

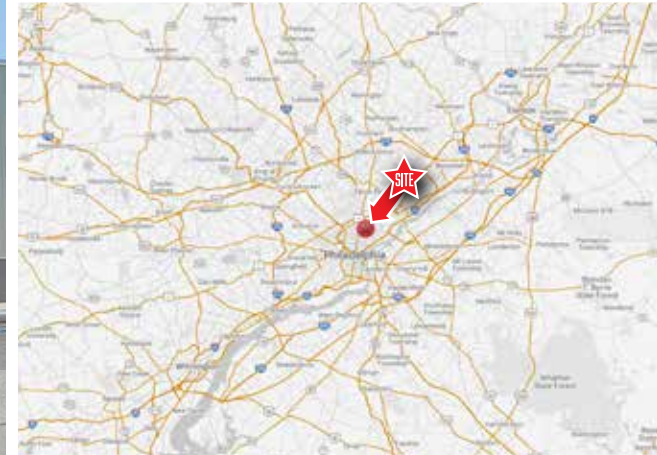
RETAIL SPACE 1,000 SF - 13,000 SF AND OUTPARCELS | FOR LEASE

Plaza Allegheny | 400 W Allegheny Ave. & 3rd St. | Philadelphia, PA 19133

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



1,000SF - 13,000SF

JOIN **Save a lot**

Advance Auto Parts
The Best Part Is Our People

Santander

Little Caesars

**1,000 SF - 13,000 SF
Spaces Available**

**IMMEDIATE
Availability**

**LEASE RATE
Upon Request**

PROPERTY INFORMATION

- **For Lease: A-202 9,200 sf, End Cap w/Drive Thru 1,800 - 2,500 sf (pending approval), B-2: 1,000 sf, Pad D: up to 3,200 sf, Pad F: 6000-13,000 sf**
- Located at the signalized intersection of N. 3rd Street & Allegheny Ave.
- Ample parking and access to public transportation
- Situated across from Maria De Los Santos Health Center
- Join Save A Lot, Advance Auto Parts, The Laundry Cafe, Metro PCS, Little Caesar's and many others
- Ideal for Take Out, Restaurants, Nail Salon, Beauty Supply, Medical and many other opportunities

Demographics	1 Mile	2 Miles	3 Miles
Population	65,938	262,939	451,846
Average HH Income	\$51,329	\$67,286	\$75,718
Total Businesses	1,769	6,620	13,058
Number of Employees	20,040	60,170	119,506
Traffic Counts	W Allegheny Ave & N 3rd St: 18,469 ADT		

*Data Source: Sites USA REGIS™ 2023

FOR MORE INFORMATION **DAVID DEPETRIS** 610-941-4034 x107
PLEASE CONTACT: **DDEPETRIS@LPRE.COM** 856-912-1165 CELL



LEGEND PROPERTIES | 100 E 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 081826

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SITE PLAN



MARIA DE LOS SANTOS
HEALTH CENTER

N. 3rd St.

FAMILY DOLLAR

Allegheny Ave.

N. American St.

N 2nd St

Entrance

Furniture
Store

Available

Aceler
Daycare

Entrance

Elite
Dental

Urgent
Care

Quest
Diagnostics

Maria de Los Santos
Woman's Center

B-2 - 1,000 SF

PAD W/DRIVE THRU
APPROVED

LOWER LEVEL

All American
Home Care

Allied
Comfort
n Care

Save
alot

A200

Little Caesars
A201

A202
Available
9,200 SF

QSR Opportunity
End Cap with Drive-thru
1,800 to 2,500 SF

Parking

C-1
Cozy
Laundry
Lounge

C-2
Advance
Auto Parts
The Best Part Is Our People

E-1
Pe State Sun
Targetline

E-2
metro

E-3
Santander

(To be completed)

