



APPROVED DEVELOPMENT IN OPPORTUNITY ZONE

212 W Diamond Street & 2052 N Philip Street
Philadelphia, PA 19122

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Approved Use (2052 Philip Street):**
Residential Single-Family Development
- **Approved Use (N. American Street):**
13 Commercial Spaces with 12 Car Parking
- **Zoning:**
ICMX – Industrial Commercial Mixed-Use (City of Philadelphia)
RSA5 – Residential Single Family Attached-5 (City of Philadelphia)
- **Frontage:**
North American Street, Diamond Street, and North Philip Street
- **Location:**
A mile off I-95, this Northeast Philadelphia land development opportunity allows for easy access to one of the city's fastest developing submarkets. This site is serviced by the York-Dauphin Station on the SEPTA Market-Frankford line and the Temple University Station for SEPTA's Regional Rail.
- **Accessible Distances:**
0.5 miles – York-Dauphin Station (Market-Frankford SEPTA Rapid Transit)
0.8 miles – Temple University Station (SEPTA Regional Rail)
1 mile – I-95
1.3 miles – Route 611
3.2 miles – I-676
13.6 miles – Philadelphia International Airport
- **Possible Uses:**
Limited Industrial
Wholesale, Distribution and Storage
Urban Agriculture
Vehicle and Vehicular Sales and Services
Commercial Services
Retail Sales
Office
Parks and Open Spaces
Public, Civic and Institutional
Passive Recreation
Urban Agriculture
Public, Civic, and Institutional



