HIGHLY VISIBLE PHILADELPHIA PROPERTY AVAILABLE FOR LEASE

6712 - 6714 RISING SUN AVENUE  |  PHILADELPHIA, PA

Wolf Commercial Real Estate
www.WolfCRE.com
6712-6714 RISING SUN AVENUE I PHILADELPHIA, PA

PROPERTY DESCRIPTION

Location
6712-6714 Rising Sun Avenue
Philadelphia, PA 19111

Size / SF Available
4,600 SF (Divisible)

Lease Price
$24.00/SF (NNN)

Occupancy
Available for immediate occupancy

Signage
Exterior Building Signage Available

Property / Area Description
• 15,000 vehicles per day travel by site
• Fit-out for medical office or law firm uses
• Local ownership & management

Contact Us
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The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.
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**DEMOGRAPHICS MAP & REPORT**

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### POPULATION

<table>
<thead>
<tr>
<th></th>
<th>0.5 MILES</th>
<th>1 MILE</th>
<th>1.5 MILES</th>
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</thead>
<tbody>
<tr>
<td>Total population</td>
<td>10,650</td>
<td>39,444</td>
<td>87,296</td>
</tr>
<tr>
<td>Median age</td>
<td>38.3</td>
<td>35.5</td>
<td>34.4</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>38.3</td>
<td>33.8</td>
<td>32.4</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>37.3</td>
<td>36.3</td>
<td>35.5</td>
</tr>
</tbody>
</table>

### HOUSEHOLDS & INCOME

<table>
<thead>
<tr>
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<th>0.5 MILES</th>
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<tbody>
<tr>
<td>Total households</td>
<td>4,242</td>
<td>14,526</td>
<td>30,996</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.5</td>
<td>2.7</td>
<td>2.8</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$52,128</td>
<td>$56,179</td>
<td>$55,847</td>
</tr>
<tr>
<td>Average house value</td>
<td>$170,025</td>
<td>$179,905</td>
<td>$179,405</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census