F - 13,000 SF
AVAILABLE
SALE OR LEASE

Parking

F



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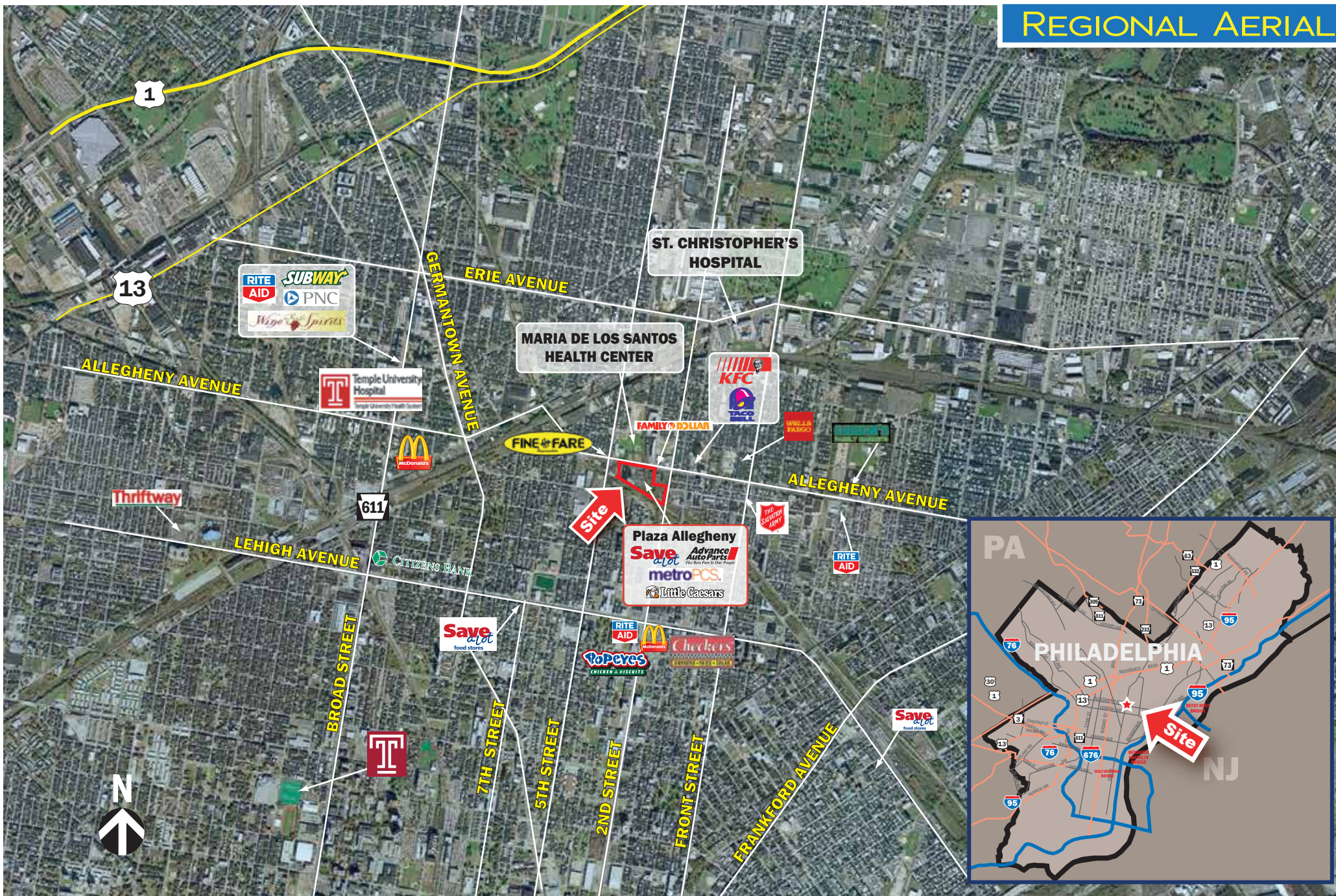
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REGIONAL AERIAL



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DEMOGRAPHICS

Population	1 Mile	2 Miles	3 Miles
Population (Est. 2023)	65,938	262,939	451,846
Projected Population (2028)	62,960	256,113	444,242
Projected Annual Growth (2023 to 2028)	-0.9%	-0.5%	-0.3%

Daytime Population

Total Businesses (2023)	1,769	6,620	13,058
Number of Employees (2023)	20,040	60,170	28,167

Income

Average HH Income (Est. 2023)	\$51,329	\$67,286	\$75,718
Median HH Income (2023)	\$32,758	\$46,622	\$55,446

Households & Growth

Households	21,569	90,330	168,429
Projected HH (2028)	21,246	91,004	172,968
HH Growth with Children (2023 to 2028)	39.1%	31.3%	27.8%

