

# SWANSON SQUARE FOR LEASE: COMMERCIAL/FLEX SPACE

20 & 38 Jackson St, 21 Wolf Street, Philadelphia PA 19148

EQUITY RETAIL BROKERS



## 20 Jackson St

1st Floor: Leased & Lease Pending  
2nd Floor: 24,900 SF Available

## 38 Jackson St

Lower Level: Fully Leased  
1st Floor: Fully Leased  
2nd Floor: 2,100 SF & 8,800 SF Available

## 21 Wolf St

Lower Level: 9,800 SF Available  
1st Floor: 11,508 SF Available  
2nd Floor: Fully Leased



## PROPERTY FEATURES & DETAILS

- Adjacent to newest Amazon Distribution Center
- Across the street from a potential retail development
- Multiple size and use options
- On street parking readily available

- Freight Elevators
- Zoning: I2
- Can consider all office/commercial/retail uses

### Neighboring Tenants



## CONTACT

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CELL 484.796.1201



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The right space. The right move.



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03/25



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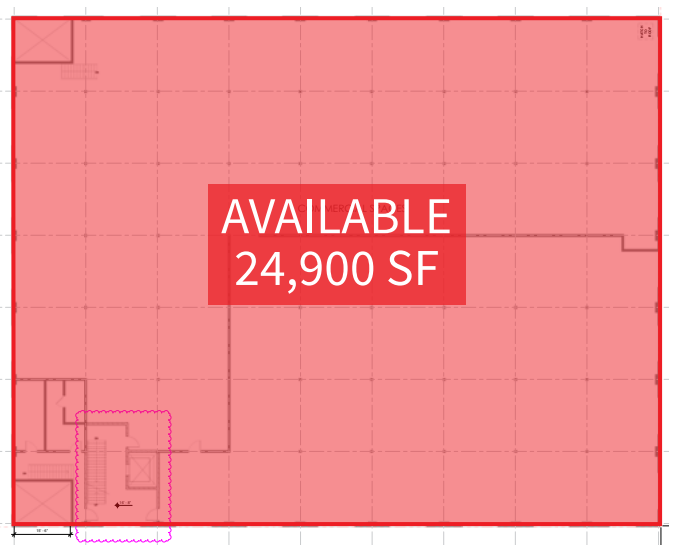
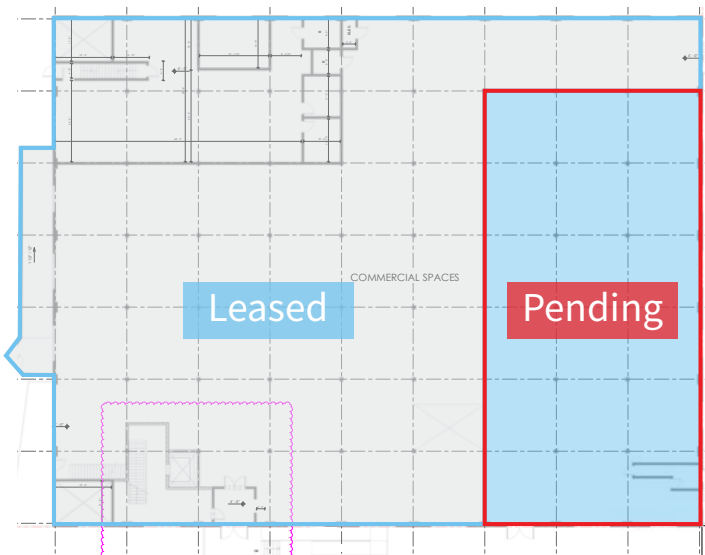
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## 20 Jackson St



