

22 WOLF STREET

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



- 100% Leased & Occupied

DEMOGRAPHICS



Estimated Population:

1 MILE - 49,982 **3 MILES** - 311,632 **5 MILES** - 758,461



2028 Population Projections:

1 MILE - 49,705 **3 MILES** - 316,561 **5 MILES** - 769,428



Average Household Income:

1 MILE - \$75,908 **3 MILES** - \$90,493 **5 MILES** - \$85,557



Average Daily Traffic Counts:

Delaware Expressway (I-95) - 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



FRITZ & BIANCULLI LLC

LEASING CONTACT

Joe Waters

610-388-6600 x120

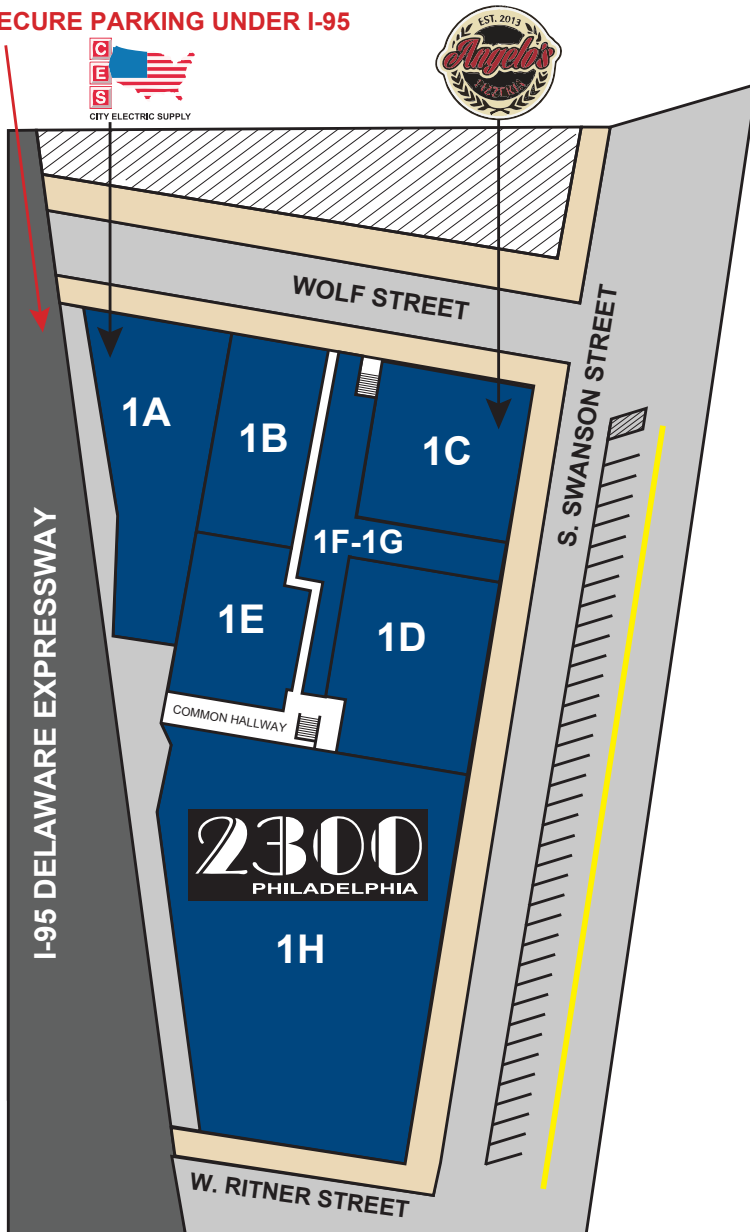
joewaters@watersretailgroup.com



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SECURE PARKING UNDER I-95

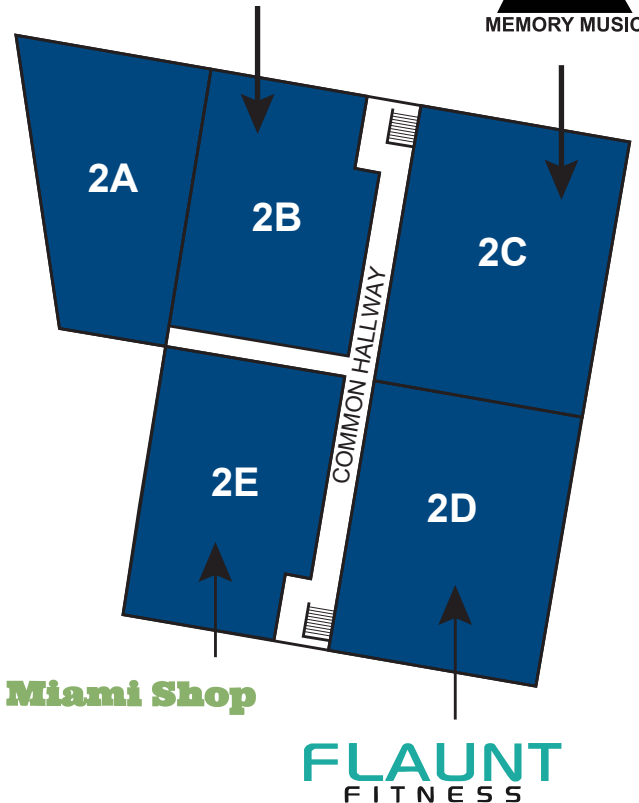


1ST FLOOR



Leased
Available

FB FRITZ & BIANCULLI LLC



2ND FLOOR

SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
1A	City Electric Supply	7,321	1H	2300 Arena	18,000
1B	Fleischman Fabrics	4,830	2A-B	Fritz & Bianculli	11,989
1C	Angelo's Pizzeria	5,490	2C	Memory Music Studios	7,582
1D	Angelo's Pizzeria	6,810	2D	Flaunt Fitness	6,930
1E	Hot Clucks	5,096	2E	Miami Vape Shop	6,496
1F-G	Paramount Electrical Services	3,395	TOTAL 84,746 SF		

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SNYDER PLAZA



COLUMBUS CROSSING



22 WOLF STREET



PROPOSED SHOPPING CENTER



amazon

WHITMAN PLAZA



SOUTH PHILLY PLAZA



COLUMBUS COMMONS

