

2300 E Butler Street

Philadelphia, PA 19137

±1.11 AC Pad Site Available For Sale or Lease

NOW ON THE MARKET!

**PAD SITE
AVAILABLE**



Questions? Contact Us.

Greg Jones

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p. 610-234-6491

c. 484-948-5217

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Highlights

- Zoning: CA2 (Auto-Oriented Commercial)
- Rare opportunity pad site on Aramingo Avenue with frontage on Butler Street
- Situated at the intersection of Aramingo Avenue with 28,421 VPD and Butler Street with 12,352 VPD
-
- Area Retailers:

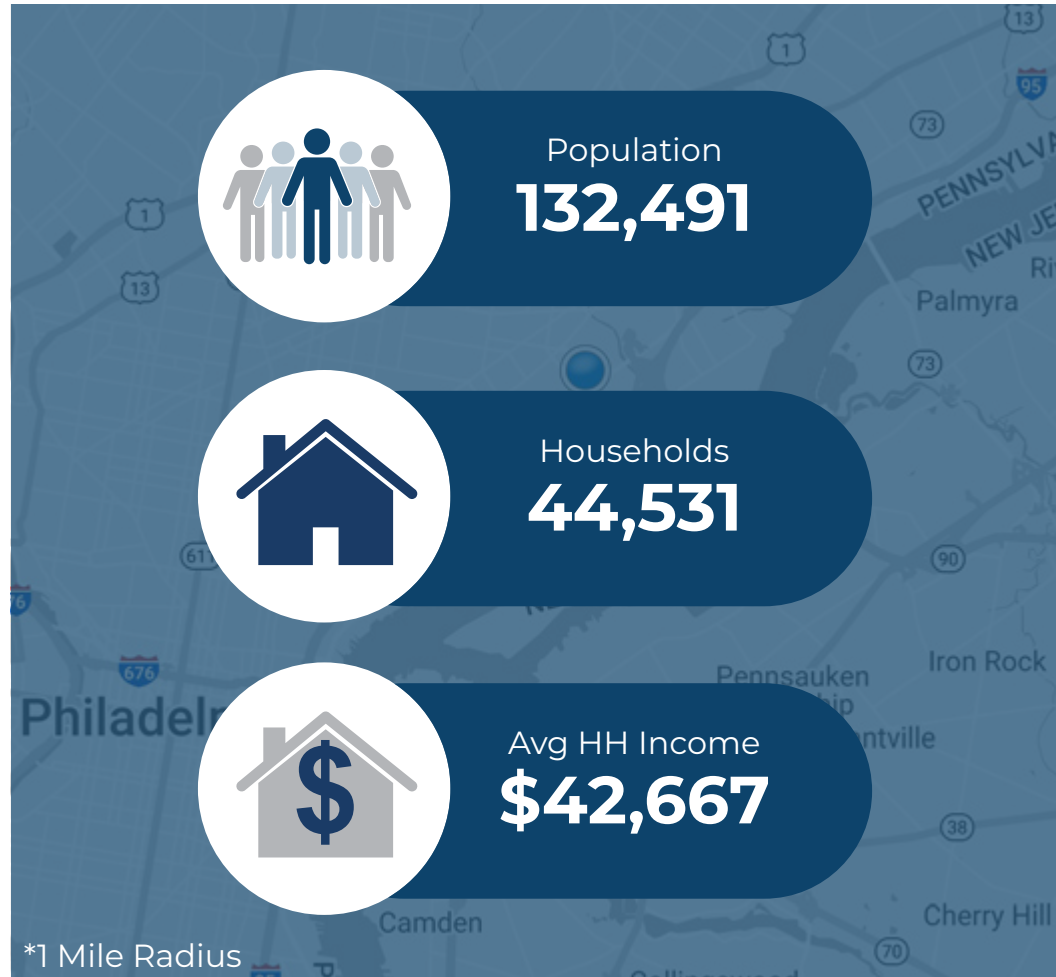


Walmart



Demographic	0.5 Mile	1 Mile	2 Miles
Population	3,675	30,583	132,491
Households	1,298	10,372	44,531
Avg HH Income	\$56,746	\$48,207	\$42,667

Traffic Count Butler Street: 12,352 ADT



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Port Richmond Area Facts

Major Attractions:

- One Liberty Observation Desk
- The Franklin Institute
- Independence National Historic Park
- Adventure Aquarium
- Philadelphia Art Museum

Major Employers:

