

MSC

411
SOUTH 11TH STREET

4,581 SF AVAILABLE FOR LEASE

BELLA VISTA, PHILADELPHIA, PA



744 SOUTH 11TH STREET

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

206,964

EST. MEDIAN HH INCOME

\$95,215

EST. MEDIAN AGE

35.5

EST. EMPLOYEES

227,743

PROPERTY DETAILS

- ▶ 4,581 SF with an impressive 52' of frontage and two glass garage doors along the vibrant 11th Street commercial corridor
- ▶ Former fitness studio with three bathrooms, including two showers and laundry area
- ▶ 16' clear ceiling height and center column line in single story flex building allow for a variety of uses
- ▶ Rear egress and loading onto Jessup Street
- ▶ Ample street parking on 11th Street

JOIN NEIGHBORING TENANTS



INTERIOR PHOTO



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FLOOR PLAN



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