



ASANA  
PARTNERS



**MSC**

# 1405 FRANKFORD AVENUE

FISHTOWN | PHILADELPHIA, PA



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2,405 SF (DIVISIBLE) RETAIL  
FOR LEASE ON FRANKFORD AVE

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# 1405 FRANKFORD AVE

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- Corner retail/restaurant space at the ground floor of a 4-story mixed-use building (30 residential condos) built in 2018
- 2,405 (divisible to 1,085 and 1,320 SF)
- ±82' of frontage on the most iconic block of Frankford Ave with approx. 26' ceiling heights
- Positioned at the 50-yard line of Fishtown, Philadelphia's most vibrant neighborhood, with an unparalleled food/beverage scene

### JOIN THESE AREA TENANTS

PIZZERIA BODDIA

FRANKFORD HALL

La COLOMBE  
COFFEE ROASTERS

Suraya



WM MULHERIN'S  
SONS

Laser Wolf

1405 1405

LMNO

HRON

### DEMOGRAPHICS



**EST. POPULATION**  
1 mi 52,306



**EST. AVG HH INCOME**  
1 mi \$93,477



**EST. EMPLOYEES**  
1 mi 18,883



**EST. MEDIAN AGE**  
1 mi 34.0

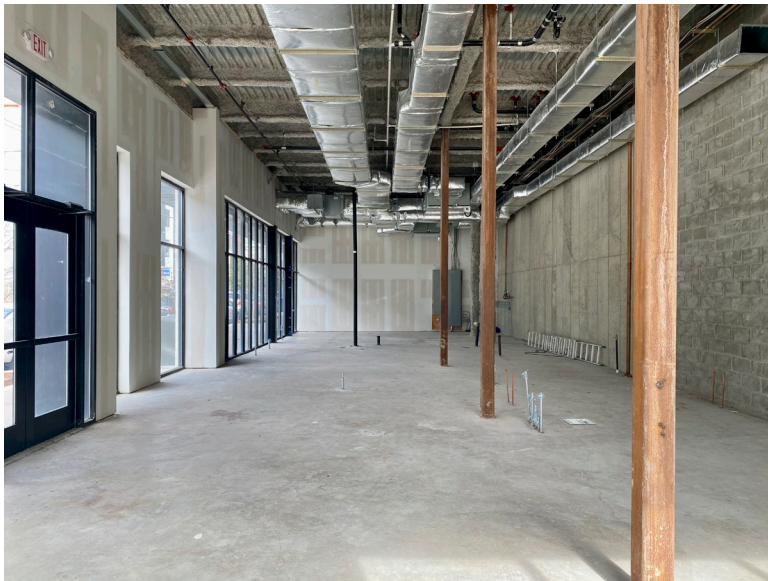


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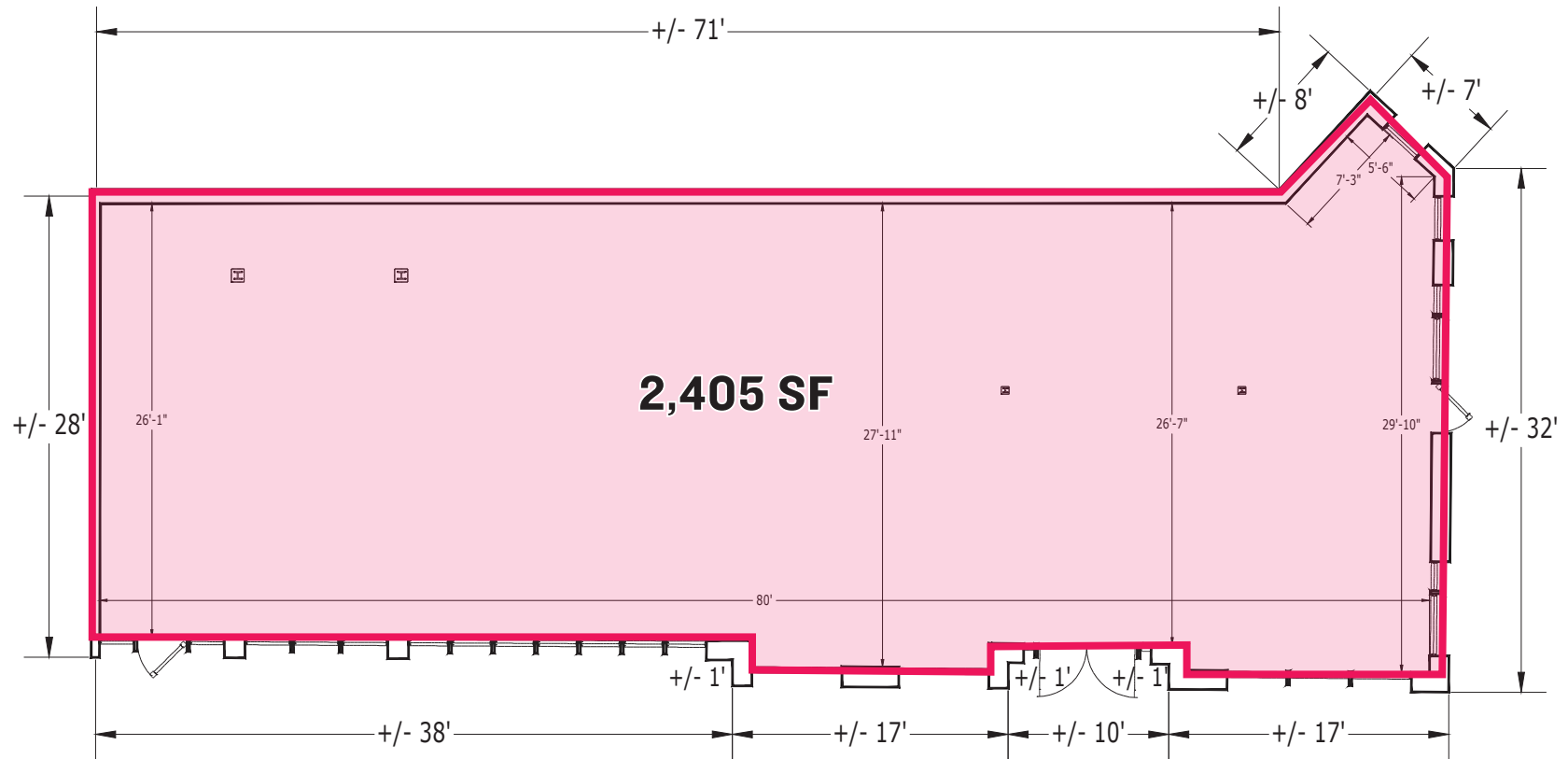


