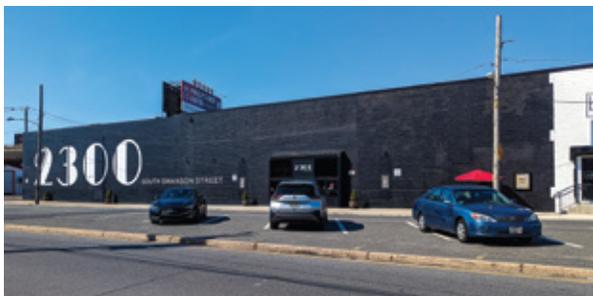
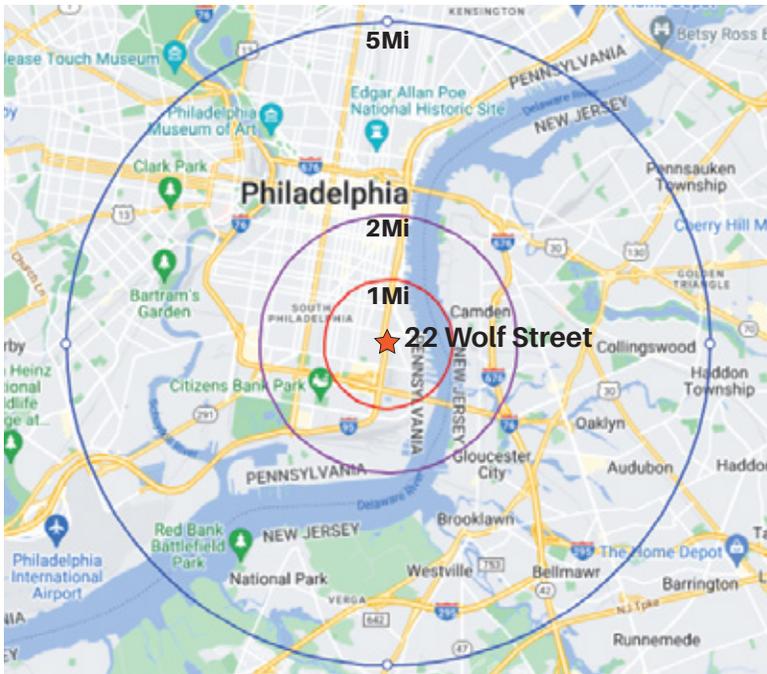


# 22 WOLF STREET

22 Wolf Street | Philadelphia, PA 19148 (I-95 Visibility & Access)



▪ 100% Leased & Occupied



## DEMOGRAPHICS

	Estimated Population:	<b>1 MILE</b> - 49,982	<b>3 MILES</b> - 311,632	<b>5 MILES</b> - 758,461
	2028 Population Projections:	<b>1 MILE</b> - 49,705	<b>3 MILES</b> - 316,561	<b>5 MILES</b> - 769,428
	Average Household Income:	<b>1 MILE</b> - \$75,908	<b>3 MILES</b> - \$90,493	<b>5 MILES</b> - \$85,557
	Average Daily Traffic Counts:	<b>Delaware Expressway (I-95)</b> -145,900		

## PROPERTY OVERVIEW

22 Wolf Street is a 2-story retail/office/flex opportunity with freight elevators and multiple size and use options. Located in the Heart of South Philadelphia, this location offers unmatched access to major arteries in and out of Center City, sits adjacent to a new Amazon Distribution Center, and across the street from a proposed market-changing shopping center. On street parking is readily available, and there is a secure parking area in the rear of the building.

