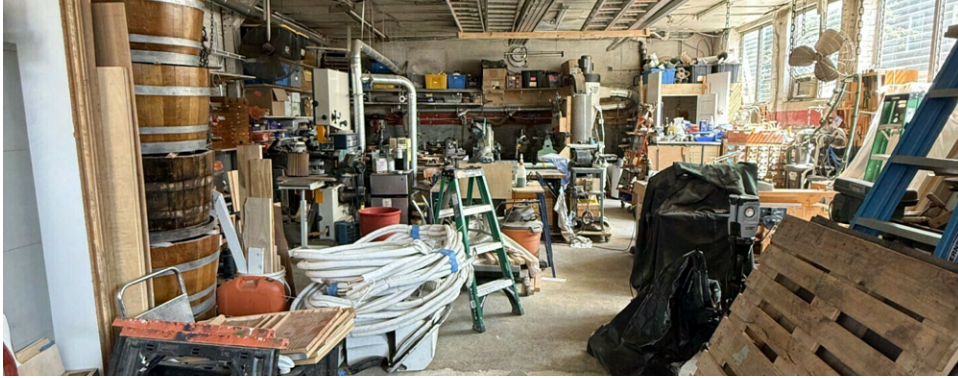
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

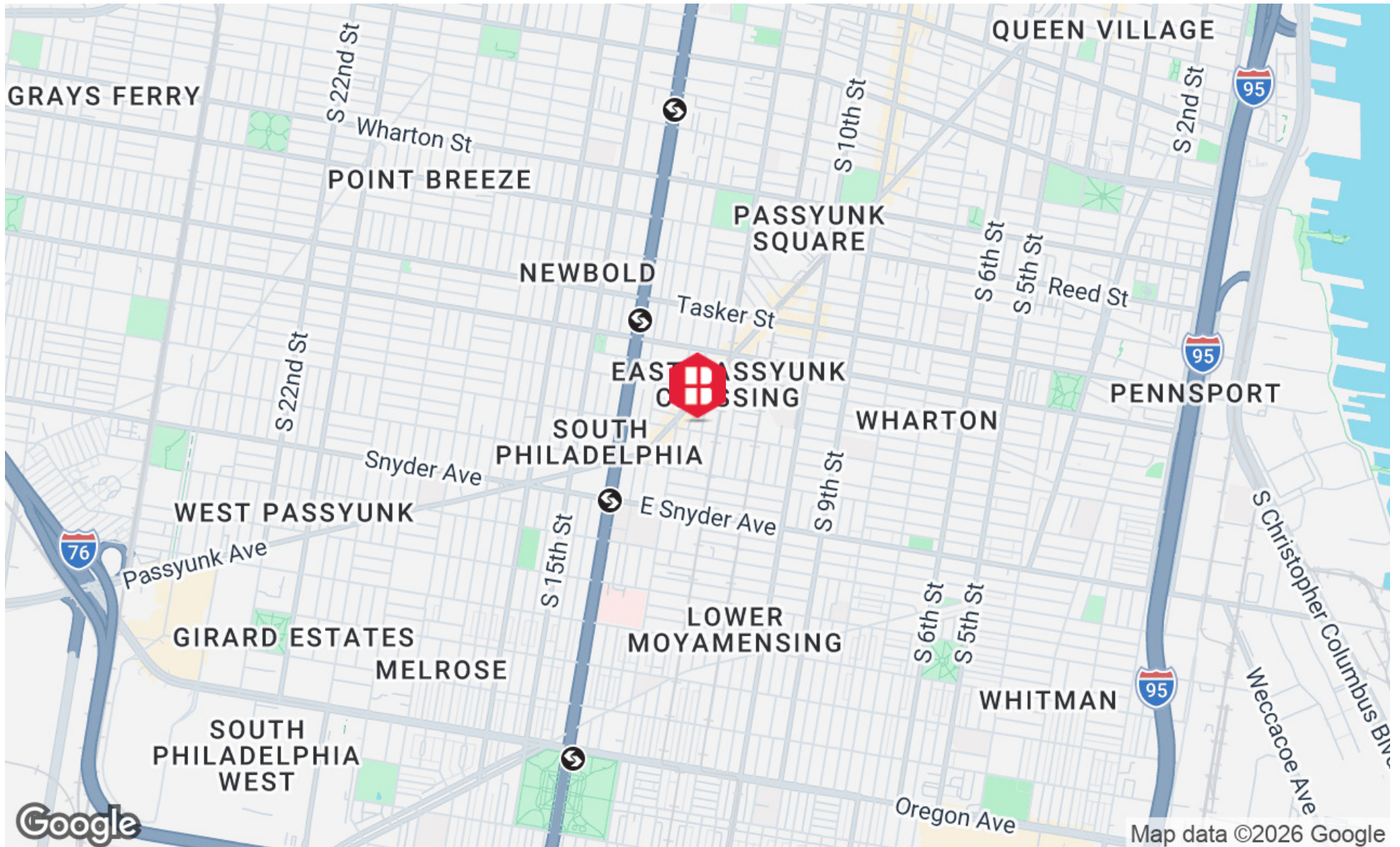
- **Size:**
2,820 SF on 0.03 AC
- **Use:**
 - Ideal live/work property for an owner-user looking to combine business operations with residential use.
 - Flexible building configuration suitable for a variety of commercial, residential, creative, or mixed-use concepts.
 - Excellent opportunity for a contractor, designer, artist, architect, maker, showroom user, or small business owner.
 - Attractive alternative to leasing for a business owner seeking long-term control and equity growth.
 - Existing structure provides a buyer with the ability to renovate, reposition, or redevelop the property.
 - Dense surrounding residential population supports a wide range of neighborhood-serving commercial uses.
- **Location:**
 - Rare redevelopment opportunity in the heart of East Passyunk, one of Philadelphia's most desirable and walkable neighborhoods.
 - Located just off East Passyunk Avenue, surrounded by restaurants, boutiques, cafes, and neighborhood amenities.
 - Strong South Philadelphia location with easy access to Broad Street, public transit, Center City, and major commuter routes.
 - Rare chance to acquire a flexible asset in a high-demand neighborhood with limited redevelopment inventory.
- **Notable Distances:**
 - 300 Feet off of Passyunk Avenue
 - 0.2 Miles from S. Broad Street
 - 1.3 Miles from I-76
 - 1.4 Miles from I-95
 - 2.5 Miles from I-676



