

MSC

OWNED BY:

THE
KLEIN
COMPANY



1300-54 N 2ND STREET | FISHTOWN/OLDE KENSINGTON, PHILADELPHIA

DWELL AT 2ND STREET

2,200 SF RETAIL/RESTAURANT AVAILABLE FOR LEASE

FISHTOWN/
OLDE KENSINGTON
PHILADELPHIA, PA

2,200 SF RETAIL/RESTAURANT AVAILABLE FOR LEASE



1300-54 N 2ND STREET

JACOB COOPER
jcooper@hellomsc.com
215.883.7402

ROLAND BUI
rbui@hellomsc.com
215.883.7387





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- New ground up development with 198 apartment units at the nexus of Fishtown, Olde Kensington and Northern Liberties neighborhoods
- Three minute walk to the Piazza (Northern Liberties), Frankford Ave (Fishtown) and the Girard Station "El" (Market-Frankford Line)
- One commercial space measuring 2,200 SF with outdoor seating available
- Zoned CMX-3 seeking Cafe, Food & Beverage, Fitness and Neighborhood Service Uses

OLD KENSINGTON TRADE AREA



EST. POPULATION

0.5 mi 17,602 | 1 mi 52,027



EST. MEDIAN AGE

0.5 mi 35 | 1 mi 34



EST. AVG HH INCOME

0.5 mi \$87,662 | 1 mi \$81,875



EST. TOTAL EMPLOYEES

0.5 mi 6,624 | 1 mi 23,452

JOIN THESE AREA TENANTS

ORIGINAL XIII
CIDERWORKS, LLC.



REANIMATOR
COFFEE
ROASTERS



Pizzeria Beddia

La COLOMBE
COFFEE ROASTERS

WM MULHERIN'S SONS

Suraya



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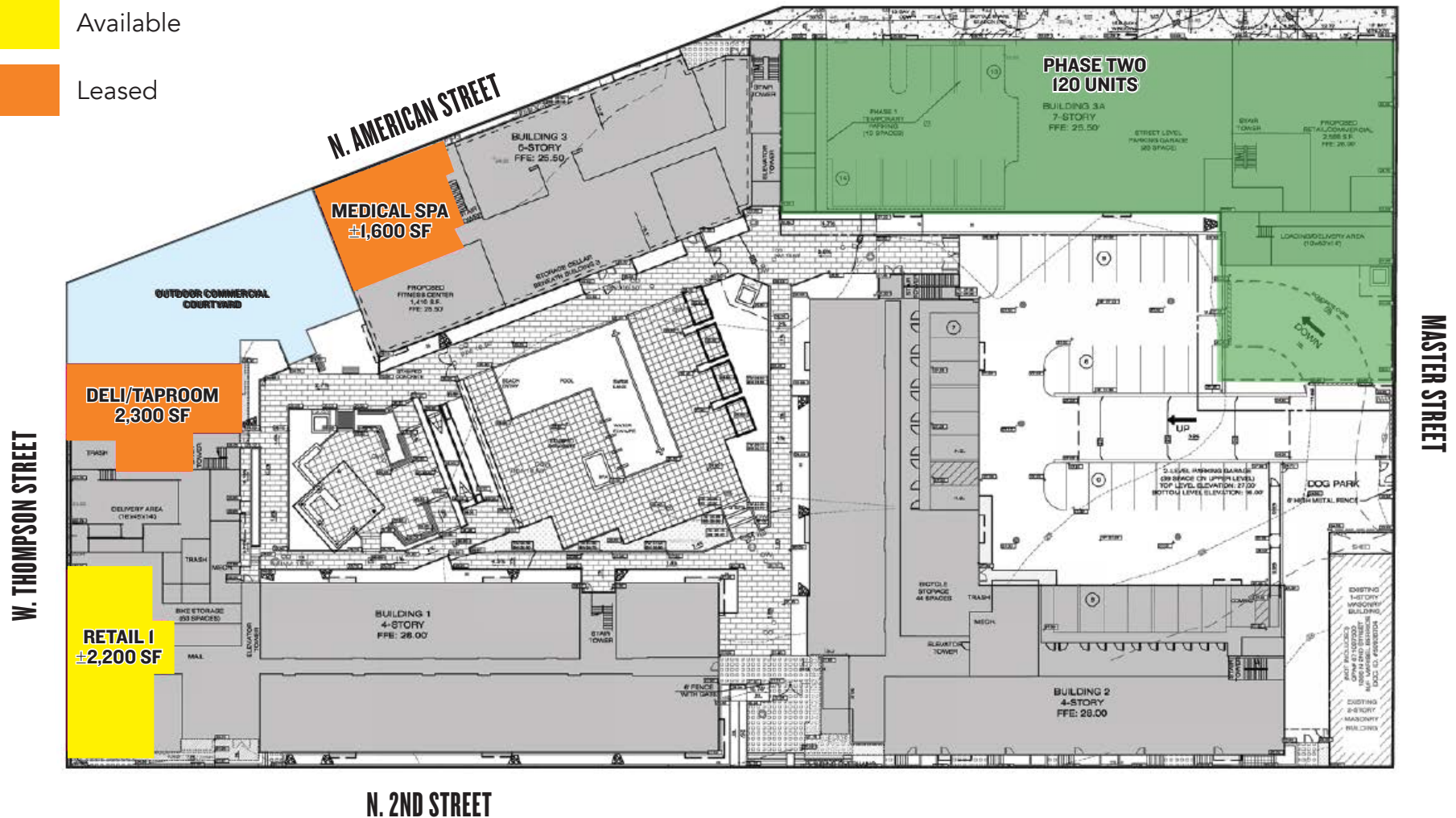
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Available

