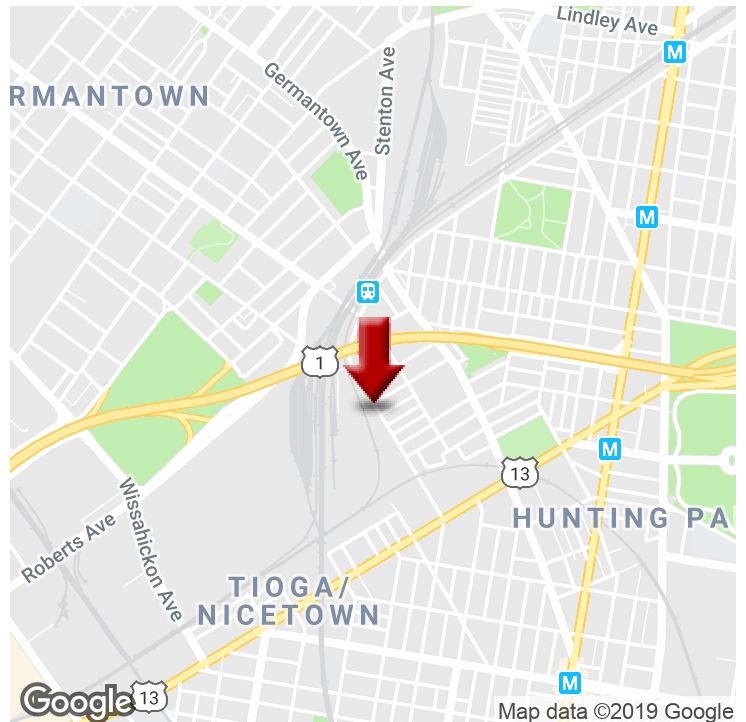
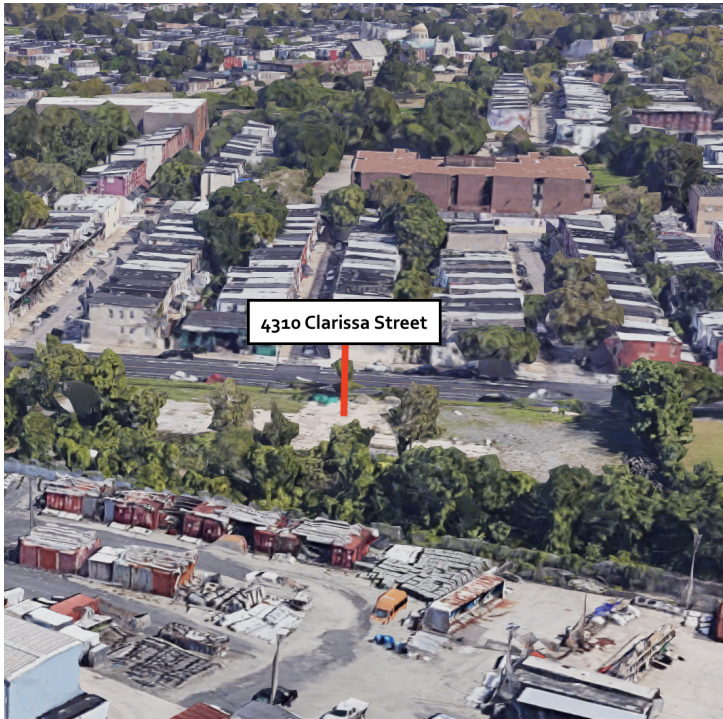


# LAND FOR SALE

4310 N Clarissa Street, Philadelphia, PA 19140



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$515,000
<b>LOT SIZE:</b>	0.96 Acres
<b>ZONING:</b>	I2
<b>MARKET:</b>	Tioga / Nicetown
<b>PRICE / SF:</b>	\$12.32

## PROPERTY OVERVIEW

Lot is located in the Tioga / Nicetown Neighborhood of Philadelphia, directly bordering Germantown and just two blocks from Germantown Avenue. Neighboring businesses include Paprika Restaurant, Hot Pot Cuisine, Edward T. Steel School, and Pulaski Hall. Public transportation is easily accessible via the Hunting Park Station (BSL) and the Roosevelt Expressway is accessible via Broad Cayuga Street a few blocks away.

