



AVAILABLE
621-623 NORTH 2ND STREET, PHILADELPHIA, PA

HIGHLIGHTS

- 2,590 SF Retail/Office Opportunity
- Zoning CMX – 2.5 (City of Philadelphia)
- Taxes \$4,531.26 (Estimated 2021)
- Frontage (Approx.) –34' - 2ND St
- Additional Amenities: Restroom, Heat/Central Air, Wet Sprinkler System, ADA Accessible, Potential Additional Basement Storage, Fire Alarm/Security System, Rear Entry (will need to be re-activated)

LOCATION DESCRIPTION

Fantastic location along Northern Liberties' 2nd Street Corridor, with easy access to Center City Philadelphia, I-95, I-676, and bridges to New Jersey

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	11,619	68,011	173,459
Total Population	24,259	152,090	410,913
Average HH Income	\$71,046	\$65,739	\$57,828

CONTACTS



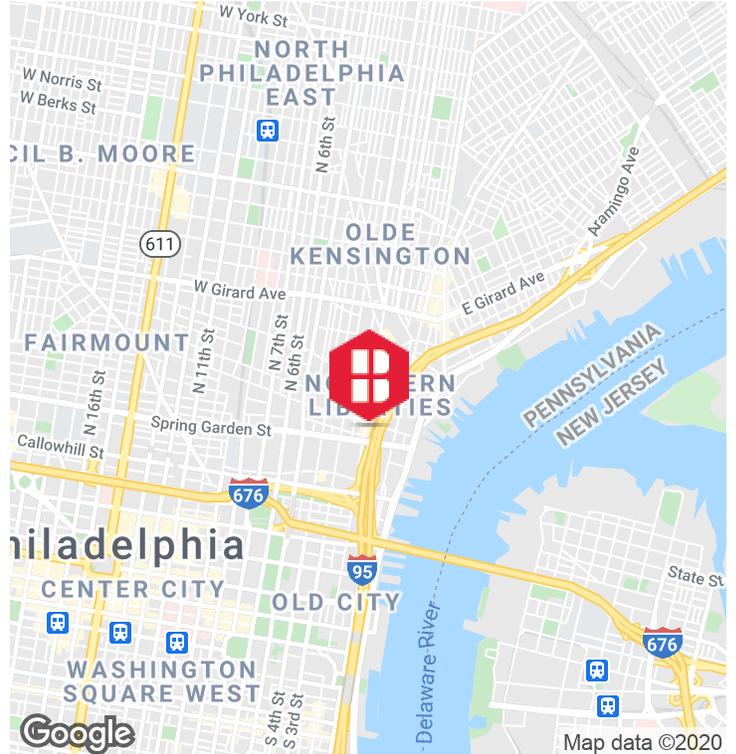
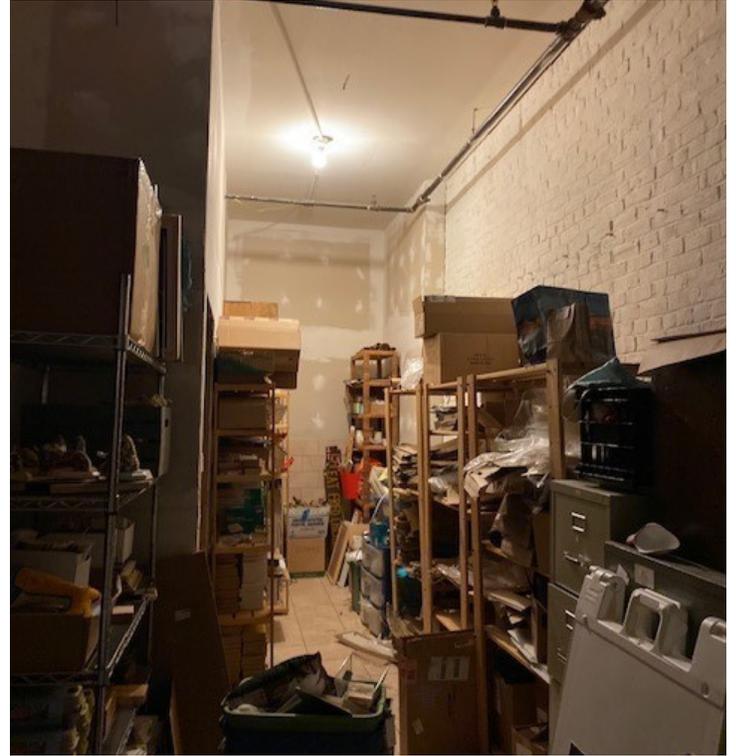
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