

An aerial photograph of a city street, likely in Philadelphia, showing a row of brick buildings. Large white numbers '2020' are overlaid on the image. The text 'MSC' is in the top right, 'E. ALLEGHENY AVENUE' is in the top right, 'PORT RICHMOND PHILADELPHIA, PA' is in the middle right, and 'OVER 30,000 SF FT OF FLEX SHOWROOM/RETAIL/OFFICE SPACE AVAILABLE FOR LEASE' is in the bottom left.

MSC

E. ALLEGHENY
AVENUE

PORT RICHMOND
PHILADELPHIA, PA

OVER **30,000** SF FT OF FLEX
SHOWROOM/RETAIL/OFFICE SPACE
AVAILABLE FOR LEASE



2220^{E.} ALLEGHENY AVENUE

JOIN LOCAL AREA TENANTS



SHOWROOMS 2220
— PHILADELPHIA —

PROPERTY DETAILS

- ▶ Over 30,000 SF of flexible leasable space over 3 floors — ideal for retail, showroom, office, flex industrial, or creative use
- ▶ Multiple configurations available — subdivisible for a range of user sizes and needs
- ▶ High ceilings, open floor plans & abundant natural Light, ideal for furniture, design, or creative showrooms
- ▶ On-site parking — parking available for customers and staff
- ▶ Frontage on E Allegheny with high vehicular & pedestrian counts
- ▶ Prime location between Port Richmond and Kensington- immediate highway access (I-95) with a growing mix of residential, industrial, and creative energy

