



# FOR LEASE: 4,000 SF WITH RESERVED PARKING

## 1606-08 & 1618-22 Fairmount Avenue

Philadelphia, Pennsylvania

### PROPERTY FEATURES

- › One-story building and lot fronting busy arterial Fairmount Avenue
- › Open floor plan on ground floor with steel overhead door
- › Neighboring the flourishing and ongoing North Broad Street development
- › Excellent site in active neighborhood with proximity to major world renowned cultural attractions including the Philadelphia Art Museum, Rodin Museum, Barnes Museum, and The Franklin Institute
- › Surrounded by apartments, condominiums, and restaurants with short walk to Fairmount Park, The Parkway and Center City
- › Zoning CMX-2 suited for many uses
- › Superb central location for quick access to I-76, I-676 and I-95



## SUBJECT AREA



### WALK SCORE:

 **92**

Walker's Paradise

### TRANSIT SCORE:

 **84**

Excellent Transit

### BIKE SCORE:

 **86**

Very Bikeable

## DEMOGRAPHICS

### WITHIN 1/2 MILE



**17,920**  
people



**8,720**  
households



**\$77,254**  
average HHI



**10,891**  
employees

### WITHIN 1 MILE



**63,391**  
people



**28,830**  
households



**\$81,919**  
average HHI



**100,264**  
employees

### WITHIN 3 MILES



**483,683**  
people



**202,153**  
households



**\$65,632**  
average HHI



**421,886**  
employees



COLLIERS INTERNATIONAL  
Ten Penn Center  
1801 Market Street, Suite 500  
Philadelphia, PA 19103  
[www.colliers.com/philadelphia](http://www.colliers.com/philadelphia)

MICHAEL KAHAN  
Vice President  
+1 215 928 7564  
[michael.kahan@colliers.com](mailto:michael.kahan@colliers.com)