



**WARNOCK CENTER:**  
Retail Opportunities

**9690 SQ. FT.**  
**RETAIL SPACE**



Philadelphia Housing Authority  
Building Beyond Expectations

2850 Germantown Avenue, Philadelphia, Pennsylvania 19133



**OBJECTIVE**

Secure a reputable partner to create a presence within the allotted space at Warnock Center

**LOCATION**

**2850 Germantown Avenue, Philadelphia, Pennsylvania 19133**

- Accessible to the Fairhill, Harrowgate, Hartranft, Hunting Park, West Kensington, and Nicetown-Tioga neighborhoods
- Surrounding zip codes: 19132, 19134, 19121, 19122, 19125, and 19140
- The Center is located on a major street in a residential area with on street parking. The location is accessible by foot, car and bus routes 23 and 54, the Broad Street subway, the Chestnut Hill West and Chestnut Hill East regional rail lines.

**CONTACT**

**Enrico Crispo**, *General Manager, Workforce Development*  
 Philadelphia Housing Authority  
**Enrico.Crispo@pha.phila.gov**  
**215.684.5300**

**RETAIL SPACE SPECIFICATIONS**

9,690 Sq. Feet – Zoned I-4 (Medical) – Can be rezoned

**LEASE ESTIMATE**

This will be negotiated.

**CAPACITY**

- 77 participants per day
- Ideal for offering four key services: Adult day services, health& wellness services (including medication management), meals and activities.

**COMMUNITY PROFILE FOR ZIP CODE 19133**

Land Area: 1.32 sq. mi.  
 Population: 27,971  
 Density: 21,132.02 people per square mile  
 Housing Units: 10,856  
 Same home 5+ years: 64.9%

**DEMOGRAPHICS/DIVERSITY:**

Hispanic/Latino: 56.8%  
 Black/African-American 40.0%  
 White/Caucasian 1.9%  
 Multiracial 0.7%  
 Asian 0.3%  
 Other 0.1%

**ECONOMIC INDICATORS**

Household Income	% of population
<\$10,000	41%
\$10,000-\$14,999	11.5%
\$15,000-\$24,999	16.3%
\$25,000-\$34,999	11%
\$35,000-\$49,999	10.1%
\$50,000-\$74,999	5.5%
\$75,000-\$99,999	2.7%
\$100,000-\$149,999	1.1%
\$150,000-\$199,999	0.4%
200,000+	0.4%

Sources:  
<http://www.Zipskinny.com>

Median Household Income: \$13,828

**FAMILY COMPOSITION (HOUSEHOLDS)**

73.2%

**AGE DISTRIBUTION**

Age	% of population
0-9 years	20.7%
10-19 years	19.8%
20-29 years	13.9%
30-39 years	12.6%
40-49 years	9.2%
50-59 years	8.6%
60-69 years	5.7%
70-79 years	3.4%
80+ years	1.4%

Median Ages: 25 yrs

Male: 28.2 yrs.

Female: 26.8 yrs.

Gender distribution

Male: 46.7% Female: 53.3%

**TOP INDUSTRIES IN 19133 BY THE NUMBER OF EMPLOYEES IN 2005:**

- Health Care and Social Assistance
- Educational Services
- Vocational Rehabilitation Services
- Accommodation and Food Services
- Other Outpatient Care Centers
- Construction-Painting and Wall Covering Contractors
- Wholesale Trade-Recyclable Material Merchant Wholesalers

VIEW OF RECEPTION AREA



CONFERENCE ROOM



**CAFETERIA & MULTIPURPOSE ROOM INCLUDING COMMERCIAL KITCHEN**



**PERSONAL CARE DESK**



**OPEN ACTIVITY ROOM**



**ACTIVITY ROOM WITH BIG SCREEN**



**SUN ROOM**



SUN ROOM



EXAM ROOM



**EXAM ROOM**



WARNOCK CENTER 9690 SQ. FT.

RETAIL SPACE



**WARNOCK CENTER:**  
Retail Opportunities

**9690 SO.FT.**  
**RETAIL SPACE**



**Philadelphia Housing Authority**  
Building Beyond Expectations

2850 Germantown Avenue, Philadelphia, Pennsylvania 19133