



## INDUSTRIAL PROPERTY FOR SALE

**11,815 SF on 0.81 Acres**

919-935 Diamond Street & 2109-2117 N 10th Street  
Philadelphia, PA 19122



# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

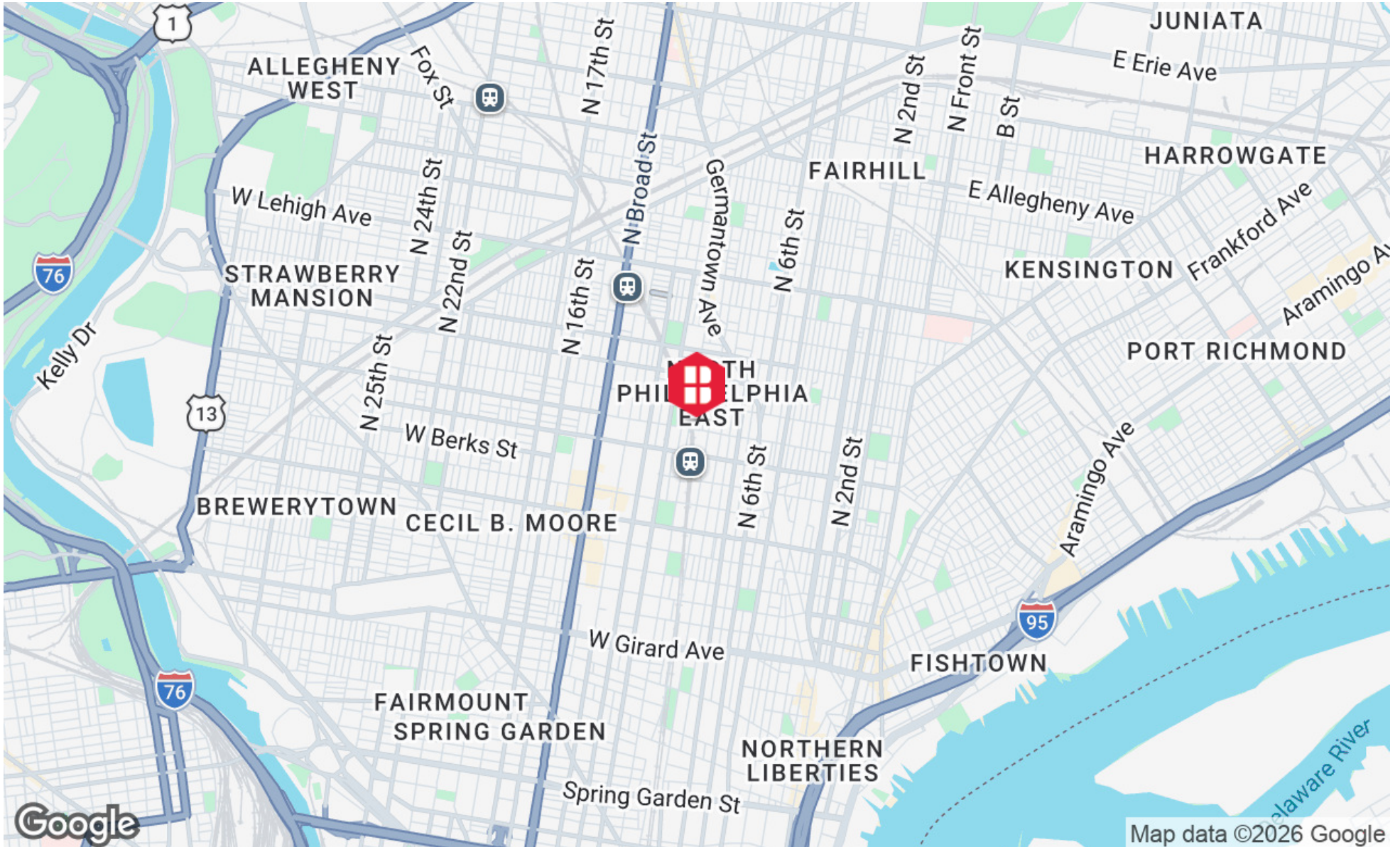
- **Size:**  
11,815 SF Industrial Building  
0.81 AC Lot
- **Estimated Construction Year:**  
1940
- **Frontage:**  
221 FT to North Delhi Street  
124 FT to Diamond Street  
87 FT to North 10th Street
- **Zoning:**  
I2 – Medium Industrial (City of Philadelphia)
- **Estimated 2026 Taxes:**  
\$10,813
- **Parcel ID:**  
884000204
- **Location:**  
Adjacent to Temple University's growing corridor, this site is positioned between North Broad Street and Germantown Avenue, with easy access to SEPTA's Regional Rail Temple Station. This section of North Philadelphia is experiencing a transitioning infill development market for student housing, workforce living, and mixed-use purposes.