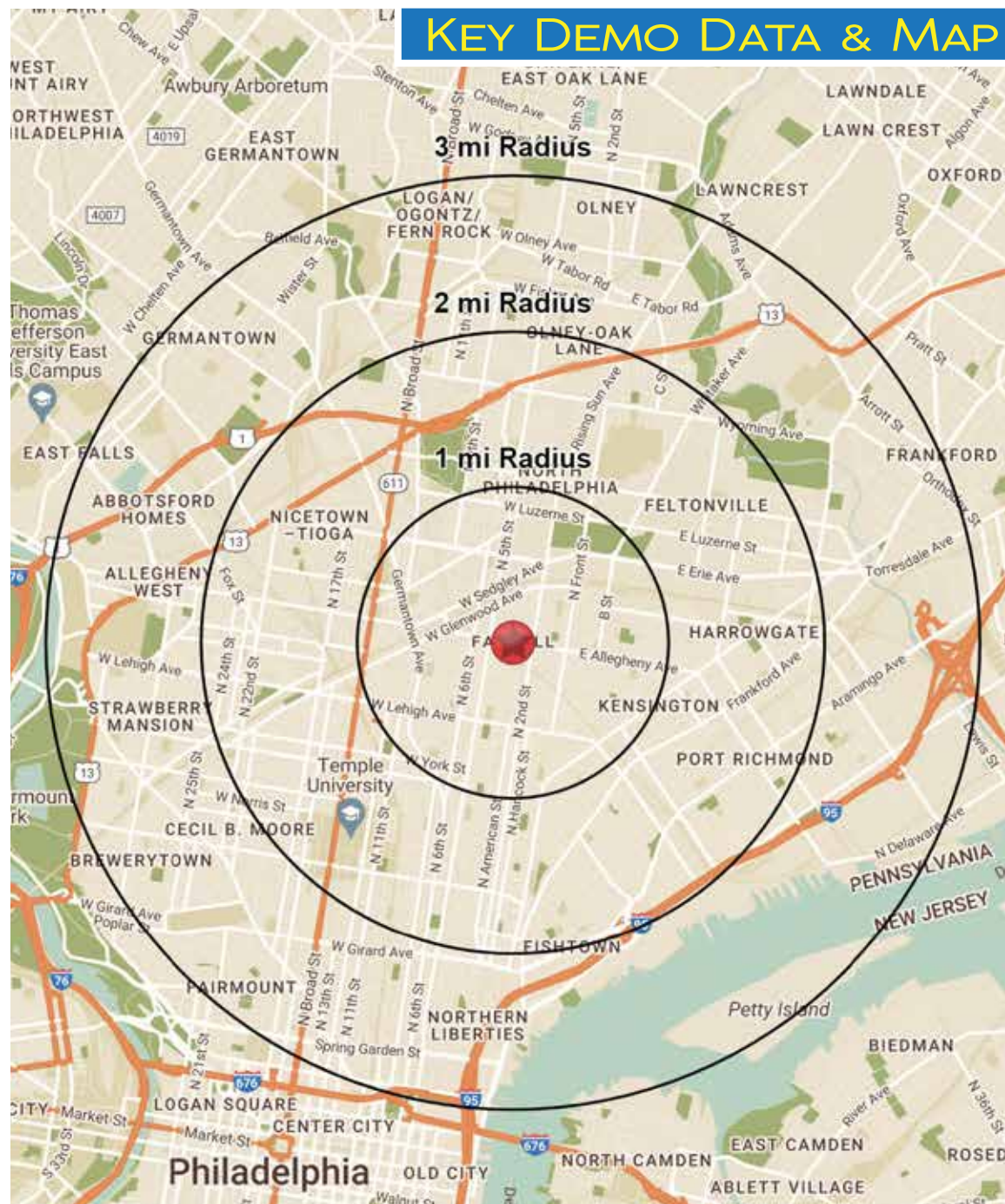
Education

High School Graduate	35.4%	36.3%	33.5%
Some College	14.7%	15.3%	15.6%
Bachelor Degree	8.5%	13.4%	16.4%
Graduate	4.4%	8.2%	11.0%

Traffic Counts: W Allegheny Ave & N 3rd St: 18,469 ADT

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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