

Prime Development Opportunity in Northeast Philadelphia

CBRE

2601 Holme Avenue
Philadelphia, PA 19152



Rare Vacant Land Offering

Zoned RSA-2

PROPERTY OVERVIEW

This prime land parcel is ideally situated in a highly sought-after pocket of Northeast Philadelphia. Positioned directly across from established community staples like the Nazareth Hospital campus, Deer Meadows Retirement Community, Wesley Enhanced Living, New Courtland Manor Glen and adjacent to Pennypack Park, this location offers immense visibility, accessibility, and strong resale potential for builders and investors alike.

LOCATION HIGHLIGHTS & PROXIMITY

Unmatched Accessibility

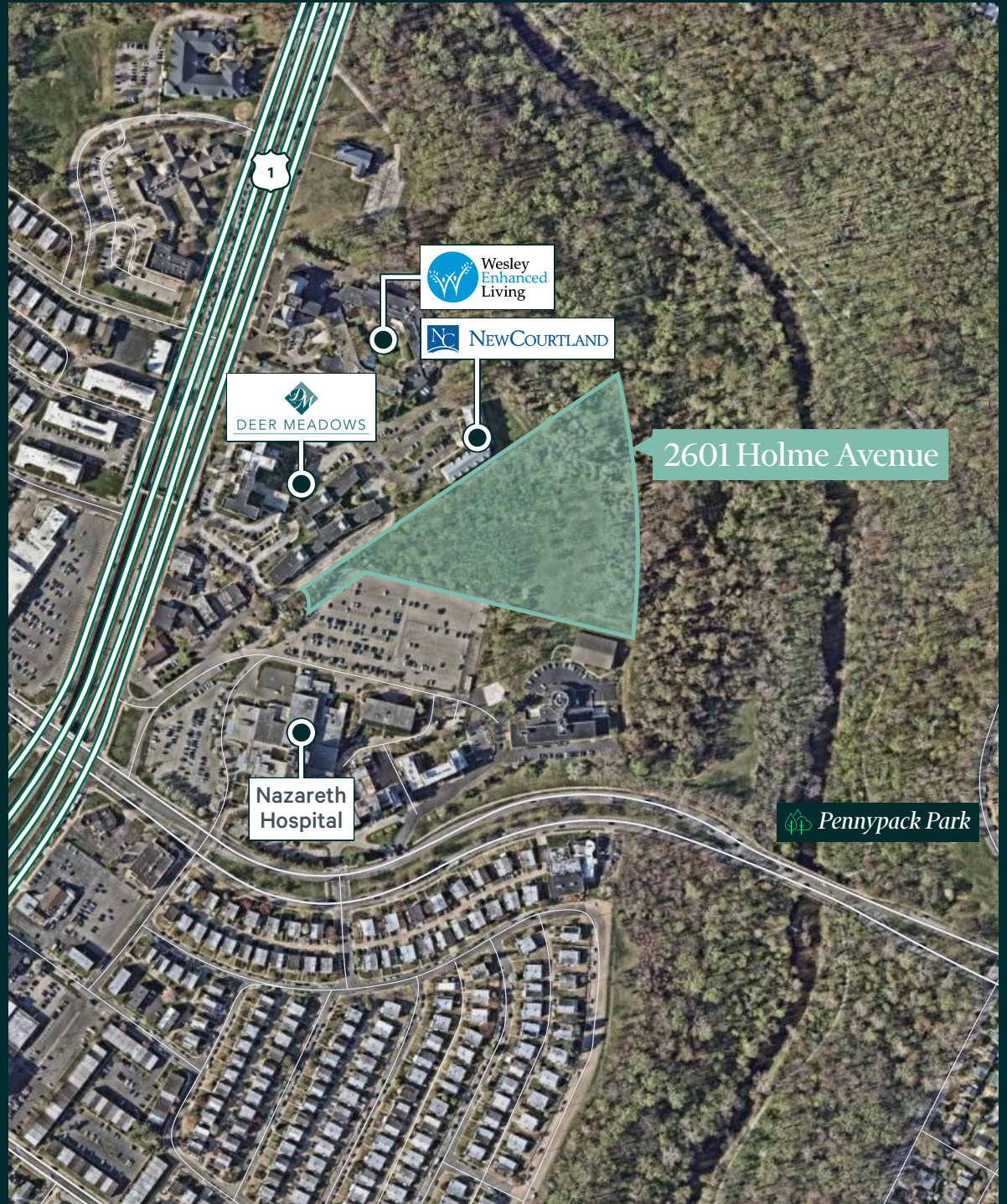
Located just moments away from Roosevelt Boulevard (US Route 1), providing a quick commute to Center City Philadelphia or the Pennsylvania Turnpike.

