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LAND FOR SALE

6117 & 6135 MARKET STREET

Philadelphia, PA 19139

DEAL TEAM

6117 & 6135 Market St | Philadelphia

LAND FOR SALE



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PROPERTY SUMMARY

6117 & 6135 Market St | Philadelphia

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PROPERTY DESCRIPTION

Two contiguous parcels offering 154 feet of frontage along Market Street, anchored by two corner positions, present a premier and highly visible development opportunity in Philadelphia. The site is located within a Qualified Opportunity Zone, Transit-Oriented Development Overlay, and Mixed-Income Overlay, providing the potential for increased height and density, as well as valuable development incentives. This positioning makes the property exceptionally well-suited for a range of uses, including affordable and workforce housing, as well as community-serving developments. Further enhancing its appeal, the property is strategically situated between the 60th and 63rd SEPTA stops along the Market-Frankford Line, offering strong accessibility and connectivity within a rapidly evolving and transit-oriented corridor.

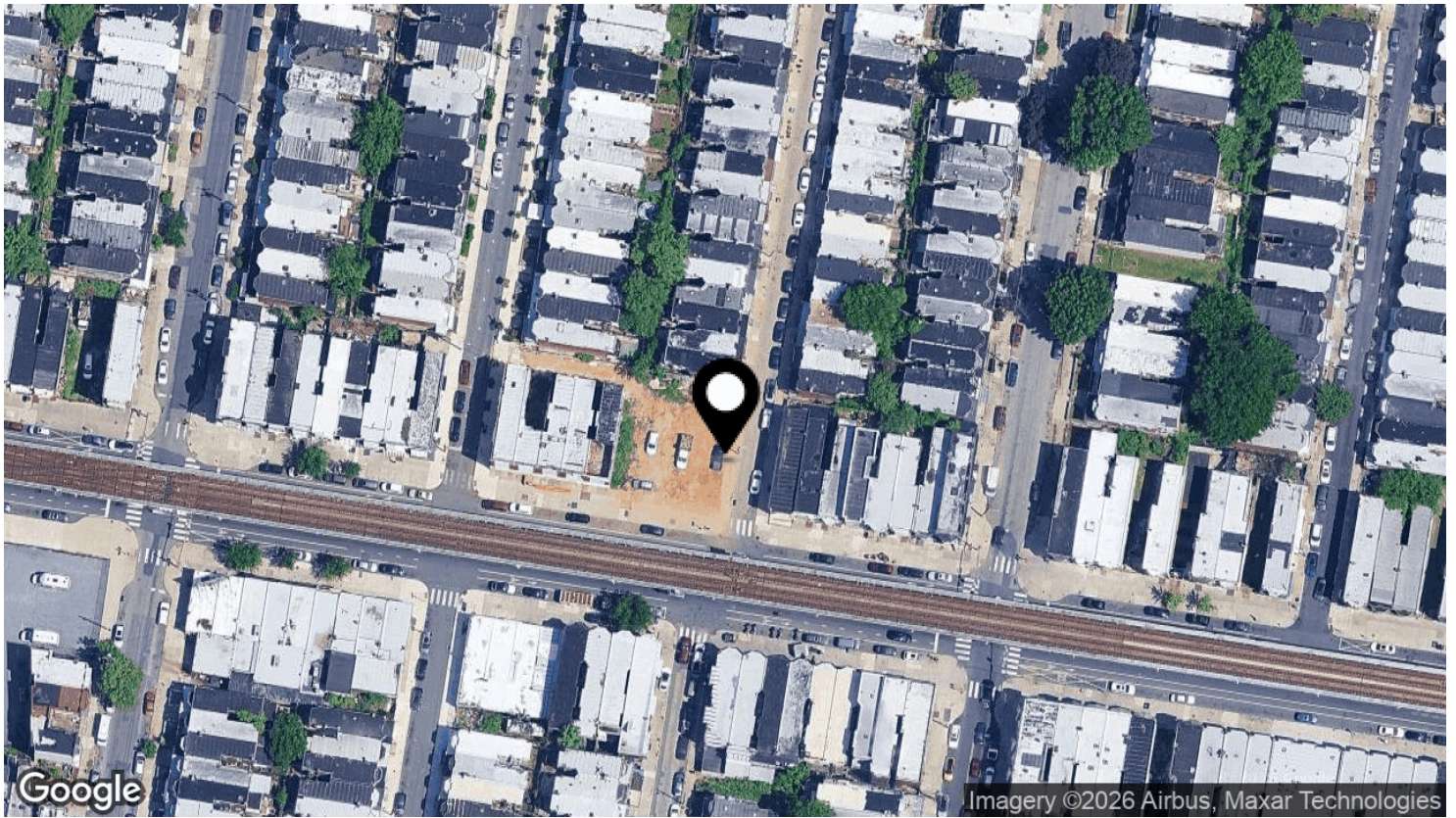
LOCATION DESCRIPTION

Located on the north side of Market Street between 61st and 62nd Streets, 6117 & 6135 Market Street presents a prime investment opportunity in the vibrant Philadelphia area. This property offers an array of possibilities for development and investment, making it an excellent site for investors seeking a strategic location for their next development. Situated along a major commercial artery, this property offers significant potential for future growth and returns in the bustling hub of commercial and residential activity in Philadelphia. With its promising location and public transit access, 6117 & 6135 Market Street is a compelling opportunity for astute investors looking to expand their portfolio in a dynamic market.