DEMOGRAPHICS

EST. POPULATION

2 mi 147,228

EST. EMPLOYEES

2 mi 36,781

EST. AVG HH INCOME

2 mi \$77,534

EST. MEDIAN AGE

2 mi 33

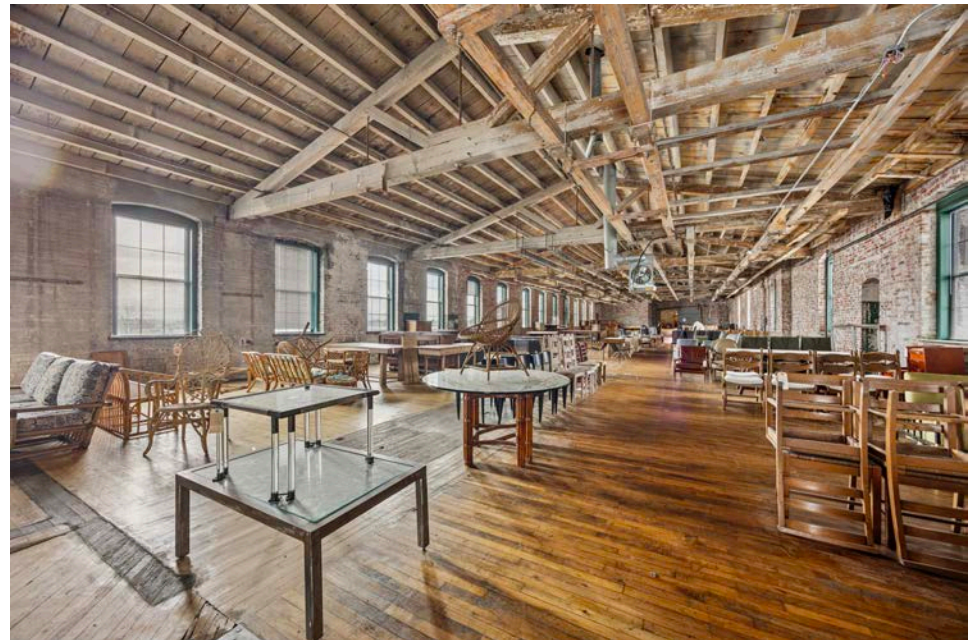
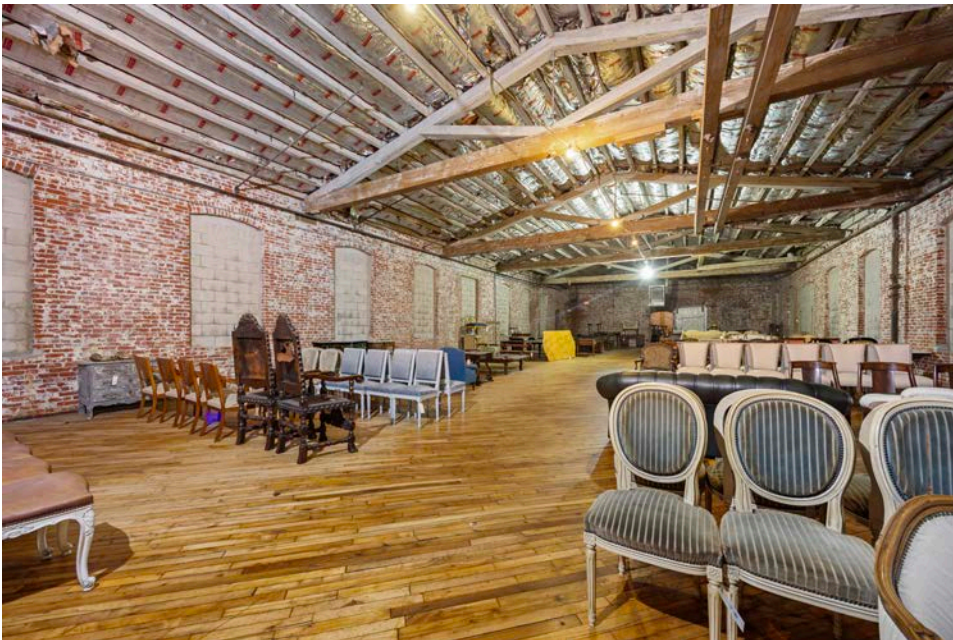
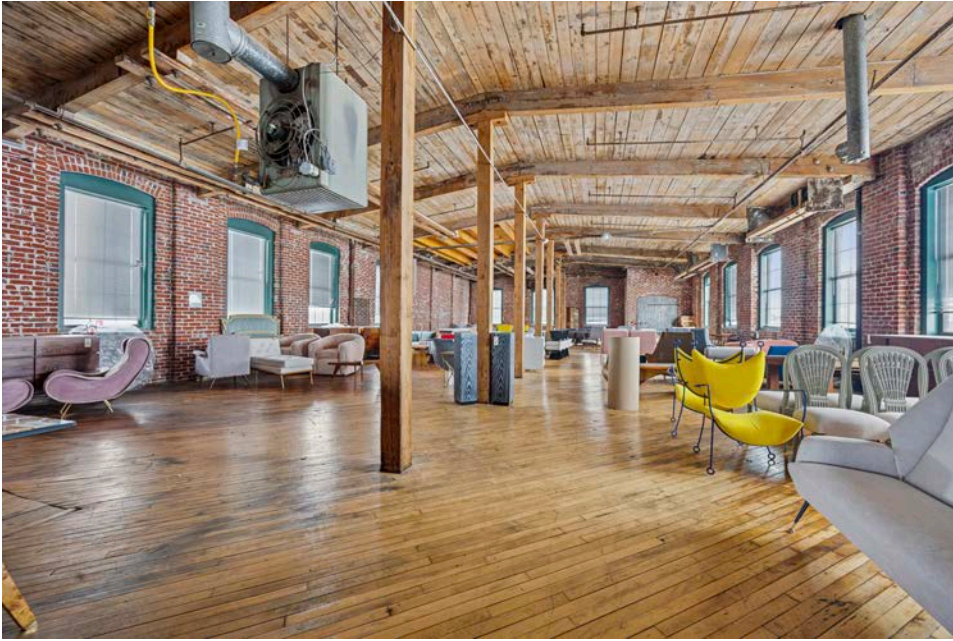
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AERIAL VIEW



