

# 6320 Stenton Avenue

Philadelphia, PA 19138

±2,512 SF on ±0.24 AC Available For Sale or Lease



**Questions? Contact Us.**

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## Highlights

- Prime Stenton Avenue (12,996 AADT) & Washington Lane (12,289 AADT) Location with High Visibility
- Turnkey Second-Generation Restaurant Space
- Flexible Freestanding Building Design Offering Dedicated Parking, Private Entrances and Ability to Customize Exterior Signage and Branding

### JOIN THESE MAJOR LOCAL AREA RETAILERS

 **Citizens**

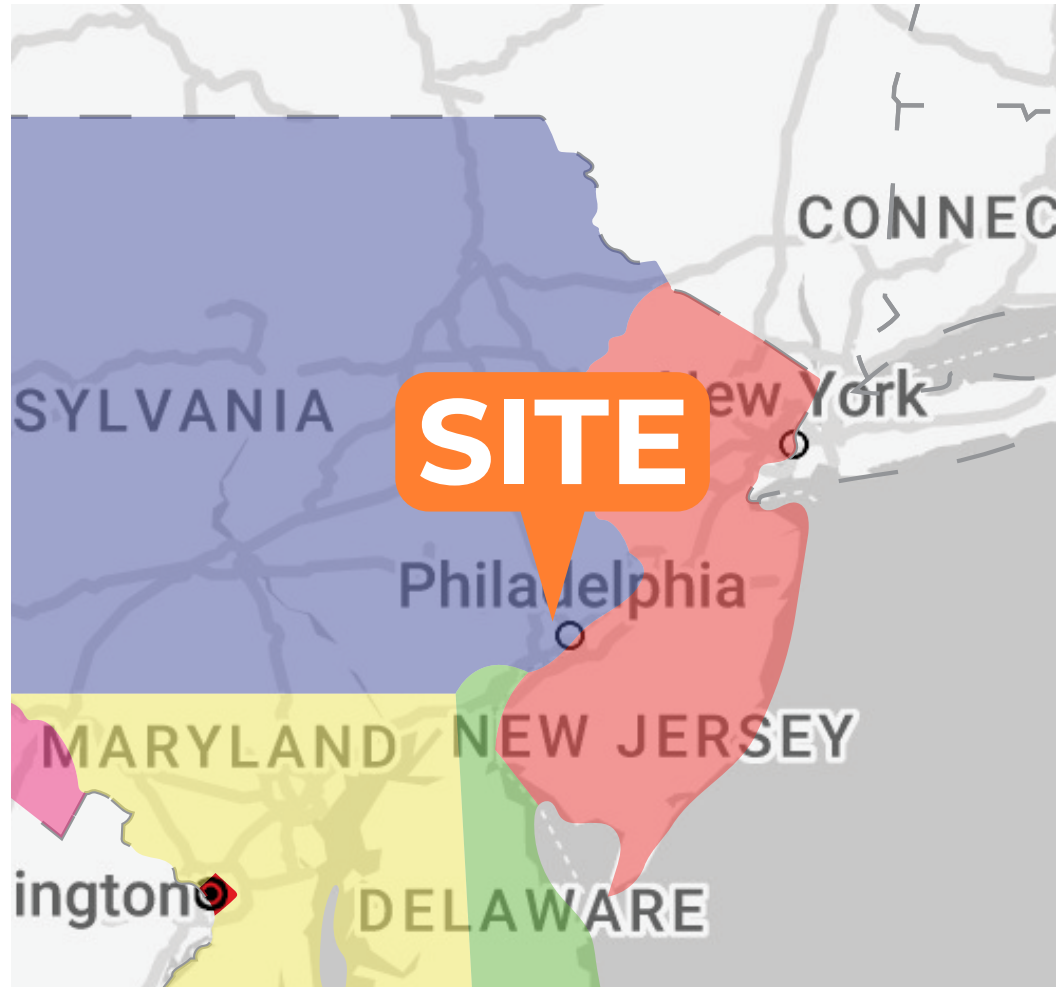
 **DUNKIN'**

 **Advance Auto Parts**

 **AutoZone**

 **CVS pharmacy**

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



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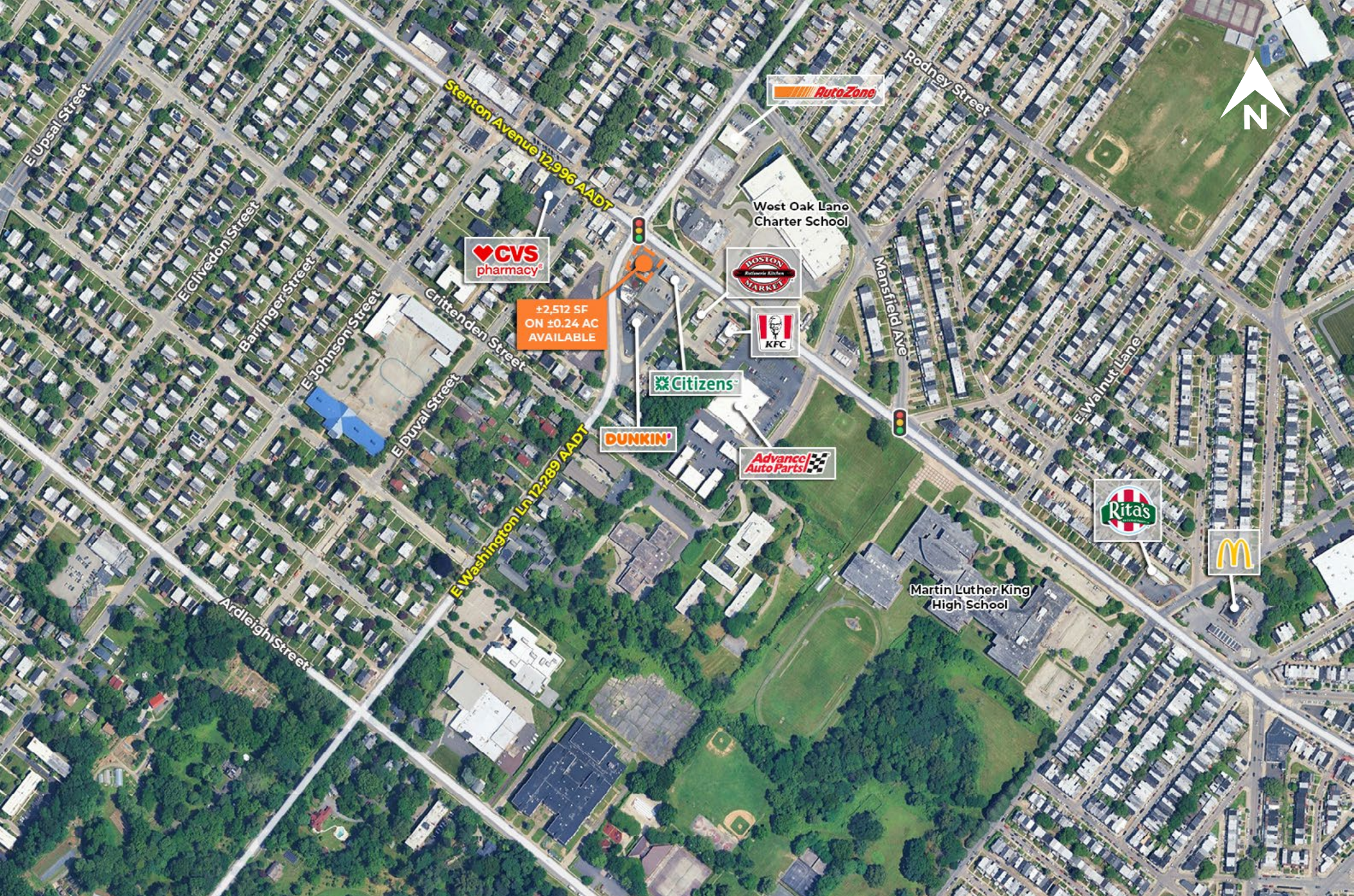
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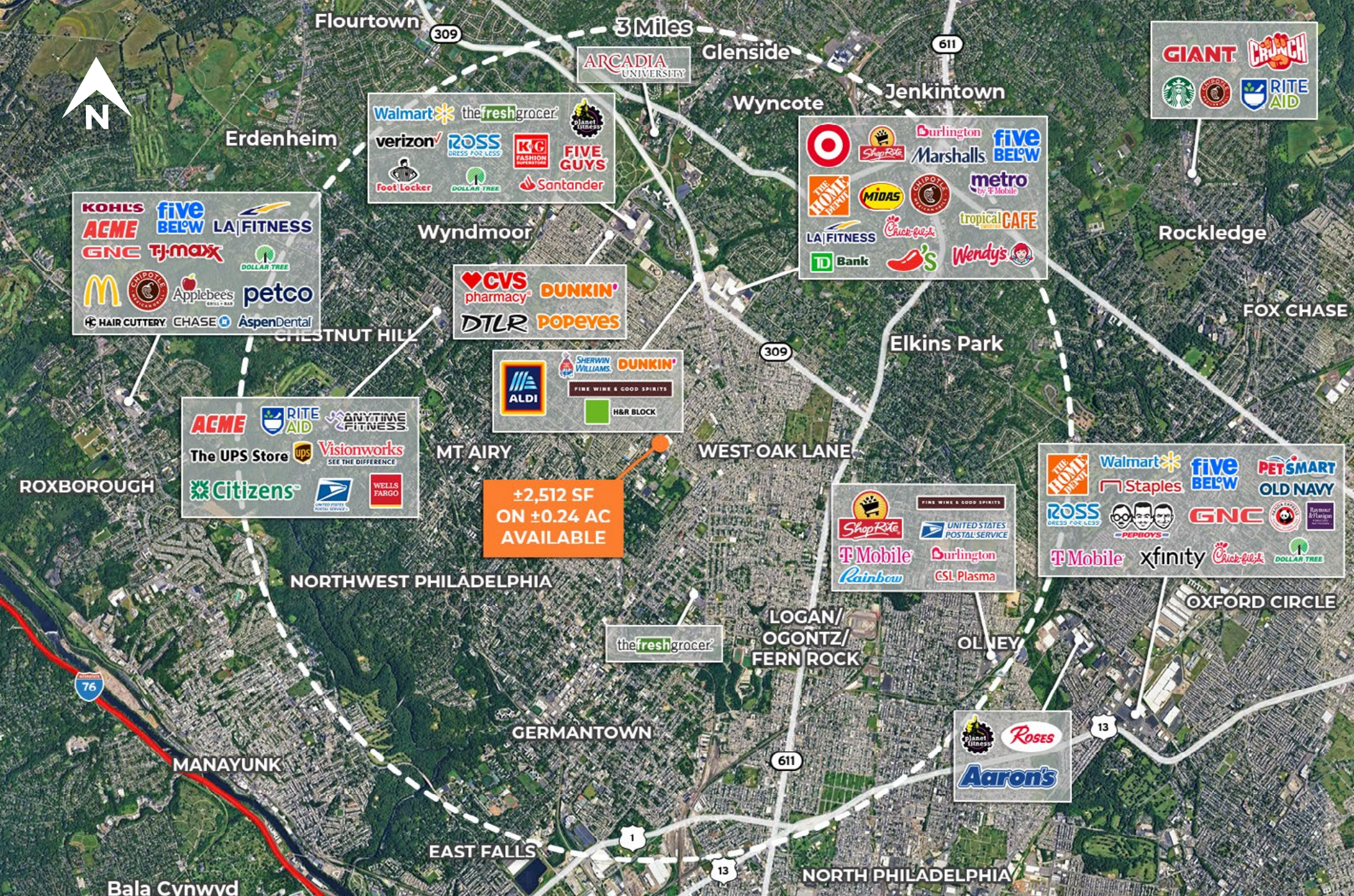
# Zoom Aerial





# Local Aerial





# Market Aerial