- 7,024 Cooper University Health Care
- 4,528 Temple University
- 800 Liberty Coca-cola Beverages Warehouse & Distributing Center
- 700 Eastern Regional Medical Care
- 500 Campbell Soup Company
- 250 Simkar Corporation

5 Mile Schools & Colleges

- 1,217 Community Academy of Philadelphia Charter School
- 978 G & Hunting Park Elementary School
- 920 Hopkinson School
- 900 John H. Webster School
- 724 Philip Sheridan School
- 722 Frances E. Willard Elementary School
- 703 Warren G. Harding Middle School
- 536 Allen M. Stearne School
- 500 Conwell Middle School
- 292 Holy Innocents School



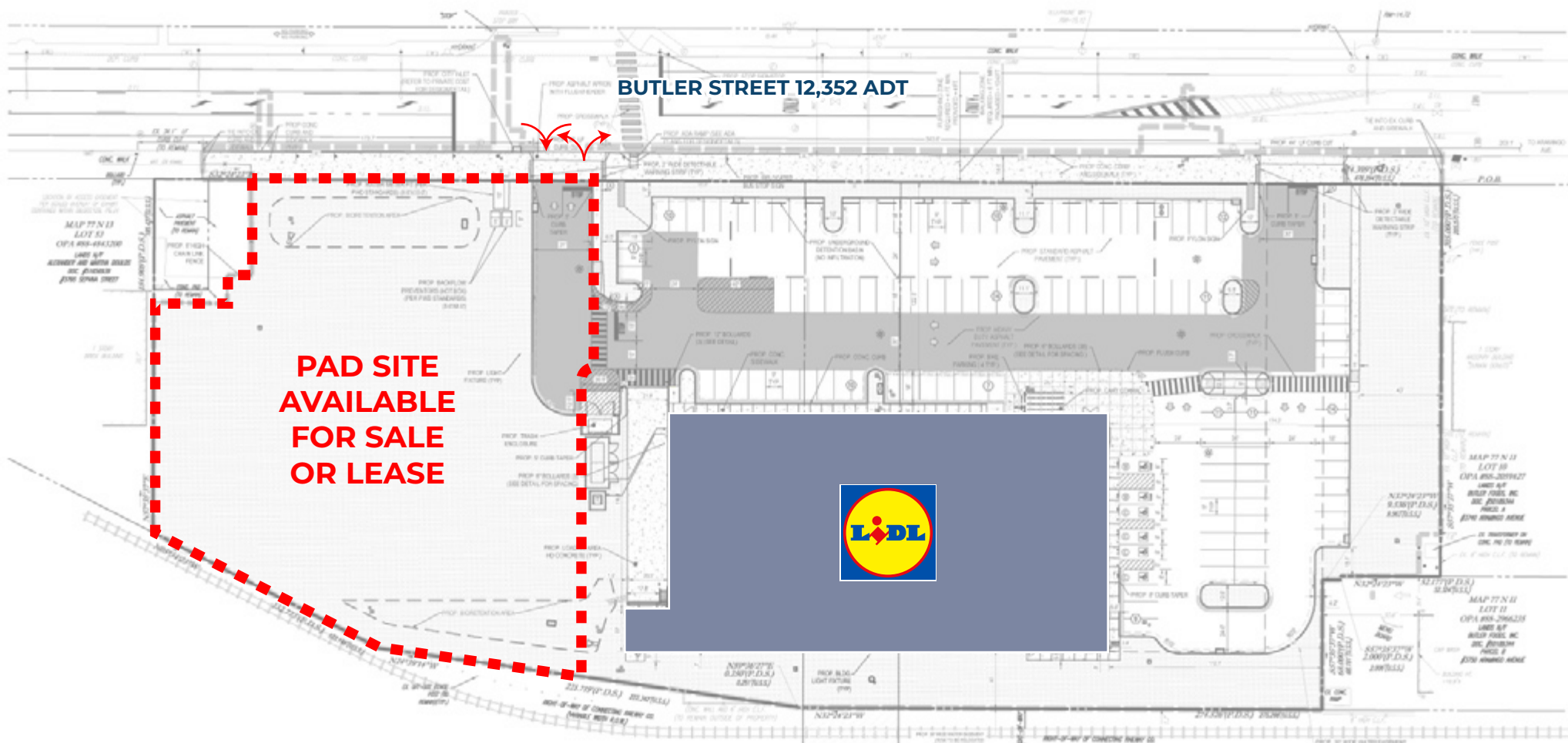
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Site Plan





Market Aerial