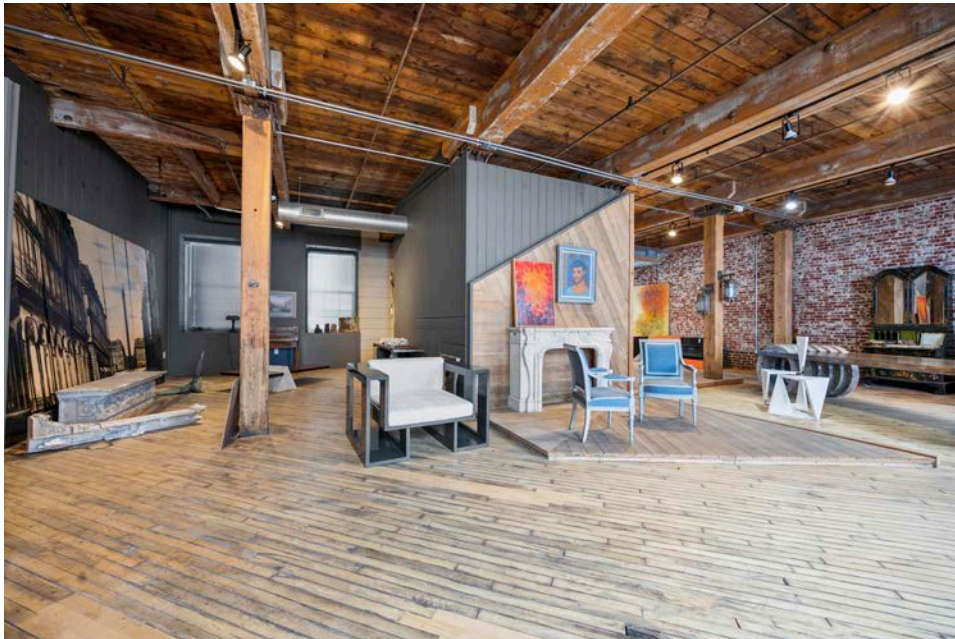
THIRD FLOOR PHOTOS



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SECOND FLOOR PHOTOS



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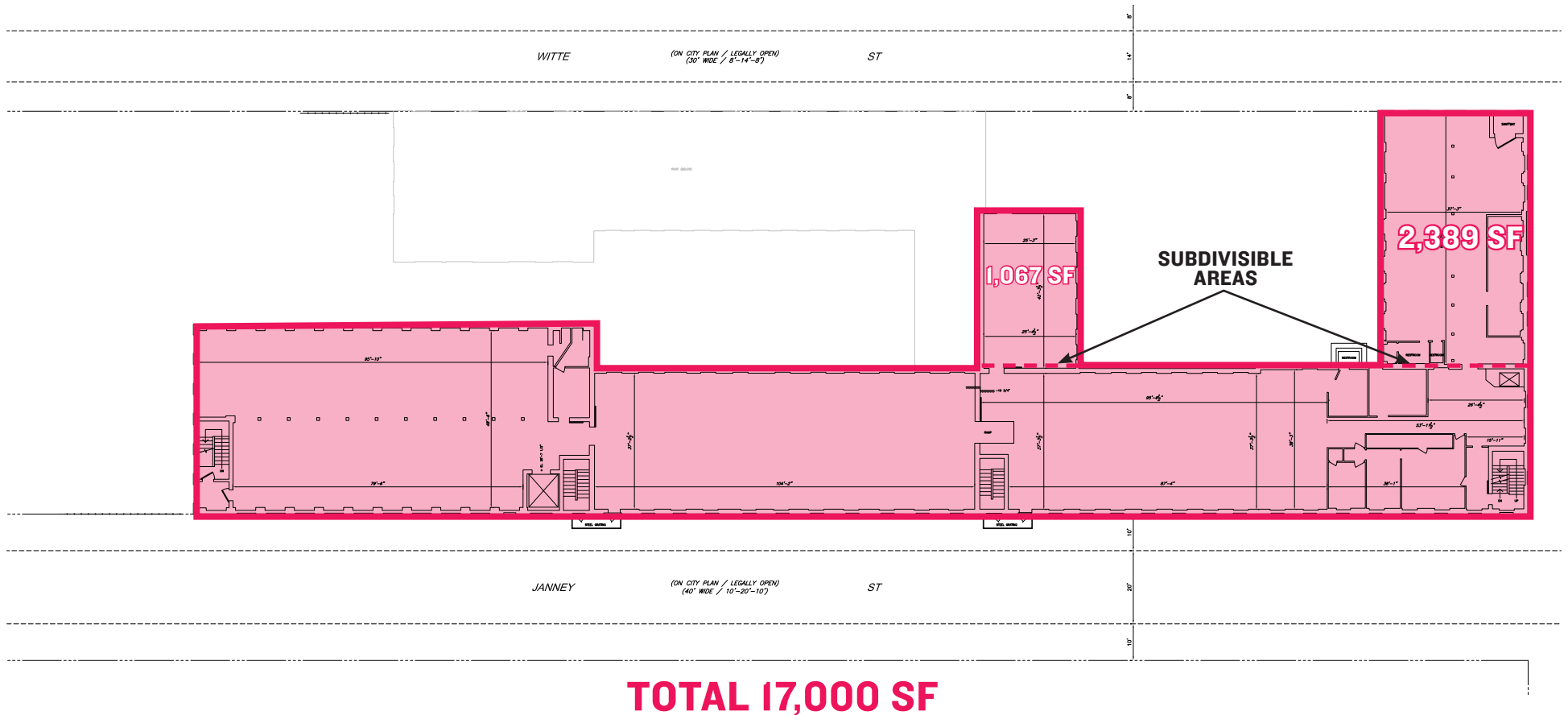
FIRST FLOOR PHOTOS



