



PREMIER ITALIAN MARKET RETAIL LOCATION FOR LEASE



925-927 SOUTH 9TH STREET | PHILADELPHIA, PA



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)



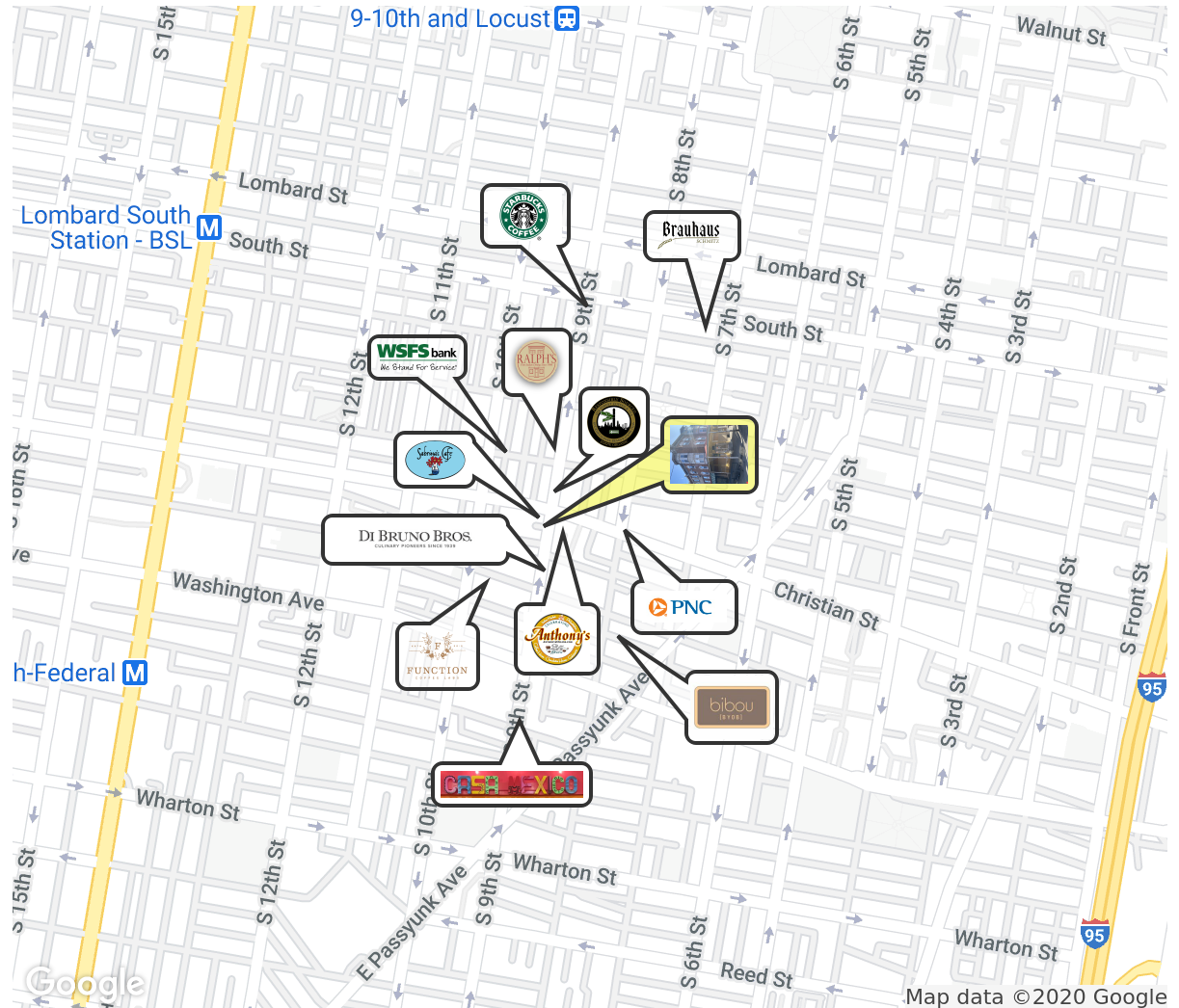
## PROPERTY DESCRIPTION

<b>Location</b>	925-927 South 9th Street Philadelphia, PA 19147
<b>Size / SF Available</b>	2,388 SF
<b>Lease Price</b>	\$17.00/SF (NNN)
<b>Occupancy</b>	Available for immediate occupancy
<b>Signage</b>	Corner property with highly visible signage
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Excellent location in heart of iconic Italian Market</li> <li>• 1st Floor and basement available for lease</li> <li>• Corner property with highly visible signage</li> <li>• Italian market features outdoor seating and gourmet shops</li> <li>• Across from several well-known businesses including Di Bruno Bros.</li> </ul>