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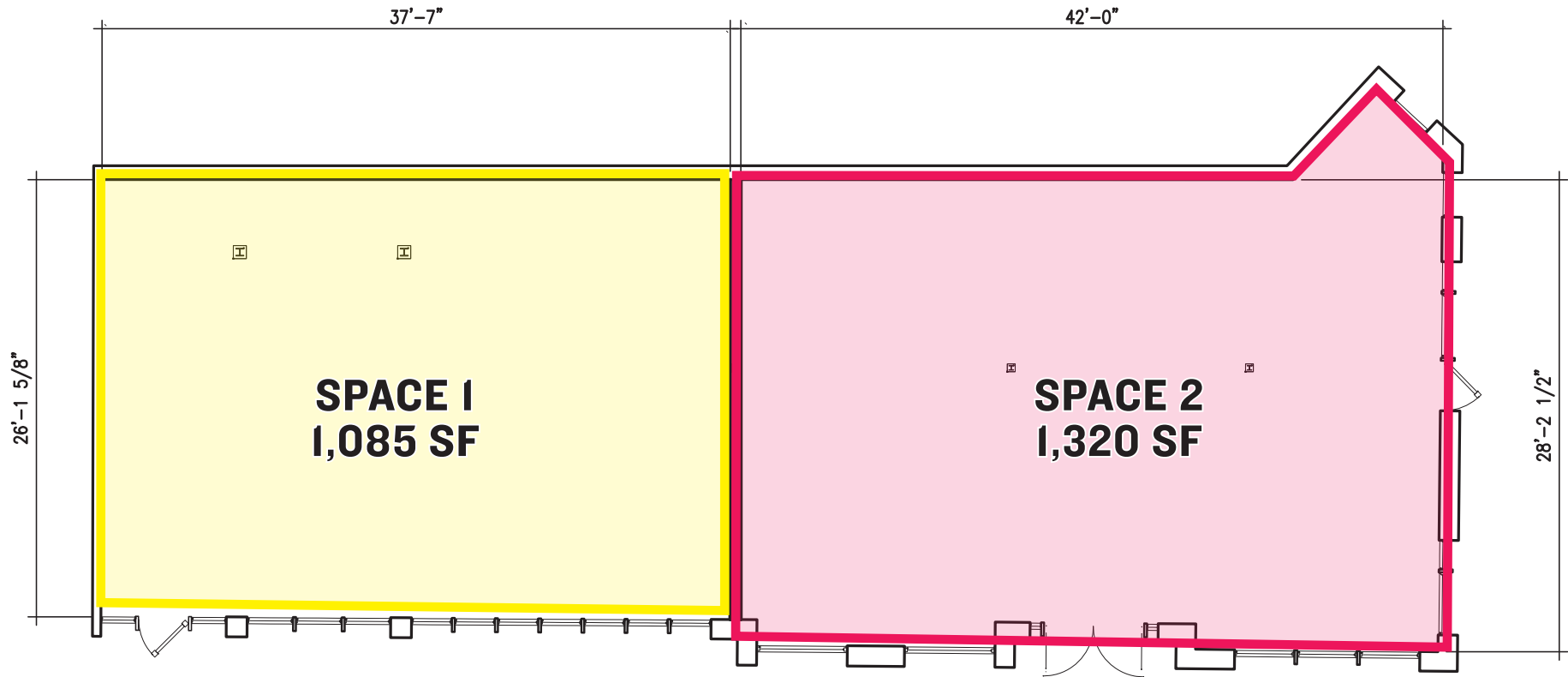


