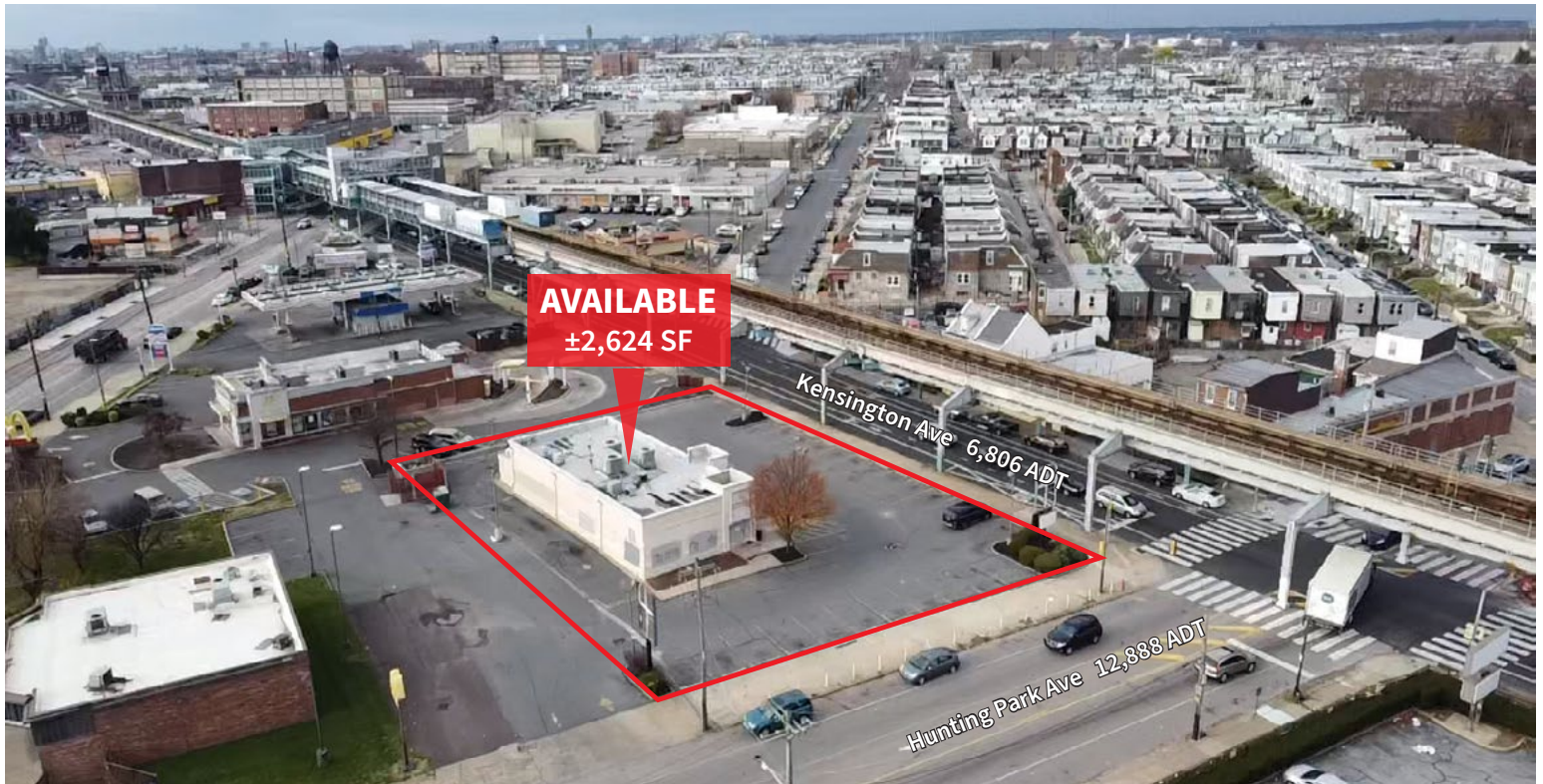


PRESENTED FOR LEASE, GROUND LEASE OR SALE BY EQUITY RETAIL BROKERS

±2,624 SF FREESTANDING FORMER FAST FOOD RESTAURANT

3975-3981 Kensington Ave, Philadelphia, PA 19124

EQUITY RETAIL BROKERS



PROPERTY FEATURES

- ±2,624 SF Freestanding Building on ±0.58 AC
- For Lease, Ground Lease or Sale
- Fast food / QSR restaurant space
- Existing Drive-Thru
- 33 surface level parking spaces
- Excellent visibility
- Located at signalized intersection
- Frontage on Kensington and Hunting Park Avenues

DETAILS

- Located steps from the Erie-Torresdale Station on the SEPTA Market-Frankford Line
- Approx. 6,806 ADT on Kensington Ave
- Dense residential community
- Area tenants include McDonald's, Autozone, Dunkin', Rite Aid, Save-A-Lot, Aldi, Santander, Save-A-Lot, & Family Dollar

CONTACT

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Equity Retail Brokers | 531 W. Germantown Pike, Ste 103 | Plymouth Meeting, PA 19462 | T: 610.645.7700 | www.equityretailbrokers.com

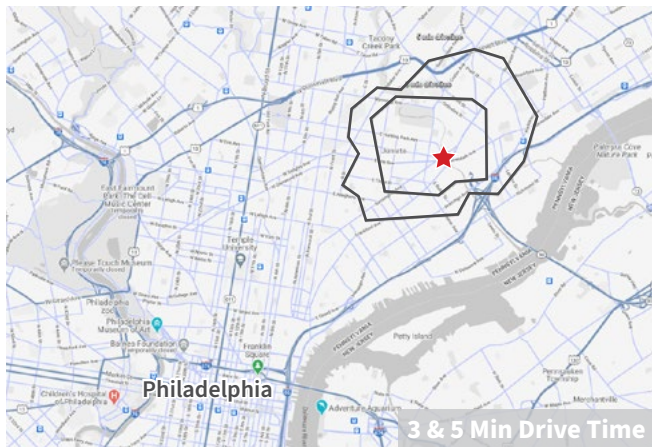
The right space. The right move.

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Demographics

	3 Mins	5 Mins
Population	39,972	94,045
Average HHI	\$56,942	\$57,207
Adj Daytime Demos (16yrs+)	23,916	59,364

Demographic Data Source: Applied Geographic Solutions, 2022 (REGIS)



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03/23

NORTHEAST PHILADELPHIA SITE AERIAL
3975-3981 Kensington Ave | Philadelphia County, PA



The UPS Store



SITE



Mariana Bracetti Academy
Charter School

Torresdale Ave 10,491 ADT

Kensington Ave 6,806 ADT

E Hunting Park Ave 11,273 ADT

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai

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03/23



NORTHEAST PHILADELPHIA RETAIL MARKET AERIAL

Torresdale Ave & Kensington Ave | Philadelphia County, PA



EQUITY RETAIL BROKERS

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai

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