

OFFERING MEMORANDUM
3451 ARAMINGO AVENUE
PHILADELPHIA, PA
PRIME OWNER-OPERATOR OPPORTUNITY



MAIN BUILDING:

- ±17,544 SF LEASED (61.5%)
- ±10,975 SF VACANT (38.5%)

TOTAL SF: 28,519 SF

RARE ARAMINGO AVENUE RETAIL INVESTMENT OPPORTUNITY



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investment advisors.

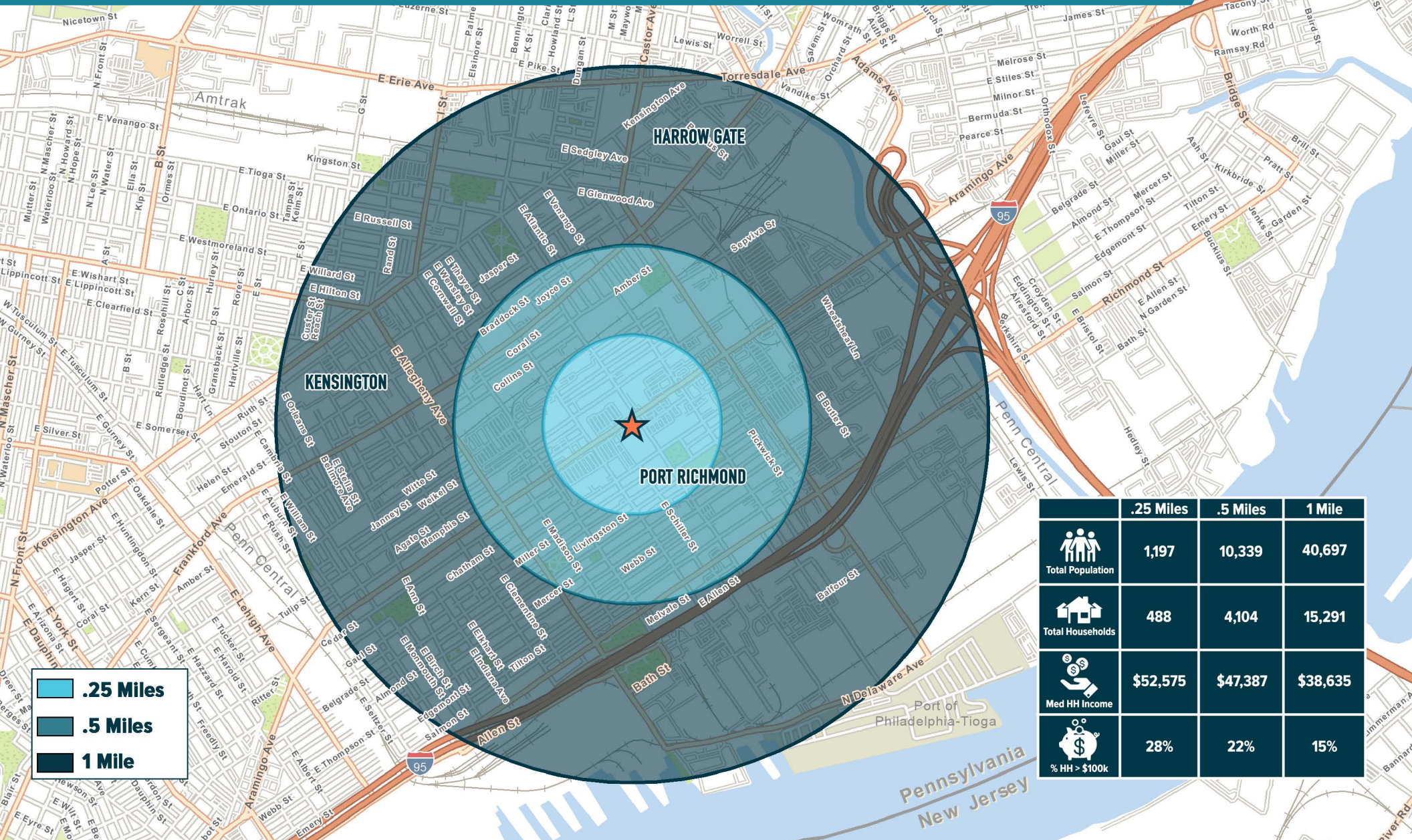
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DENSE PORT RICHMOND SECTION OF PHILADELPHIA WITH 40,697 PEOPLE IN 1-MILE RADIUS