Built-In Neighborhood Amenities

Directly adjacent to medical facilities and established Northeast Philadelphia communities along Route 1.

Nature & Recreation

Situated adjacent to the expansive Pennypack Park, giving future residents immediate access to miles of paved walking trails, bike paths, and scenic woods.



Local Demographics

1, 3, 5 miles



POPULATION

1 mile: 31,351
3 mile: 287,038
5 mile: 564,504



DAYTIME POPULATION

1 mile: 26,251
3 mile: 230,776
5 mile: 478,371



EMPLOYEES

1 mile: 6,940
3 mile: 65,327
5 mile: 148,040



MEDIAN AGE

1 mile: 42.4
3 mile: 38.1
5 mile: 38.6



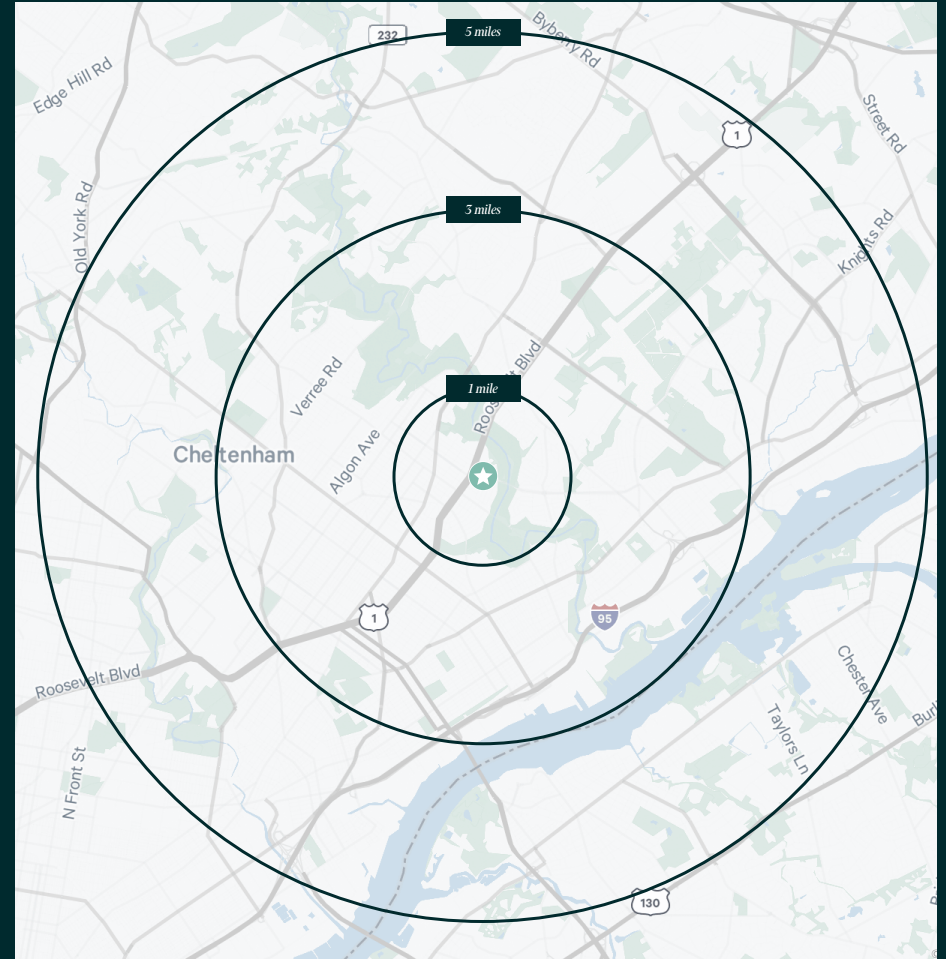
HOUSEHOLD INCOME

1 mile: \$91,456
3 mile: \$86,612
5 mile: \$92,178



POPULATION AGE 65+

1 mile: 23.6%
3 mile: 17.2%
5 mile: 17.6%



Contact Us

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