## JOIN



## CONTACT US

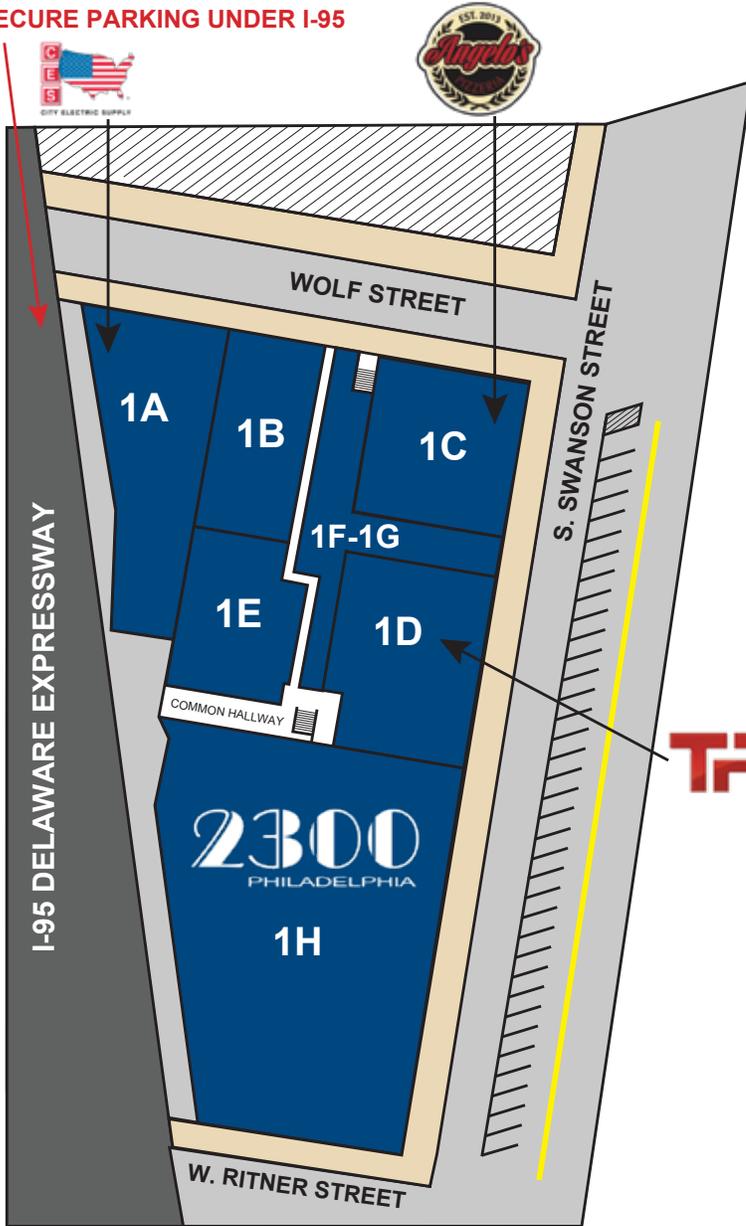
610.388.6600  
watersretailgroup.com



# 22 WOLF STREET

22 Wolf Street | Philadelphia, PA 19148 (I-95 Visibility & Access)

**SECURE PARKING UNDER I-95**

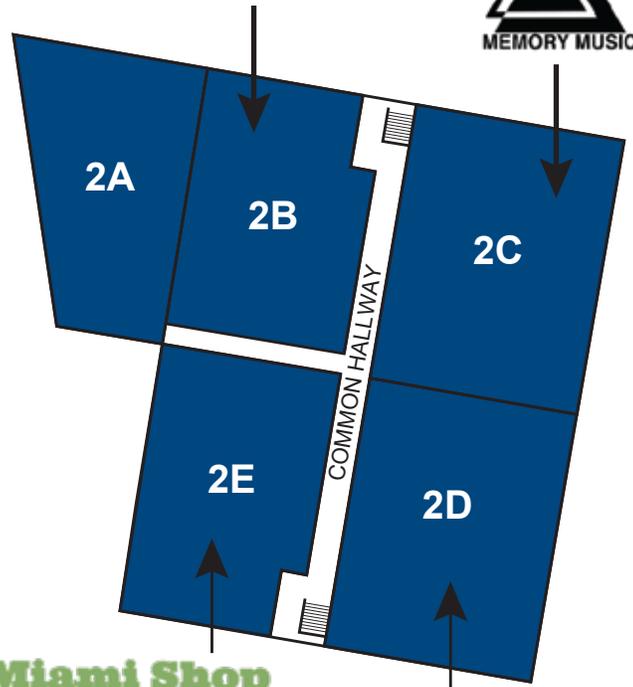


**1ST FLOOR**



Leased  
Available

**FB** FRITZ & BIANCULLI LLC



**2ND FLOOR**

SUITE	TENANT	SQ. FEET
1A	City Electric Supply	7,321
1B	Fleischman Fabrics	4,830
1C	Angelo's Pizzeria	5,490
1D	Total Plastics International	6,810
1E	Hot Clucks	5,096
1F-G	Paramount Electrical Services	3,395

SUITE	TENANT	SQ. FEET
1H	2300 Arena	18,000
2A-B	Fritz & Bianculli	11,989
2C	Memory Music Studios	7,582
2D	Flaunt Fitness	6,930
2E	Miami Vape Shop	6,496

**TOTAL 84,746 SF**

# 22 WOLF STREET

22 Wolf Street | Philadelphia, PA 19148 (I-95 Visibility & Access)

## SNYDER PLAZA



## COLUMBUS CROSSING



## 22 WOLF STREET



## PROPOSED SHOPPING CENTER



## WHITMAN PLAZA



## SOUTH PHILLY PLAZA



## COLUMBUS COMMONS

