

1247 N 26TH STREET

Philadelphia, PA 19121



FOR SALE

±0.5 ACRE REDEVELOPMENT LOT

PROPERTY OVERVIEW

Located in the heart of Philadelphia's rapidly growing Brewerytown neighborhood, this rare half-acre development site presents an exceptional opportunity for residential redevelopment. Zoned RSA-5 (Residential Single-Family Attached), the property offers a unique combination of scale, flexibility, and access, featuring curb cuts on both street frontages that provide developers with multiple design options, including first-floor parking with residential units above or traditional rowhome development on either side of the parcel, subject to all applicable zoning and municipal approvals. With convenient access to I-76, Center City Philadelphia, and the neighborhood's expanding mix of restaurants, breweries, and retail amenities, the site is ideally positioned to capitalize on Brewerytown's continued residential growth and redevelopment momentum.

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**

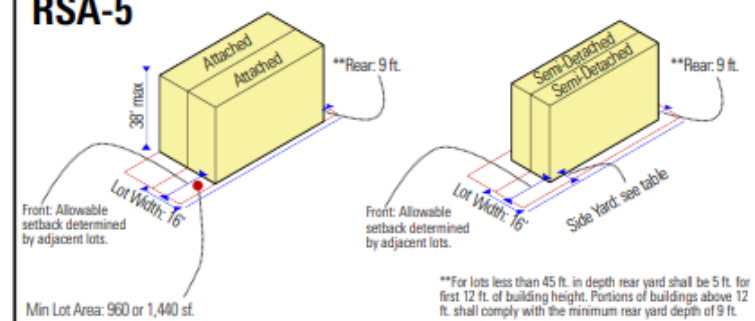


PROPERTY LOT



Min. Lot Width	16 ft.
Min. Lot Area	Council Districts 1,2,3,5,7: 960 sq. ft. [2] Council Districts 4,6,8,9,10: 1,440 sq. ft. [2]
Max. Occupied Area	Intermediate: 75% Corner: 80% [3]
Min. Front Setback	Based on adjacent [4,5]
* Min. Side Yard Width - permitted residential uses [6]	Detached, Intermediate Lot: 2/5ft. each Detached, Corner Lot: 5 ft. Semi-Detached: 5 ft.
Min. Rear Yard Depth	9 ft. [7]
Max. Height	38 ft.
Building Types	Detached, Semi-Detached, Attached

RSA-5



BREWERYTOWN MARKET AERIAL



Bennett Williams

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