### 1st Floor

### 2nd Floor



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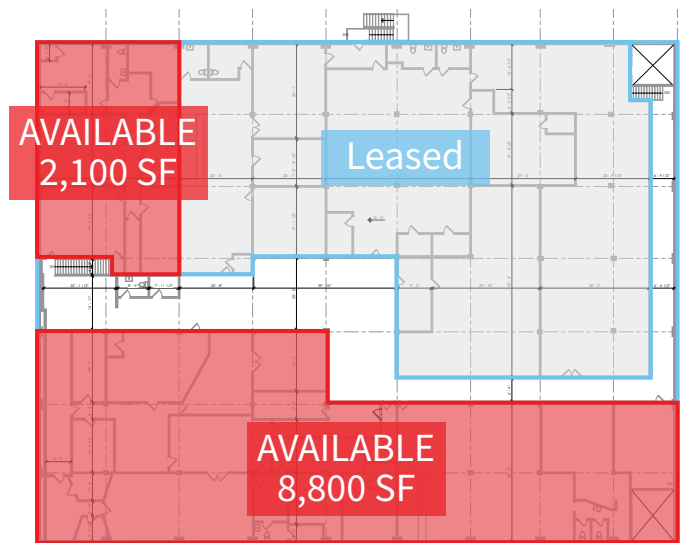
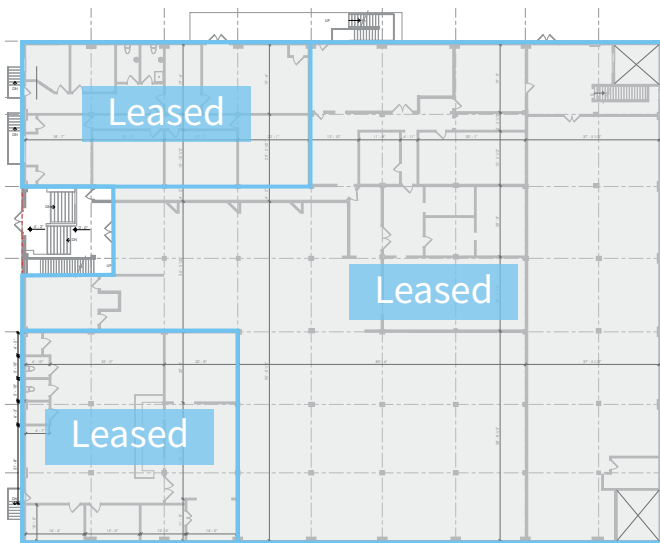
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## 38 Jackson St



1st Floor

2nd Floor





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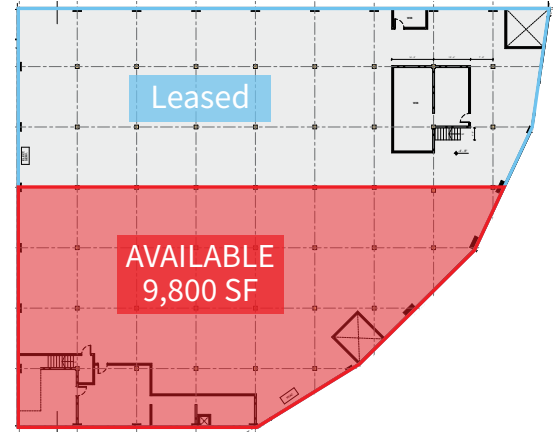
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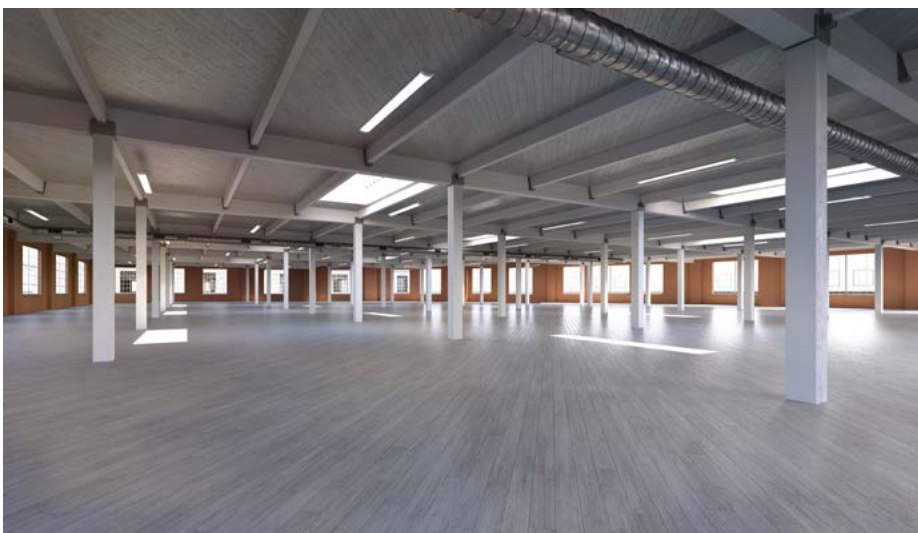
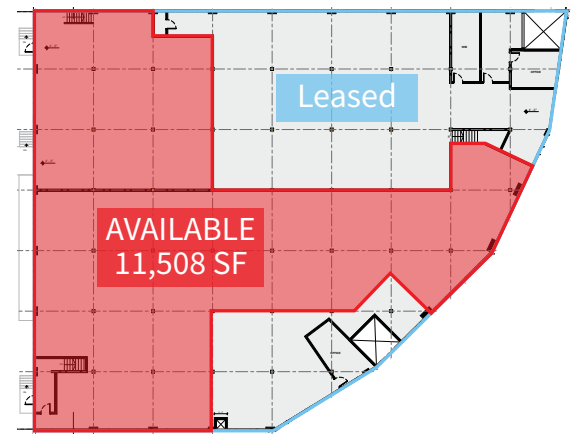
## 21 Wolf St