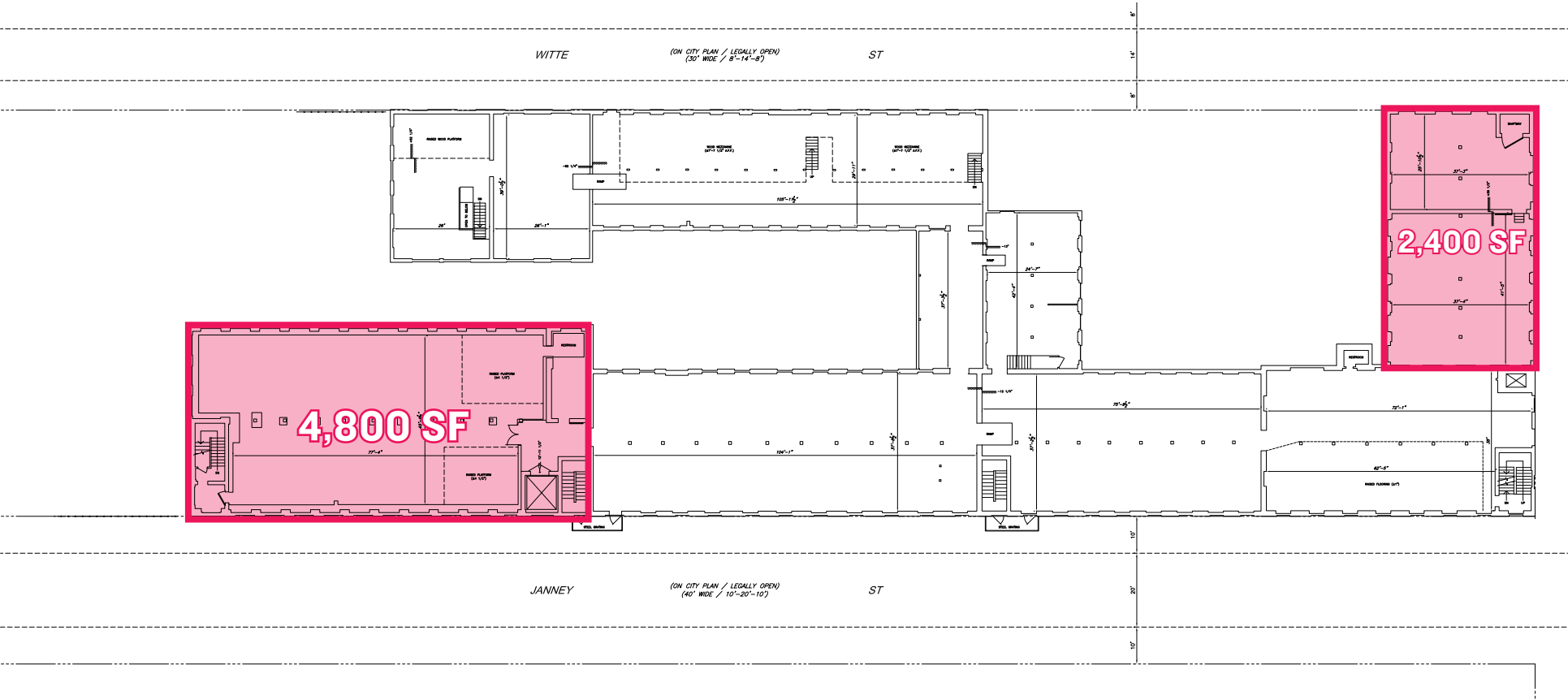
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THIRD FLOOR PLAN



