

# FOR LEASE

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## INFORMATION

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### SPACE FEATURES

- Approximately 3,200 SQFT of first floor space.
- Prominent visibility at the intersection of Leverington Avenue and Main Street.
- Open floor plan with high ceilings.
- Large windows facing the Schuylkill River Trail waterfront.
- Access to Bus Route 61 located outside building.

### DEMOGRAPHICS AND TRAFFIC COUNT

Demographics Within 1 Mile:

- Total Population: 21,759
- Total Households: 9,539
- Median Income: \$86,993

Traffic Count:

- Main Street & Green Street Intersection Average Daily Volume: 15,280



**DELPHI**  
PROPERTY GROUP LLC

413 Johnson Street  
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Jenkintown, PA 19046  
215-627-7300  
Info@DelphiPG.com  
DelphiPG.com

Listing Agent: Rebecca Sole  
267-680-9478  
Rebecca@DelphiPG.com

As the Exclusive Representative for the Landlord, Delphi Property Group, LLC is pleased to call your attention to the availability of retail space at

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**4 LEVERINGTON AVENUE**  
**PHILADELPHIA PA 19127**