OFFERING SUMMARY

6117 & 6135 Market St | Philadelphia

LAND FOR SALE



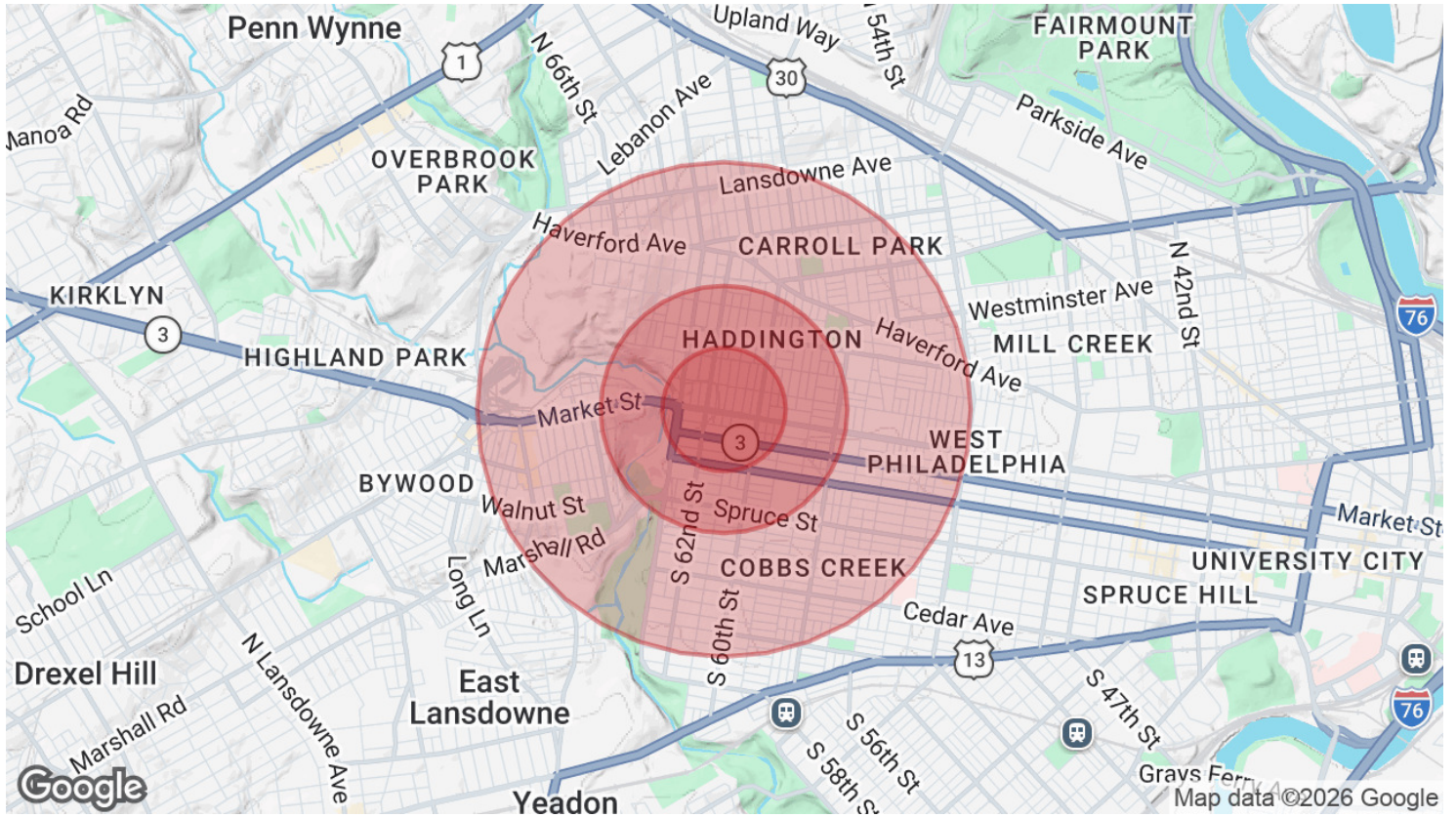
OFFERING SUMMARY

Lot Size - Both Parcels	12,232 SF
Zoning	CMX-2
Street Frontage (on Market Street)	154'
Depth	76' to 82'
Current Use / Condition	Vacant Lot
Estimated residential units By Right with Mixed Income Overlay	38
Ground Floor Commercial Space by Right	11,000
Additional Bonuses	
- Qualified Opportunity Zone	Tax Incentives
- Transit Oriented Development District	No Parking Requirements
Total Tax Assessment 2026 - Both Parcels	\$ 282,800
Total Tax (Land Only)	\$ 3,959
Proposed Sale Price	\$ 850,000
\$ / SF	\$ 69.50

DEMOGRAPHICS MAP & REPORT

6117 & 6135 Market St | Philadelphia

LAND FOR SALE



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,710	17,586	70,904
Average Age	35.4	35.4	33.3
Average Age (Male)	30.0	33.3	33.0
Average Age (Female)	40.4	38.9	35.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,661	7,233	29,355
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$51,604	\$51,105	\$56,352
Average House Value	\$109,567	\$127,652	\$135,557

2023 American Community Survey (ACS)

RETAILER MAP

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