	.25 Miles	.5 Miles	1 Mile
Total Population	1,197	10,339	40,697
Total Households	488	4,104	15,291
Med HH Income	\$52,575	\$47,387	\$38,635
% HH > \$100k	28%	22%	15%

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MARKET AERIAL



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VALUE ADD INVESTMENT WITH DESIRABLE ±10,975 SF VACANCY



ARAMINGO AVENUE 23,633 VPD

EAST ONTARIO STREET

EAST TIAGO STREET

WILD CRAB SEAFOOD BAR

CVS pharmacy

Aarons

ARAMINGO BEVERAGES
Foot Locker

AVAILABLE
±10,975 SF

Burlington

DOLLAR GENERAL
AMERICA'S KIDS

PHILADELPHIA, PA
3451 ARAMINGO AVENUE

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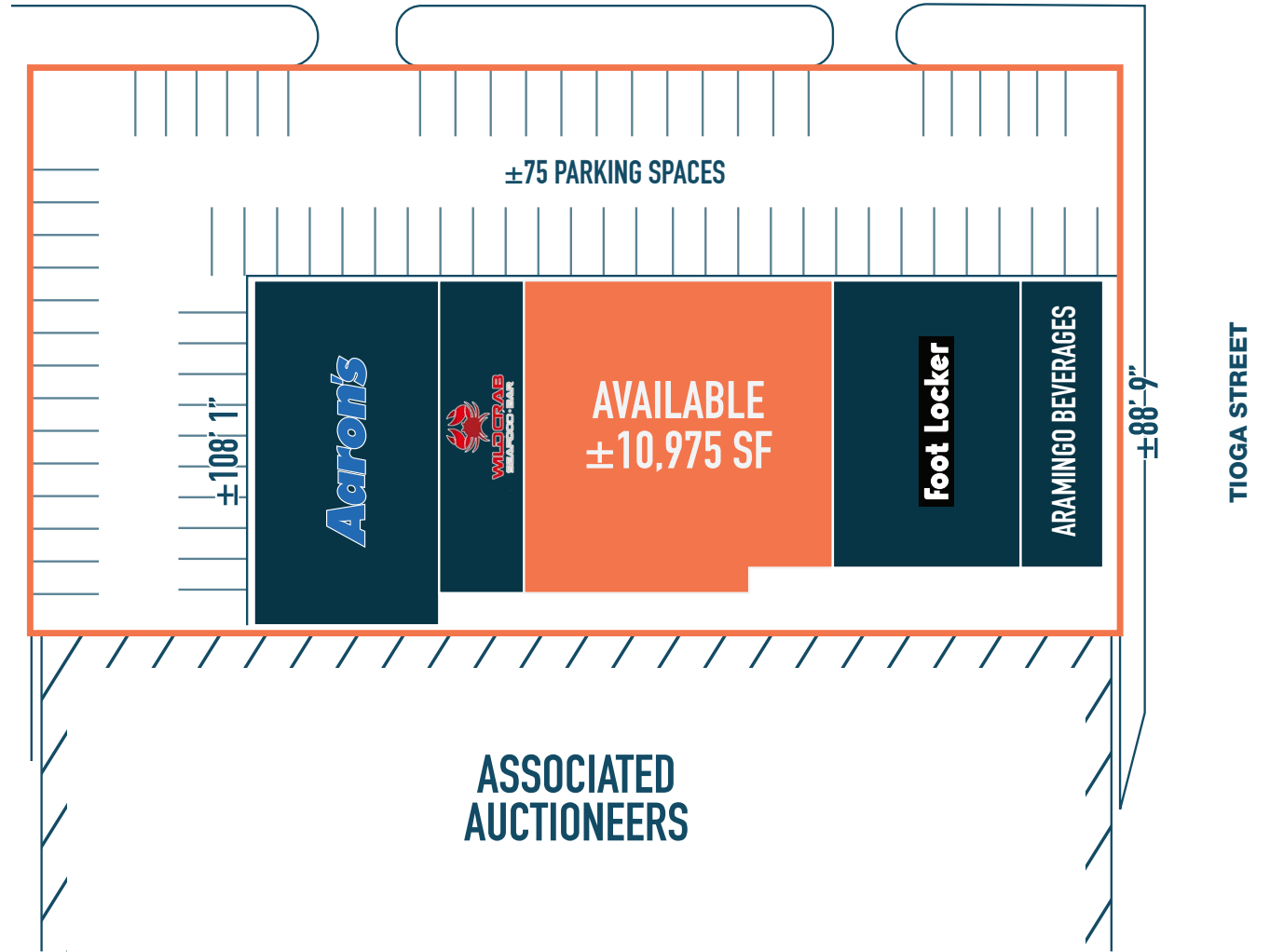
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SITE PLAN