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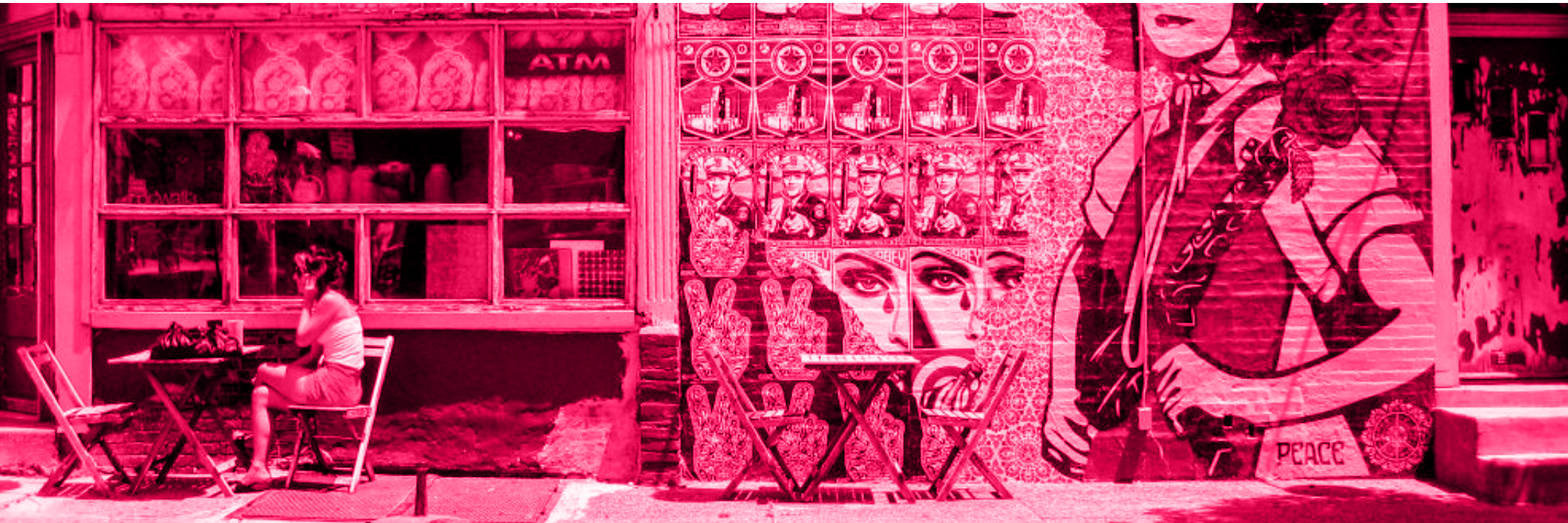


# FISHTOWN NEIGHBORHOOD

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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.





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## NEIGHBORHOOD DEMOGRAPHICS

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

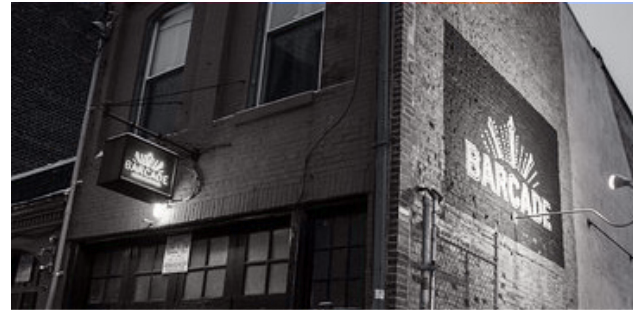
- EST. POPULATION**  
44,202
- EST. NUMBER OF HOUSEHOLDS**  
19,479
- EST. TOTAL EMPLOYEES**  
10,914
- EST. TOTAL BUSINESSES**  
1,530
- EST. AVG HH INCOME**  
\$81,736
- EST. MEDIAN AGE**  
34.4

## NEARBY TENANTS

*Suraya*



**LMNO**





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## ▶ 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.



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## ▶ THE FILLMORE

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



## ▼ 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.

## 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.





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