1359 FRANKFORD AVE

RETAIL/RESTAURANT OPPORTUNITY
IN THE HEART OF FISHTOWN - UNDER CONSTRUCTION!
Q3 2024 DELIVERY
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NEW CONSTRUCTION RETAIL/RESTAURANT SPACE
ON THE GROUND FLOOR OF A 4-STORY MIXED-USE BUILDING (61 LUXURY RESIDENTIAL UNITS)

ONE SPACE REMAINING - 1,904 SF

26’ 4” OF FRONTAGE ON THE MOST ICONIC BLOCK IN FISHTOWN WITH APPROX. 12’ CEILING Heights

POSITIONED AT THE 50-YARD LINE OF FRANKFORD AVE, IN ONE OF PHILADELPHIA’S MOST VIBRANT NEIGHBORHOODS, ADJACENT TO LA COLOMBE’S HQ

Q3 2024 DELIVERY

JOIN SHAKE SHACK AND SWEETGREEN (COMING SOON)

DEMOGRAPHICS

| EST. POPULATION | 1 mi 50,442 | 3 mi 441,906 | 5 mi 979,281 |
| EST. MEDIAN AGE | 1 mi 34.1 | 3 mi 33.9 | 5 mi 34.1 |
| EST. AVG HH INCOME | 1 mi $94,908 | 3 mi $81,683 | 5 mi $72,422 |

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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 NEIGHBORHOOD

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

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

NEARBY TENANTS

Suraya
Evil Genius Beer Company

LMNO
FISHTOWN NEIGHBORHOOD

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.

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.

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

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.

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