ARAMINGO AVE 23,633 VPD

KEY		
1.	AARON'S	7,004 SF
2.	WILD CRAB	3,507 SF
3.	AVAILABLE	10,975 SF
4.	FOOT LOCKER	5,074 SF
5.	ARAMINGO BEVERAGES	1,959 SF



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Property Overview

3451 Aramingo Avenue, Philadelphia, PA

Total Square Footage:	±28,519 SF	County:	Philadelphia County
Acreage:	±2.47 Acre	Zoning:	ICMX; Industrial / Industrial Mixed-Use
Parking:	75 Spaces		

RESIDENTIAL USE CATEGORY

Caretaker Quarters

PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY

Adult Care
Child Care
Detention and Correctional Facilities
Educational Facilities

PARKS AND OPEN SPACES USE CATEGORY

Passive Recreation

Fraternal Organization
Libraries and Cultural Exhibits
Re-Entry Facility
Religious Assembly

Active Recreation

Safety Services
Transit Station
Utilities and Services, Basic
Wireless Service Facility

OFFICE USE CATEGORY

Business and Professional
Sole Practitioner
Group Practitioner
Government

RETAIL SALES USE CATEGORY

Adult-Oriented Merchandise
Building Supplies and Equipment
Consumer Goods

Drug Paraphernalia Sales
Gun Shop
Food, Beverages, and Groceries

Pets and Pet Supplies
Sundries, Pharmaceuticals, and
Convenience Sales

Wearing Apparel and Accessories

COMMERCIAL SERVICES USE CATEGORY

Adult-Oriented Service
Animal Services
Assembly and Entertainment
Building Services
Business Support

Eating and Drinking Establishments
Take-Out Restaurant
Smoking Lounge
Financial Services
Personal Credit Establishment

Funeral and Mortuary Services
Maintenance & Repair of Consumer
Goods
Marina
Parking, Non-Accessory

Personal Services
Body Art Service
Radio, Television, and Recording
Services
Commissaries and Catering Services

VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES

Commercial Vehicle Sales and Rental
Personal Vehicle Repair/Maintenance

Personal Vehicle Sales and Rental
Vehicle Fueling Station

Vehicle Equipment and Supplies Sales
and Rental

WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY

Equipment and Materials Storage
Yards and Buildings
Moving and Storage Facilities
Warehouse

Wholesale Sales and Distribution
Distributor of Malt or Brewed
Beverages

INDUSTRIAL USE CATEGORY

Artist Studios and Artisan Industrial

Limited Industrial

Research and Development

URBAN AGRICULTURE USE CATEGORY

Community Garden

Market/Community-Supported Farm

Animal Husbandry

Horticulture Nurseries and Greenhouses



PROPERTY PHOTO



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