

# 501 N 22nd Street

PHILADELPHIA, PA | 19130



**FORMER CVS PHARMACY**

**±10,960 SF – FOR LEASE**

**BW** Anthony Curcio | Gary Russell  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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COMMERCIAL BROKERAGE. *Redefined.*

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±10,960 SF  
FOR LEASE

## PROPERTY OVERVIEW

- Sub-lease from CVS- +/- 10,960 square feet on 0.67 acre
- Ultra-Dense population- 1,048,238 within a 5-mile radius, 551,338 in 3 miles
- High visibility on traffic light controlled corner of Hamilton Street & 21st Street
- Whole Foods and Target just one block away



### POPULATION

15 MIN DR- 422,742  
1 MILE- 78,870  
3 MILE- 551,338  
5 MILE- 1,048,238



### EMPLOYEE

15 MIN DR- 302,301  
1 MILE- 129,424  
3 MILE- 314,314  
5 MILE- 475,778



### AV HH INCOME

15 MIN DR- \$106,843  
1 MILE- \$116,529  
3 MILE- \$104,217  
5 MILE- \$94,348



### HOUSEHOLDS

15 MIN DR- 197,919  
1 MILE- 46,474  
3 MILE- 248,799  
5 MILE- 433,811



# 501 N 22ND STREET

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±10,125 ACRES  
**FOR LEASE**



## MARKET OVERVIEW



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Anthony Curcio

ACurcio@bennettwilliams.com  
484.571.5764



### Gary Russell

GRussell@bennettwilliams.com  
717.579.3112

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