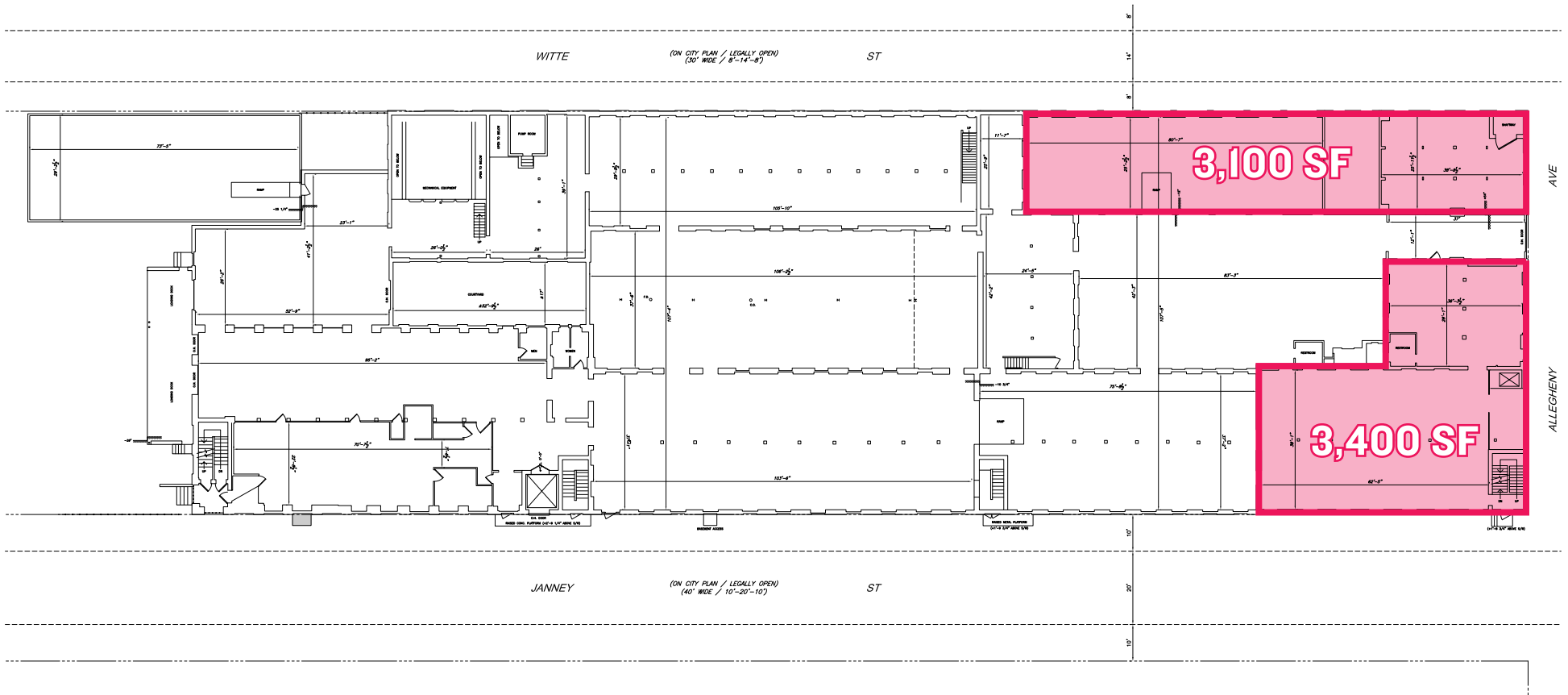
SECOND FLOOR PLAN



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FIRST FLOOR PLAN



AERIAL

**E ALLGHENY
AVENUE**

**E WESTMORELAND
STREET**

**E ONTARIO
STREET**

**E TIOGA
STREET**

**E VENANGO
STREET**

**CASTOR
AVENUE**

**BUTLER
STREET**

WHEATLEAF
LANE

**FRANKFORD
AVENUE**

**TULIP
STREET**

**ARAMINGO
AVENUE**

**BELGRADE
STREET**

ANN E THOMPSON
STREET STREET

**E CLEARFIELD
STREET**

.8 MILES TO I-95



SITE

MILES ~~TABLE~~

95



MSC

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