

1247 N 26TH STREET

Philadelphia, PA 19121



FLEX SPACE + IOS FOR LEASE
±5,490 SF BUILDING
0.5 ACRE LOT

PROPERTY OVERVIEW

This property, on a unique half acre lot, is located in the up-and-coming Brewerytown neighborhood of Philadelphia. It offers a rare combination of building size and usable land. The site provides availability for outdoor storage and features seven (7) drive-in bays, making it well-suited for businesses needing flexible access, yard space, and parking. The property has access to I-76 and benefits from strong connectivity to Center City and all its amenities.

DEMOGRAPHICS

1 MILE

2 MILE

3 MILE

POPULATION

67,198

250,200

525,102

EMPLOYEES

12,564

198,728

315,647

AVERAGE HHI

\$111,926

\$108,097

\$113,535

HOUSEHOLDS

31,559

113,070

241,811

TRAFFIC COUNTS: West Girard St (±10,000 VPD)

PROPERTY DETAILS

- SF: 5,490
- 0.46 Acre Fenced In Lot
- Brewerytown Neighborhood
- Blocks Away from **Girard College**
- **Access** from **Both Sides of Lot**
- 7 Drive in Bays (10 ft)
- **RSA-5 Zoning**





PROPERTY LOT

0.46 Acre Fenced-in Lot

RSA-5 Zoning

- Safety Services
- Utilities and Basic Services



MARKET AERIAL



JAMIE SCHMIDT | THEO NOTARAS

FOR LEASING INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Jamie Schmidt

jschmidt@bennettwilliams.com



Theo Notaras

tnotaras@bennettwilliams.com

CONTACT US

610.321.1111 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

