

6242 Stenton Avenue

Philadelphia, PA 19138

±1,853 SF Available For Lease with Drive Thru



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Former



Highlights

- 2nd Generation Restaurant with Furniture, Fixtures & Equipment
- Great Visibility from Stenton Avenue with 12,996 AADT
- Drive-thru with Multiple Points of Access with Shared KFC Parking
- Zoned CMX2: Neighborhood Commercial Mixed Use 2

Demographics

Population	1 Mile	3 Miles	5 Miles
	49,022	260,089	634,918
Daytime Employees	1 Mile	3 Miles	5 Miles
	6,201	68,284	187,917
Households	1 Mile	3 Miles	5 Miles
	20,227	107,636	253,503
Average Household Income	1 Mile	3 Miles	5 Miles
	\$75,811	\$96,336	\$96,785

Market Overview

Philadelphia, PA

From the central East Coast location to the one-of-a-kind U.S. history to its status as the sixth largest city in the nation, Philadelphia delivers so much more than most people expect. Philadelphia, the largest city in Pennsylvania, displays many characteristics of a small town. Its many trees, parks and other open spaces, and its quiet pace of life reflect in various ways the genteel Quaker heritage bestowed on the city by its founder, William Penn.

Philadelphia offers a unique setting for an eclectic mix of modern lifestyles, mingling both the edgy and the sophisticated. History and art are pervasive in the city proper. Walking through downtown, you'll likely spot murals and mosaics coating the sides of industrial warehouses and ivy climbing the walls of 300-year-old brick buildings. Culture is well-established in Philly, too, as evidenced by the array of art galleries, music venues and theaters.

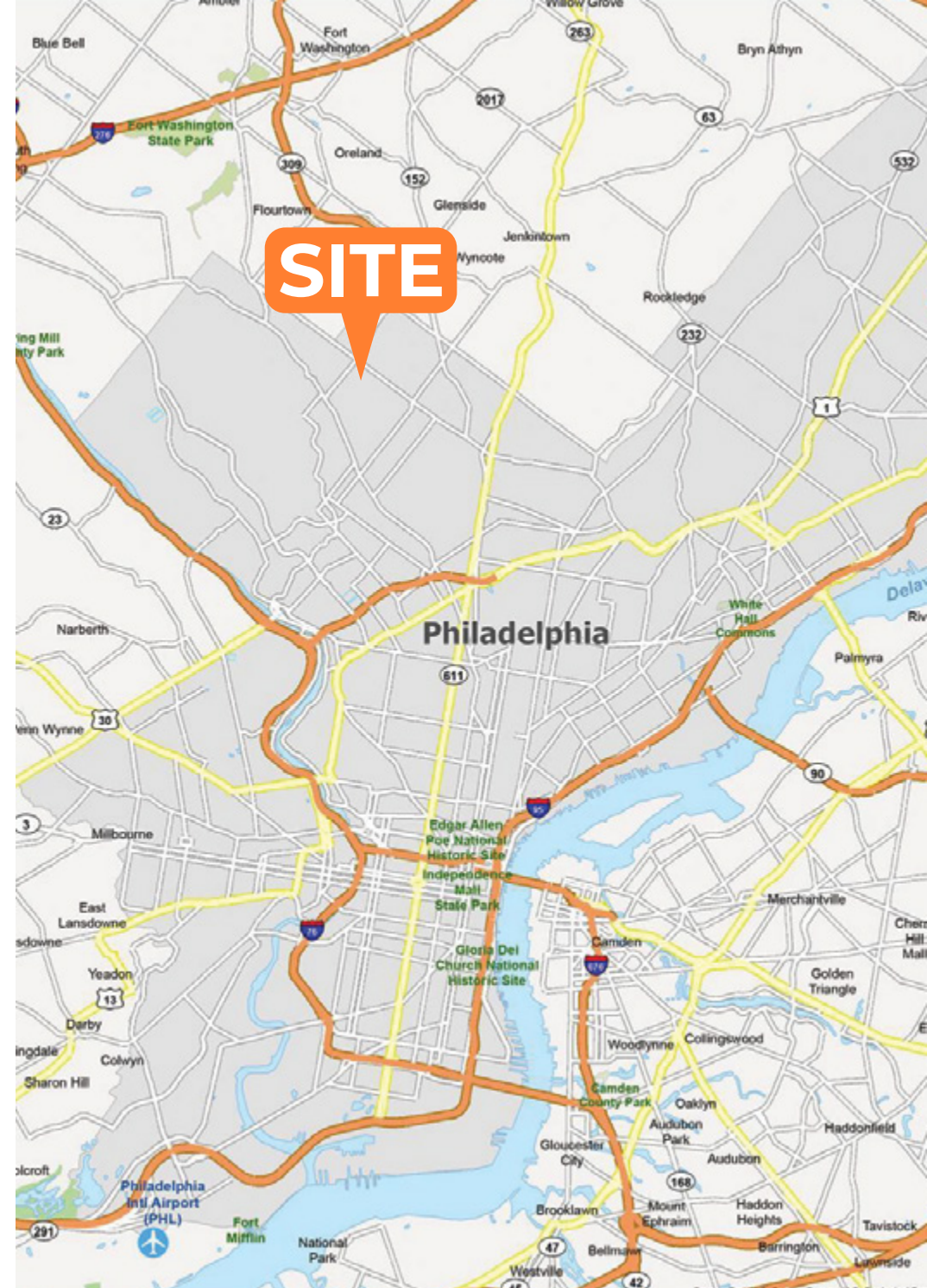
ECONOMY

The Port of Philadelphia and Camden, one of the largest freshwater ports in the world, is the major element in the official agglomeration of Delaware River ports, collectively one of the busiest shipping centres in the world. The Philadelphia area's many universities and colleges make it a top study destination as the city has evolved into an educational and economic hub, making the city one of the largest college towns in the U.S., with over 120,000 college and university students enrolled within the city limits and nearly 300,000 in the metropolitan area.