Leased

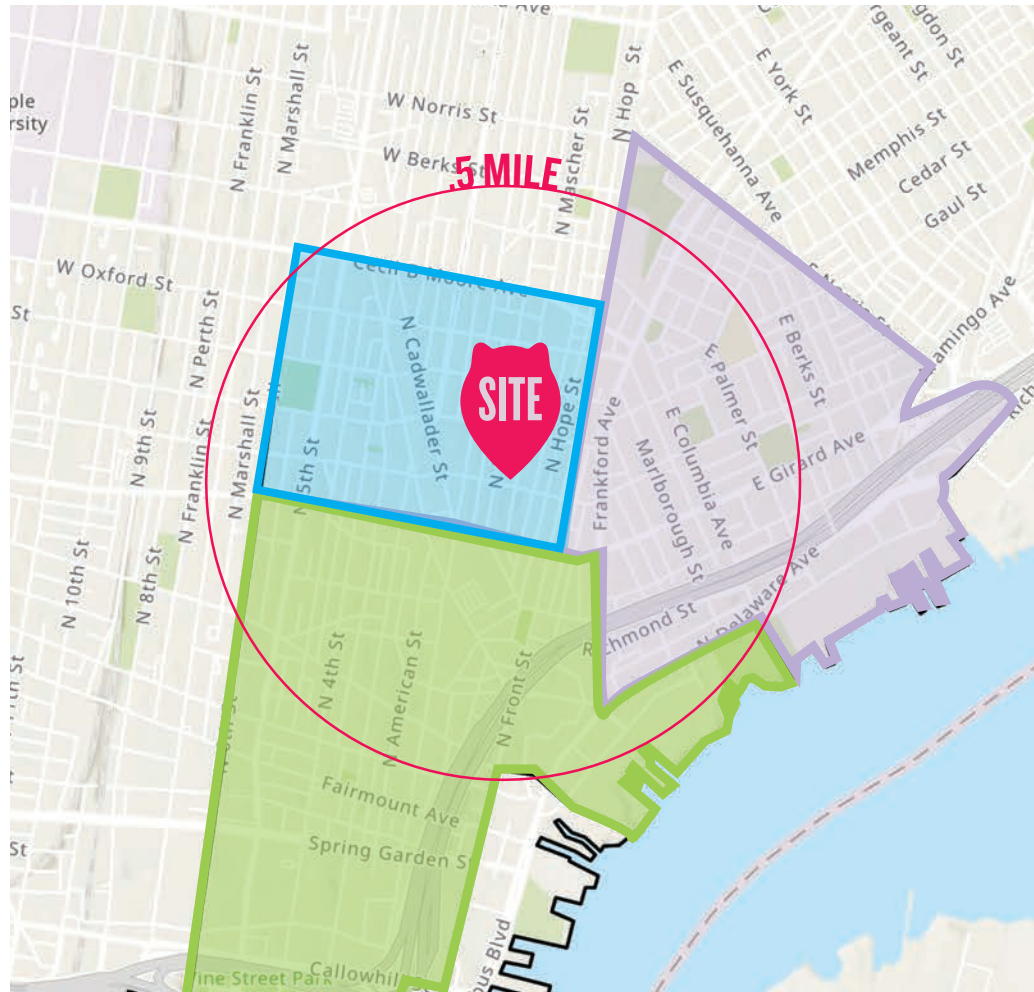




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FISHTOWN

2020 Population: 12,484
2020 Employees: 3,712
Avg HH Income: \$92,274

OLDE KENSINGTON

2020 Population: 6,303
2020 Employees: 1,648
Avg HH Income: \$63,283

NORTHERN LIBERTIES

2020 Population: 8,459
2020 Employees: 6,658
Avg HH Income: \$122,750

TRADE AREA (.5 MILE)

