

±2,624 SF FREESTANDING FORMER FAST FOOD RESTAURANT

3975-3981 Kensington Ave, Philadelphia, PA 19124

EQUITY CRE



PROPERTY FEATURES & DETAILS

- ±2,624 SF Freestanding Building on ±0.58 AC
- For Lease, Ground Lease or Sale
- Fast food / QSR restaurant space
- Existing Drive-Thru
- 33 surface level parking spaces
- Excellent visibility
- Located at signalized intersection
- Frontage on Kensington and Hunting Park Avenues
- Located steps from the Erie-Torresdale Station on the SEPTA Market-Frankford Line
- Approx. 6,806 ADT on Kensington Ave
- Dense residential community
- Area tenants include McDonald's, Autozone, Dunkin', Rite Aid, Save-A-Lot, Aldi, Santander, Save-A-Lot, & Family Dollar

CONTACT

KEITH SEYMOUR

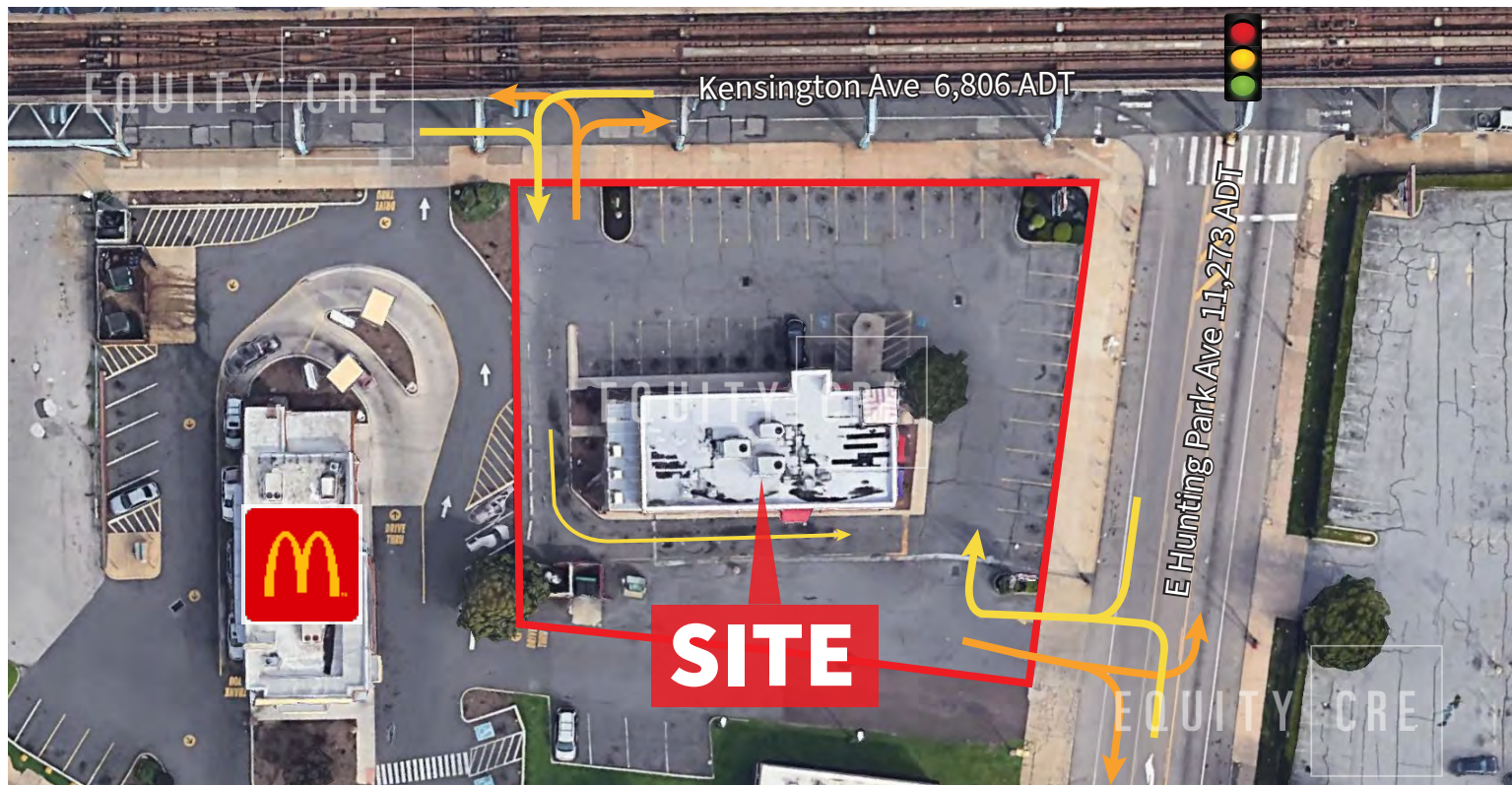
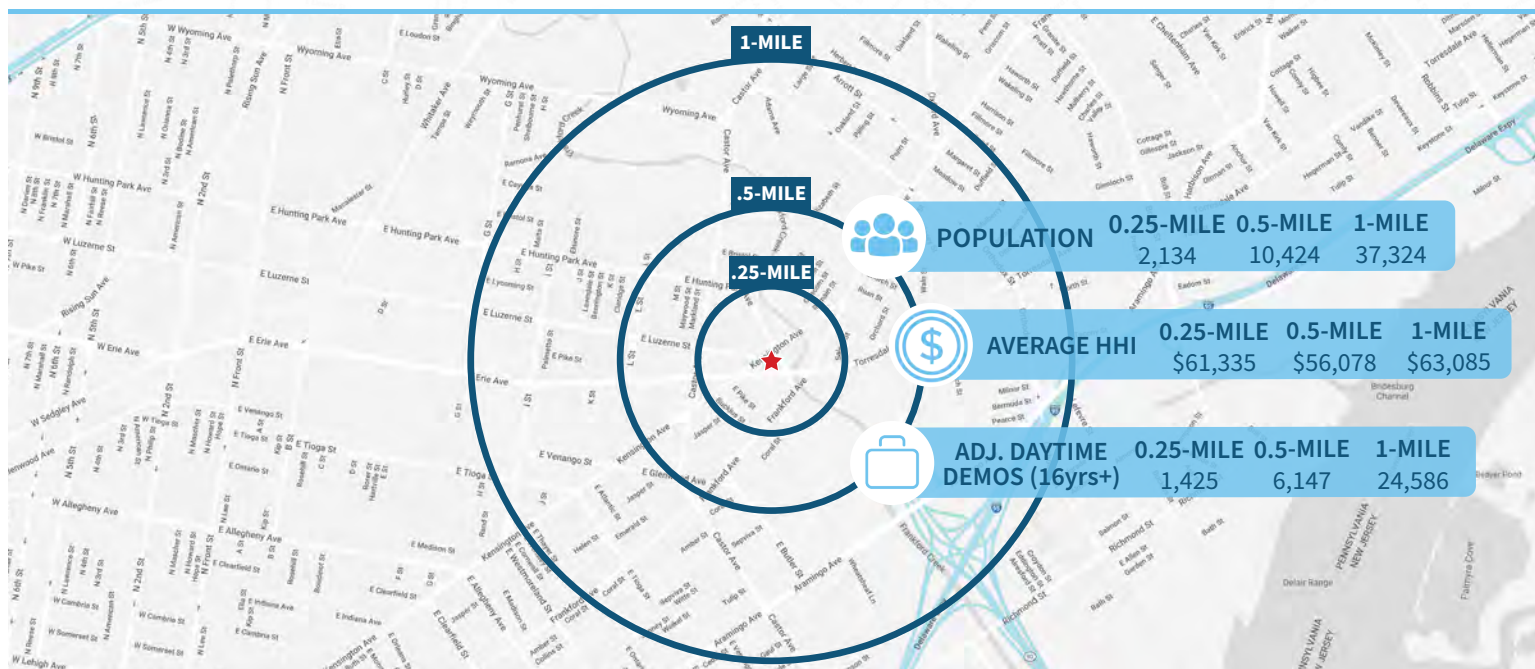
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**Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.**

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05/25

MARKET AERIAL

NORTHEAST PHILADELPHIA SITE AERIAL
3975-3981 Kensington Ave | Philadelphia County, PA



MARKET AERIAL

NORTHEAST PHILADELPHIA RETAIL MARKET AERIAL Torresdale Ave & Kensington Ave | Philadelphia County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai