

MSC

KIMCO  
REALTY

# FISHTOWN CROSSING

2401-2499 ARAMINGO AVENUE  
PHILADELPHIA, PA

FISHTOWN  
CROSSING



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FULLY LEASED

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# FISHTOWN CROSSING



## PROPERTY DETAILS

- ▶ *Ideal for tenants looking to capitalize on prime location, unparalleled vehicular exposure and tremendous residential growth*
- ▶ *Established and successful grocery-anchored center with ample parking located in the bustling Fishtown neighborhood*
- ▶ *Highly visible center along Aramingo Ave (AADT 22,321) with close proximity to major roadways offering both regional and local accessibility*
- ▶ *Visibility from I-95 with 173,043 AADT*
- ▶ *Named by Forbes magazine as "America's Hottest New Neighborhood"*

## DEMOGRAPHICS

### EST. POPULATION

.5 mi 10,839

1 mi 46,145

3 mi 379,171

### EST. AVG HH INCOME

.5 mi \$124,846

1 mi \$115,002

3 mi \$99,167

### EST. MEDIAN AGE

.5 mi 34.8

1 mi 33.7

3 mi 32.6

### EST. EMPLOYEES

.5 mi 1,896

1 mi 8,018

3 mi 215,202

## JOIN THESE TENANTS



T Mobile honeygrow

## JOIN THESE AREA TENANTS

Pizzeria Beddia

La COLOMBE  
COFFEE ROASTERS

AutoZone®

CVS

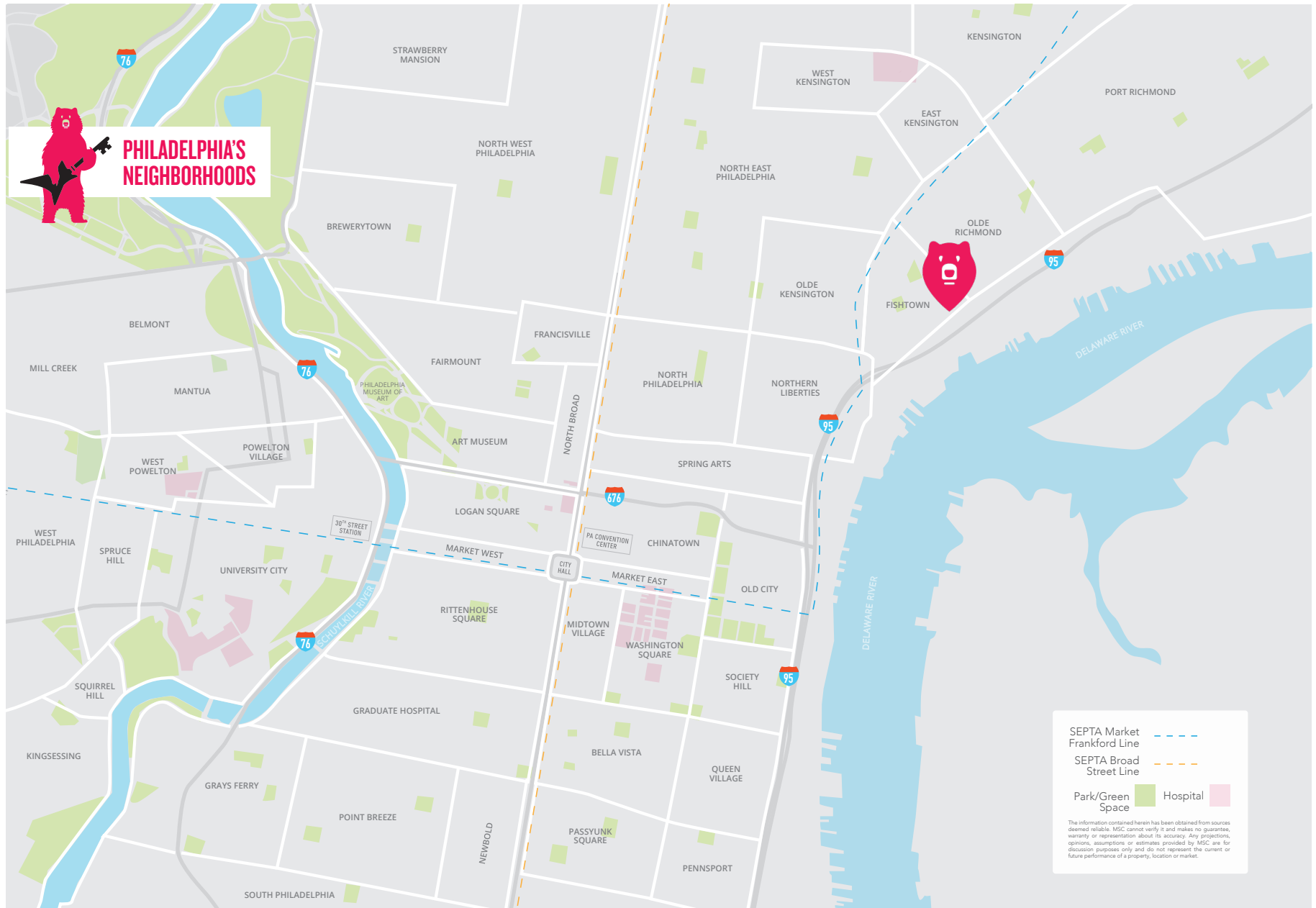


# SITE PLAN



TENANT	SF
1 Popeyes Chicken & Biscuits	2,545
2 honeygrow	2,095
3 Chipotle	2,094
4 GameStop	2,000
5 Wingstop	1,233
6 Nifty Fifty's	2,690
7 Starbucks	2,200
9 T-Mobile	2,242
10 Toni's Tags and Insurance	1,000
11 GNC	1,000
12 Brunchaholics	1,000
13 Bao Button	2,000
14 Rita's Italian Ice	950
15 IGA Supermarket	40,000
16 Five Below	11,948
17 Pep Boys	20,615
18 Dollar Tree	9,630
19 Snipes	7,553
21 Takumi Japanese Restaurant	6,055
22 Pet Supplies Plus	7,077
24 Dental Dreams	4,200
25 Hair Cattery	1,200
26 Fishtown Nail Bar	3,807

# PHILADELPHIA NEIGHBORHOOD MAP





## ZOOMED AERIAL



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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## FISHTOWN OVERVIEW









Over the past decade, Philadelphia's Fishtown neighborhood has truly become the face of the city's nationally recognized renaissance and urban renewal. Prominently featured in publications from *The New York Times*, to *Forbes* and *Food and Wine*, among many others, Fishtown has transformed itself from a gritty community of manufacturing to a dynamic neighborhood where both makers and white collar professionals have established roots and call home. Known for its unparalleled dining scene and nightlife, Fishtown has recently developed a robust creative office market to become a unique live / work / play community with a soul. Philadelphia's "it" neighborhood has struck its delicate retail merchandising balance with a carefully curated mix of stabilizing national brands and innovative, entrepreneurial local businesses. Its unique proximity to adjacent burgeoning neighborhoods, Olde Kensington, East Kensington and Northern Liberties, coupled with its access to public transportation and connectivity to Center City, has created an explosive density of both redeveloped and new construction housing, causing pent up demand for many neighborhood goods and services.