## Contact Us

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ADDITIONAL PHOTOS



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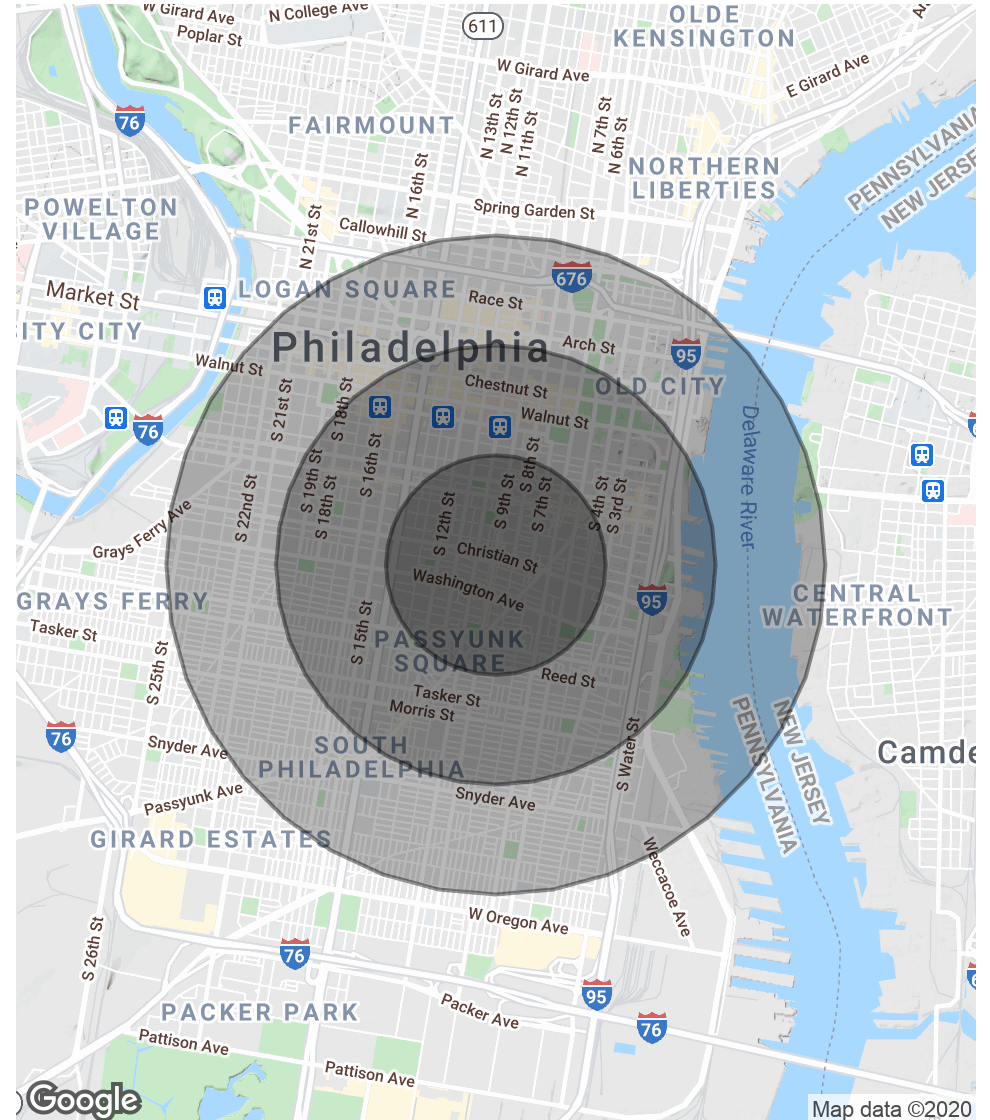
## DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	22,118	90,613	174,027
Average age	33.9	34.2	34.8
Average age (Male)	33.7	34.4	34.4
Average age (Female)	34.7	35.4	35.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	10,474	44,248	83,408
# of persons per HH	2.1	2.0	2.1
Average HH income	\$76,282	\$74,055	\$70,692
Average house value	\$353,477	\$356,185	\$320,529

\* Demographic data derived from 2010 US Census



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