ADDITIONAL PHOTOS



LOCATION MAP

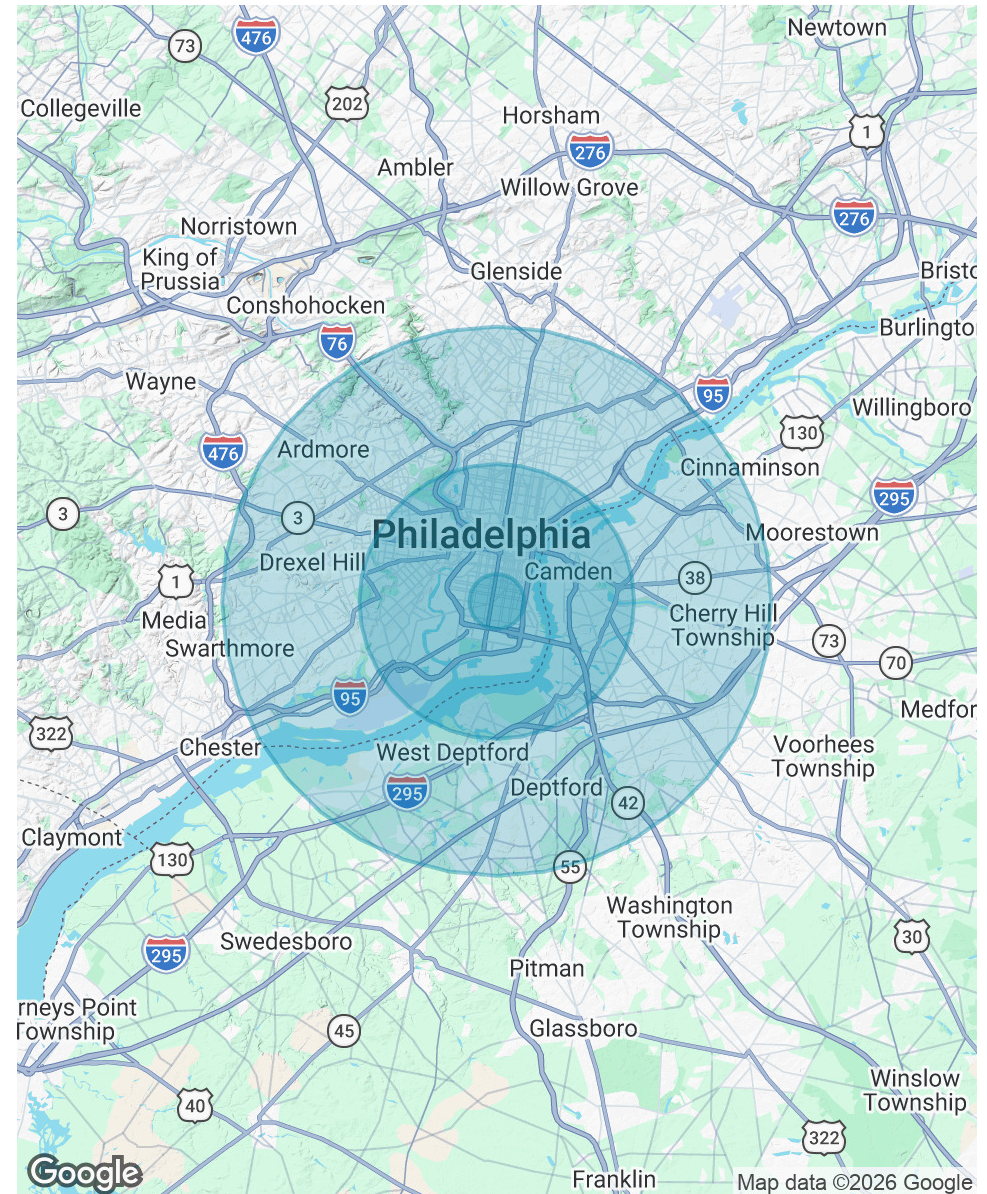


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	104,360	773,290	2,115,515
Average Age	37.9	35.1	37.1
Average Age (Male)	36.8	34.0	35.7
Average Age (Female)	39.2	36.4	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	46,751	341,333	869,400
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$103,529	\$95,874	\$98,276
Average House Value	\$360,635	\$319,765	\$288,076

2023 American Community Survey (ACS)



PRIMARY CONTACTS



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Nick Giganti
Vice President
215.448.6090
ngiganti@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>