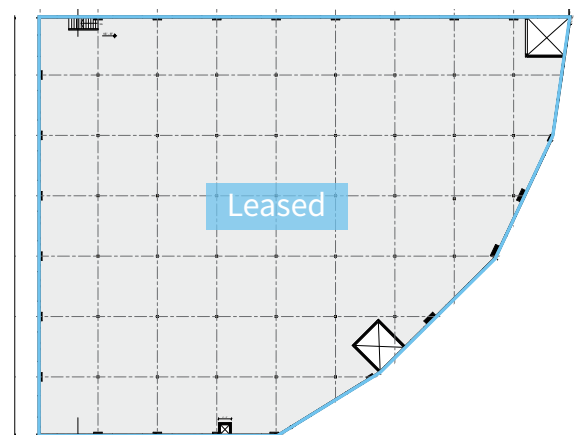
### Lower Level



### 1st Floor



### 2nd Floor





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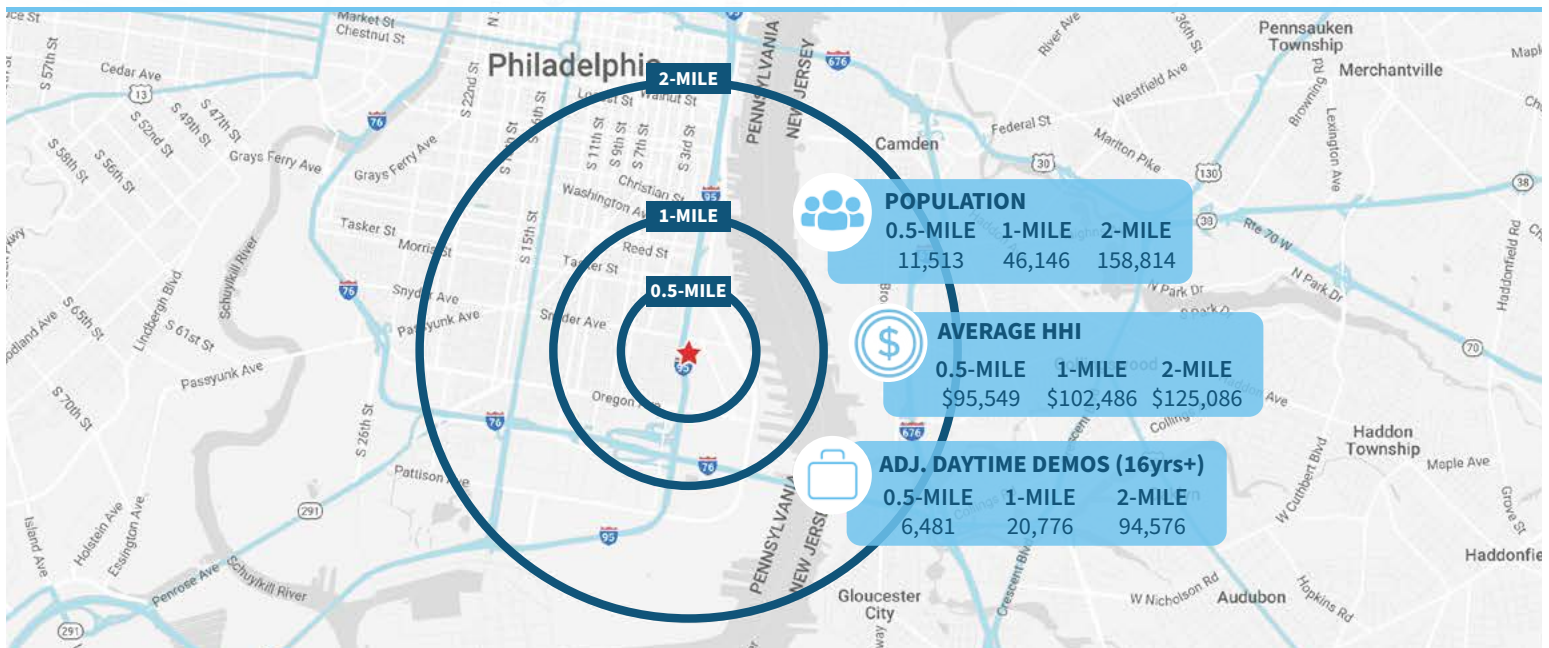
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## LOCATION AERIAL



## Demographic Overview (0.5, 1, 2-mile radius)





# MARKET AERIAL

Swanson Square | Philadelphia County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)

Compliments of:

EQUITY RETAIL BROKERS

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