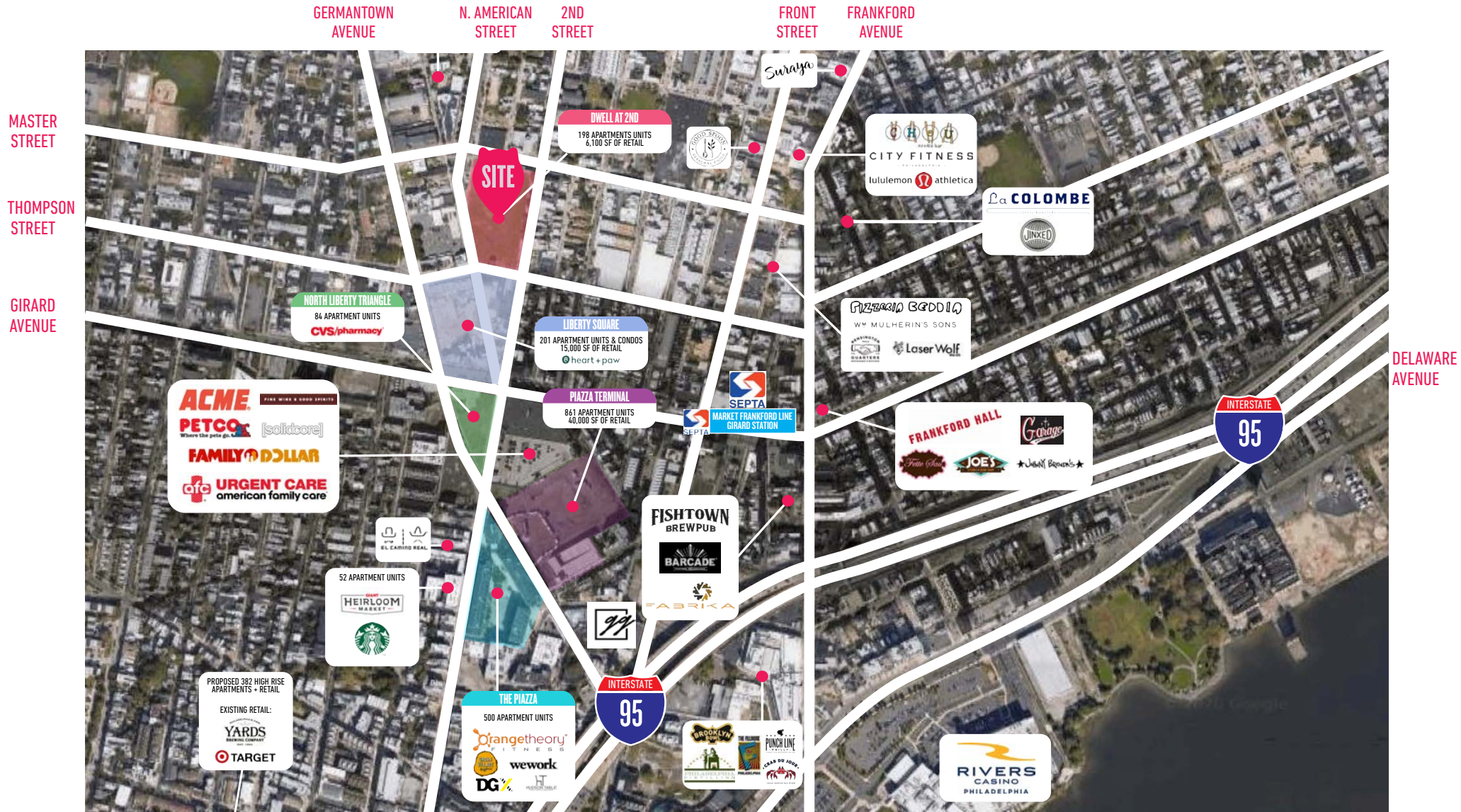
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2020 Employees: 6,624
2020 Avg HH Income: \$87,662



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