# ADDITIONAL PHOTOS



# LOCATION MAP



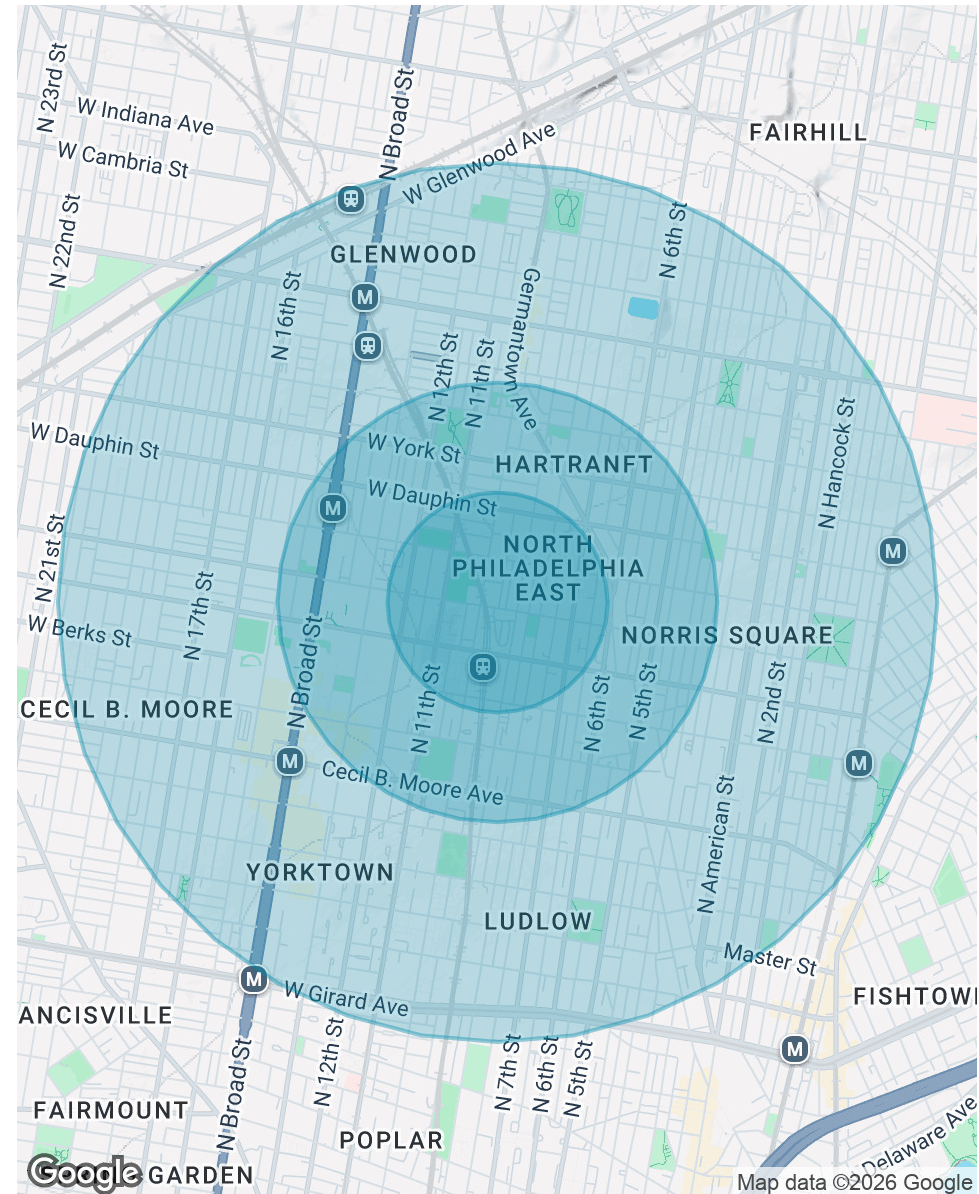
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,627	13,907	63,758
Average Age	28.1	28.8	30.5
Average Age (Male)	27.6	28.4	30.5
Average Age (Female)	28.2	29.3	31.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,446	4,922	24,231
# of Persons per HH	2.5	2.8	2.6
Average HH Income	\$40,449	\$49,455	\$63,765
Average House Value	\$167,763	\$149,647	\$202,683

2023 American Community Survey (ACS)





**Three Logan Square**  
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## PRIMARY CONTACTS



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