# FISHTOWN OVERVIEW

## NEIGHBORHOOD DEMOGRAPHICS

(FROM N. 5TH STREET TO THE DELAWARE RIVER  
AND E. LEHIGH AVENUE TO SPRING GARDEN STREET)

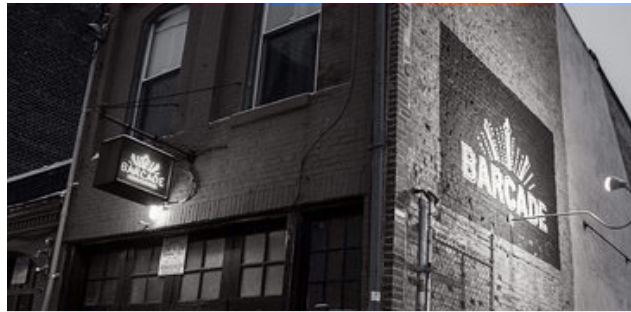
 <b>EST. POPULATION</b> 44,202	 <b>EST. NUMBER OF HOUSEHOLDS</b> 19,479
 <b>EST. TOTAL EMPLOYEES</b> 10,914	 <b>EST. TOTAL BUSINESSES</b> 1,530
 <b>EST. AVG HH INCOME</b> \$81,736	 <b>EST. MEDIAN AGE</b> 34.4

## NEARBY TENANTS

Suraya



LMNO





## FISHTOWN OVERVIEW



### ► LA COLOMBE

The de facto central gathering place for any business meeting, casual coffee or weekend brunch in Fishtown, this sprawling 12,000 SF converted warehouse is always humming. Start here for your neighborhood tour.



### ▼ BARCADE

Brooklyn transplant Barcade features vintage video games like Pac Man & Donkey Kong plus a strong craft beer list.



### ► PIZZERIA BEDDIA

Dubbed "the best pizza in America" by *Bon Appetit Magazine*, Joe Beddia's pizza Mecca has now moved to a much larger back alley venue with full bar, outdoor garden and private "hoagie omakase" tasting room. Don't miss the antipasti, desserts and natural wine list too.



### ► FRANKFORD HALL

Philadelphia's version of an industrial German biergarten. Outdoor tables with firepits and ping pong are particularly fun during the early spring or fall months when a chill is in the air.

## FISHTOWN OVERVIEW



### THE FILLMORE

One of Philadelphia's best live music venues set in a renovated 125 year-old converted metal factory.

### HIROKI

Deeply rooted in Japanese tradition and technique, Hiroki emphasizes harmony and attention to detail by offering a seasonal omakase menu inspired by Kyoto, Japan.



### SURAYA

One of Philadelphia's most unique dining destinations, this Lebanese concept from Defined Hospitality features a daily market and coffee bar, open kitchen with bar and restaurant, and a secret garden perfect for summer night drinking and relaxing.



A photograph of a modern commercial building with a brick and dark wood facade. The 'honeygrow' logo is prominently displayed in large white letters on a dark background above the entrance. To the right, a 'GameStop' sign is visible on the building's facade. Large glass windows reflect the sky and surrounding environment. Two cars, a silver hatchback and a white sedan, are parked in front of the building. The sky is a clear, deep blue.

# honeygrow

## GameStop

# MSC

For more information:

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