Tourism and hospitality is one of the largest industries in the region and important to the vitality of greater Philadelphia. The city is a sought-after destination for the U.S. and international travelers alike. This attracts 46.5 million tourists annually generating \$12.3 billion in total economic impact.

HISTORY

It was a centerpiece of early American history, and is home to many national historical sites that relate to the founding of the U.S. Independence National Historical Park is the center of these historical landmarks including, Independence Hall, and the Liberty Bell. Its place in history was secured by its role as the location of the signing of the Declaration of Independence, the constitutional convention of 1787, and second U.S. national capital.







±1,853 SF
2ND GEN
RESTAURANT
AVAILABLE

Local Aerial

The information and images contained herein are from sources deemed reliable. However, J.C.BAR Properties, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

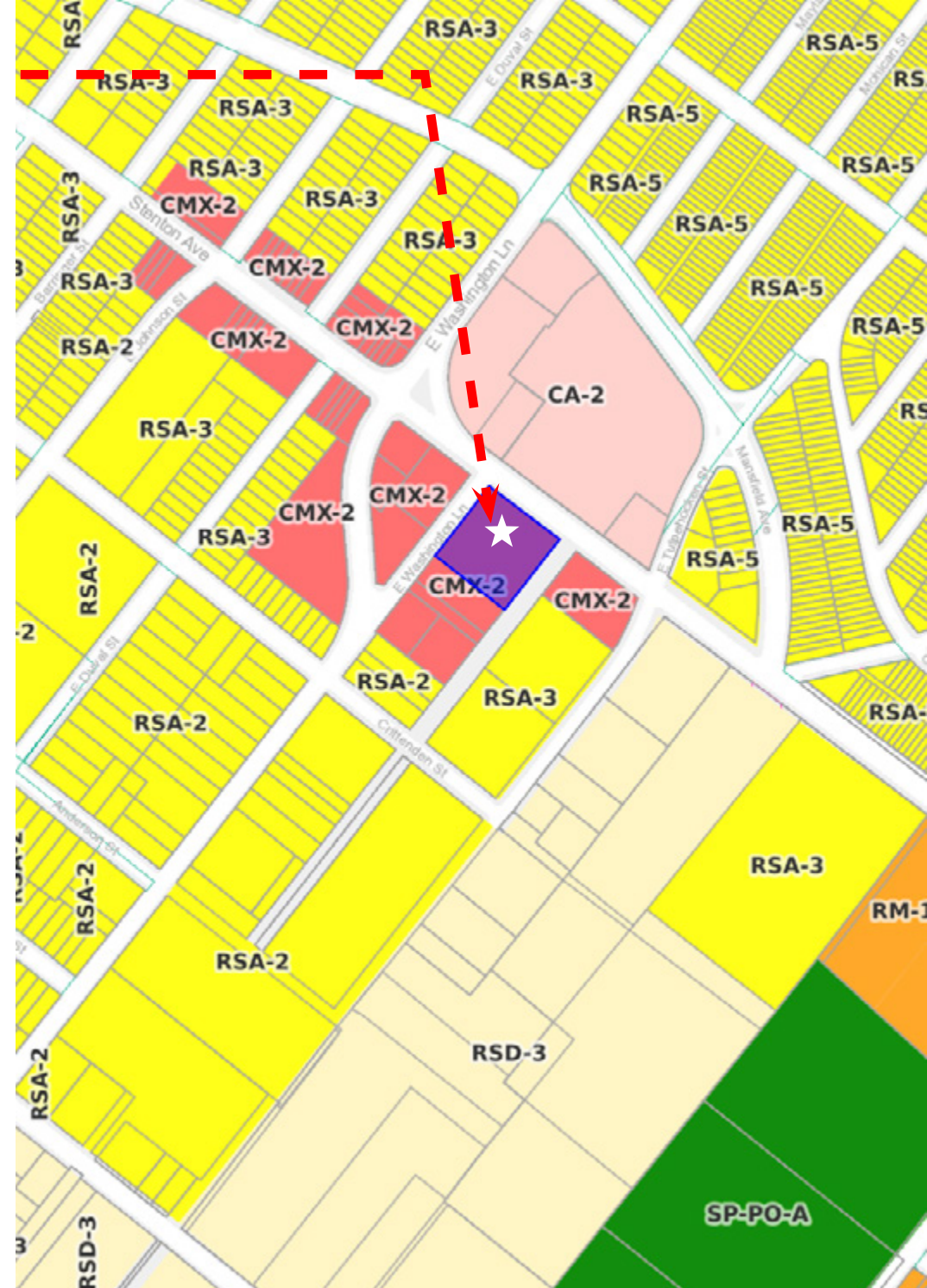
★ Zoning - § 14-402. Commercial and Commercial Mixed-Use Districts.

The City's Commercial and Commercial Mixed-Use zoning districts are listed in Table [14-402-1](#). When this Zoning Code refers to “Commercial” zoning districts, it is referring to all of these districts as of the effective date of this Zoning Code.

(2) CMX-2, Neighborhood Commercial Mixed-Use District-2.

The CMX-2, Neighborhood Commercial Mixed-Use district is primarily intended to accommodate active commercial and mixed-use development, including neighborhood-serving retail and service uses. The range of allowed uses is broader than the CMX-1 district areas.

[Click Here For Uses Allowed](#)





Site Photos

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