ADDITIONAL PHOTOS



PROPERTY RENDERINGS



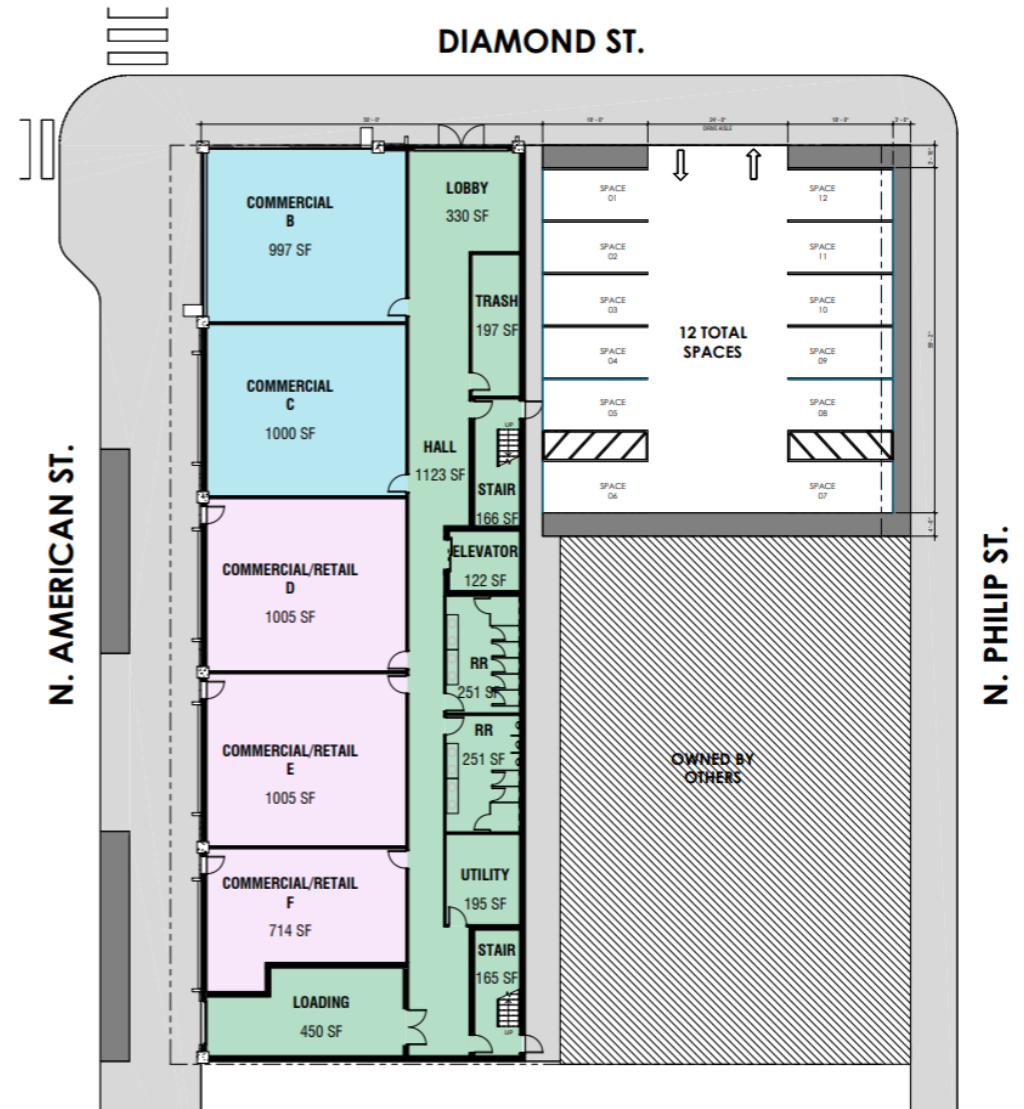
SITE PLAN

USER TYPE

- COMMERCIAL
- COMMERCIAL/RETAIL
- PUBLIC

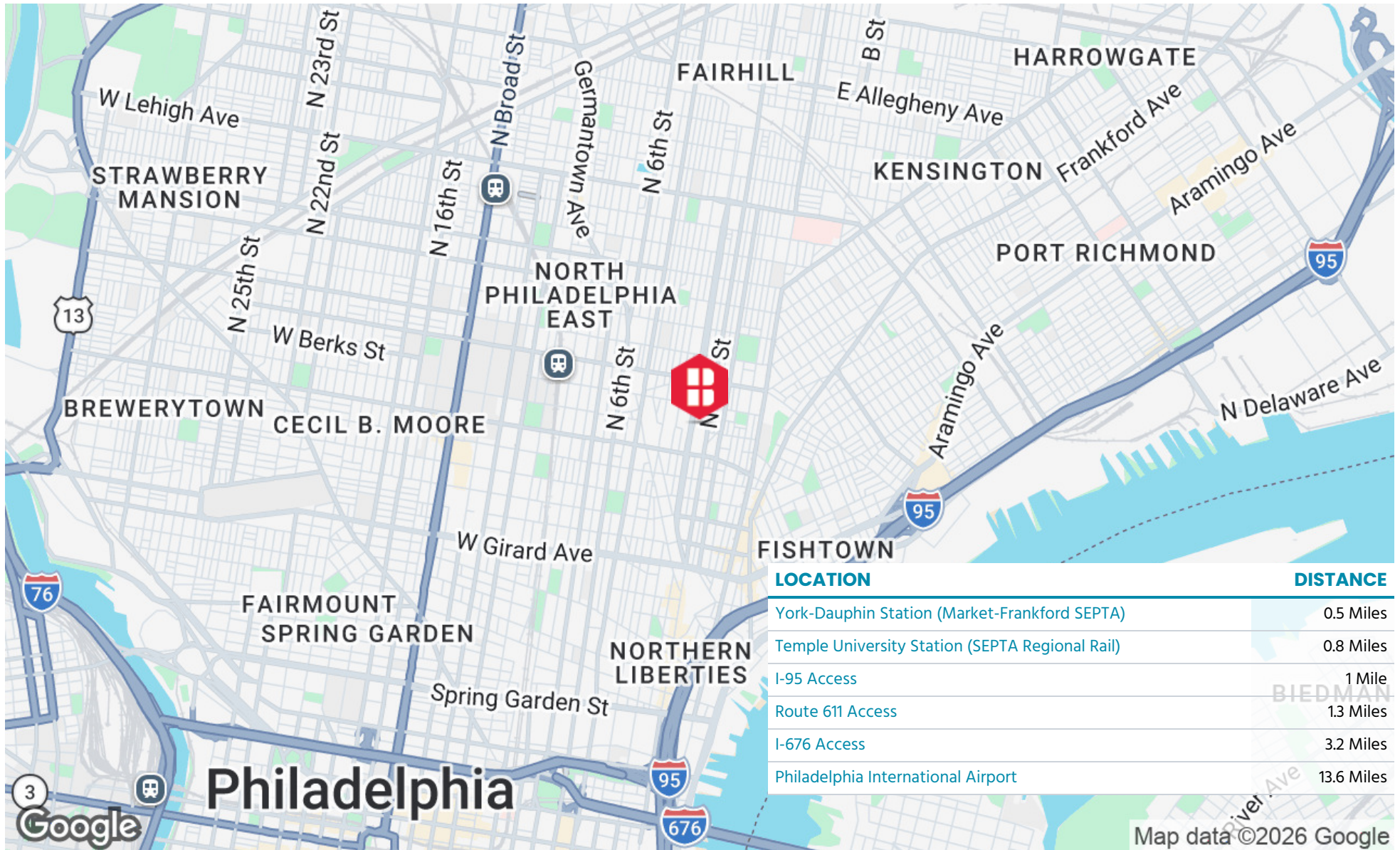


2. SCHEMATIC TYPICAL 2ND & 3RD FLOORS



1. SCHEMATIC 1ST FLOOR

LOCATION MAP

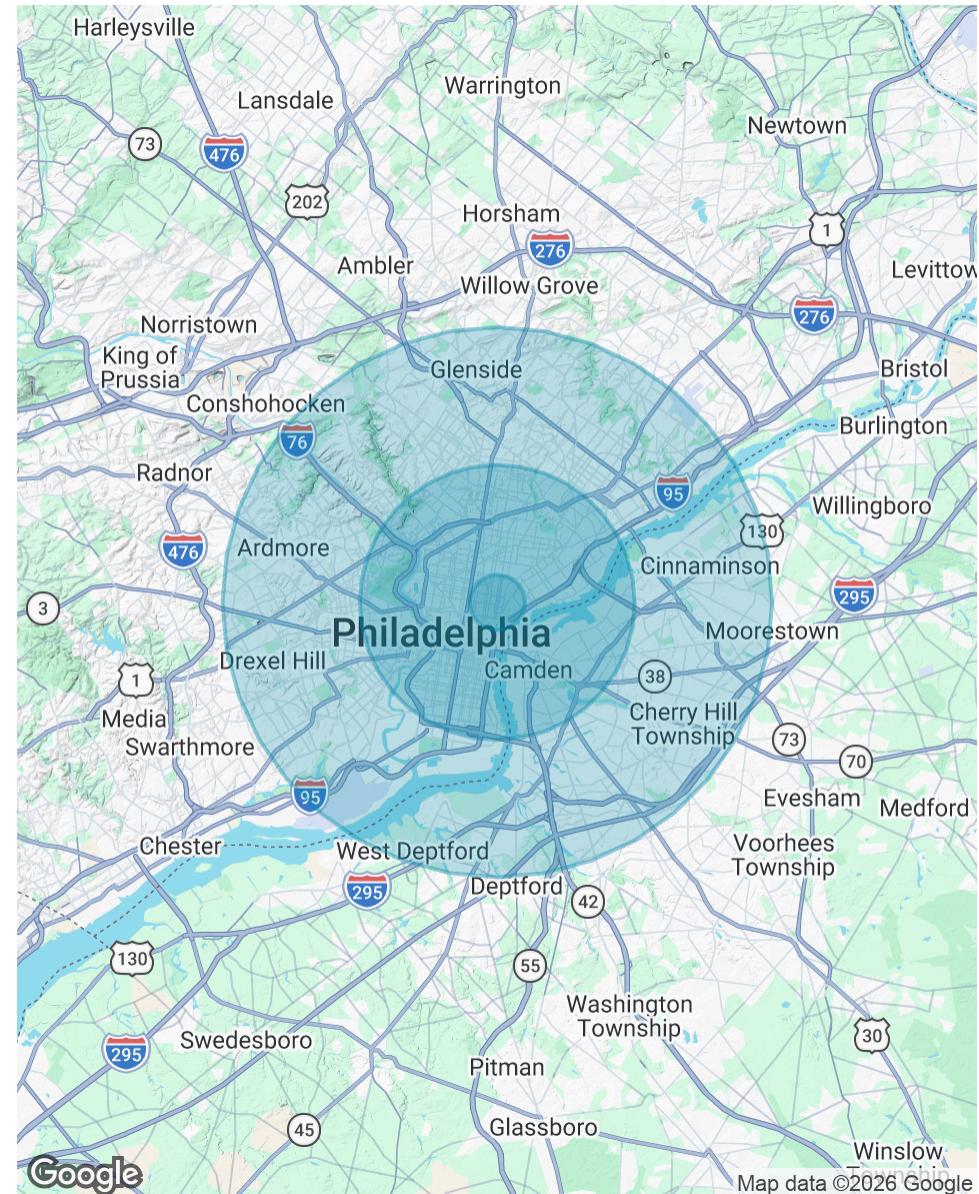


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	61,266	1,004,432	2,259,637
Average Age	32.5	35.4	37.6
Average Age (Male)	32.4	33.8	36.2
Average Age (Female)	33.1	37.0	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	26,610	427,567	930,988
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$108,244	\$90,199	\$99,497
Average House Value	\$393,564	\$277,507	\$301,944

2023 American Community Survey (ACS)



PRIMARY CONTACTS



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