## PROPERTY HIGHLIGHTS

- Lot Dimensions: 362.00 x 175.00
- Approximately 41,983 SQFT
- Level Lot, Ready To Build

**KW COMMERCIAL**  
2401 Walnut Street,  
6/F  
Philadelphia, PA 19103

**BEAU MCGETTIGAN**  
Lead Agent  
O: 215.607.6007  
C: 917.819.2811  
Bmack@kwcommercial.com

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LAND FOR SALE



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SALE PRICE \$515,000

LOCATION INFORMATION	
Street Address	4310 N Clarissa Street
City, State, Zip	Philadelphia, PA 19140
County/Township	Philadelphia
Market	Tioga / Nicetown

LAND	
Number Of Lots	1

PROPERTY DETAILS	
Property Type	Land
Property Subtype	Residential
Zoning	I2
Lot Size	0.96 Acres
APN#	884342240

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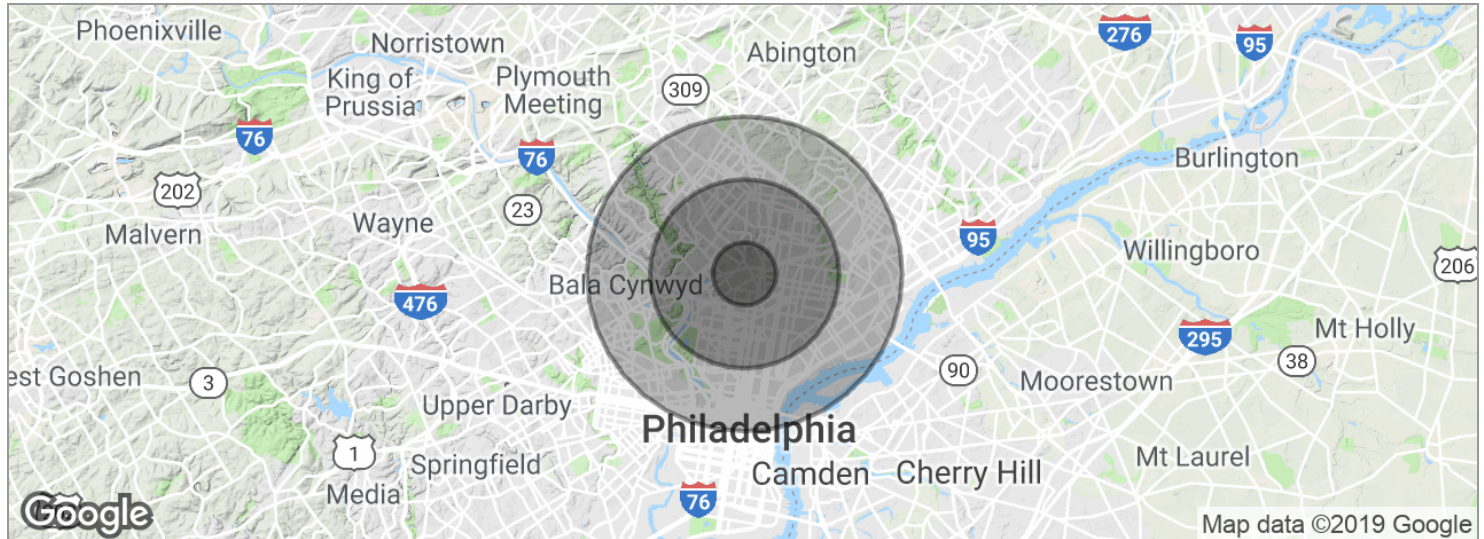
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# LAND FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	46,099	424,012	923,323
Median age	35.7	32.9	34.0
Median age (male)	34.4	30.5	32.1
Median age (Female)	37.1	34.9	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	17,288	153,316	359,828
# of persons per HH	2.7	2.8	2.6
Average HH income	\$36,486	\$36,856	\$50,643
Average house value	\$93,942	\$102,501	\$181,542

\* Demographic data derived from 2010 US Census

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