

MSC FRANKFORD AVENUE

1,730 SF OVER TWO FLOORS
NEW CONSTRUCTION
RETAIL FOR LEASE

JOIN

unapologetic FOODS

COMING
SOON

Cars Parked Illegally
Will Be Towed By
George Smith
Tolco
3103 S. 41st St. Philadelphia
215-729-9100
Charges: \$175.00 Towing Fee
\$2.00 Per Hour Storage
All items must be removed within 24 hours

1704

FRANKFORD AVENUE

PROPERTY DETAILS

- ▶ New construction retail at the 50-yard line of Frankford Avenue in burgeoning Fishtown neighborhood
- ▶ Steps away from notable eateries, including Van Leeuwen and Suraya
- ▶ Rare small shop space with impressive lower level
- ▶ Available now

JOIN NEIGHBORING TENANTS



LMNO

Pizzeria Beddia



Suraya

unapologetic FOODS

DEMOGRAPHICS

1 mile radius

EST. POPULATION

61,891

EST. MEDIAN HH INCOME

\$71,617

EST. MEDIAN AGE

33.2

EST. EMPLOYEES

17,159

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FLOOR PLAN



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AERIAL



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MSC



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.

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



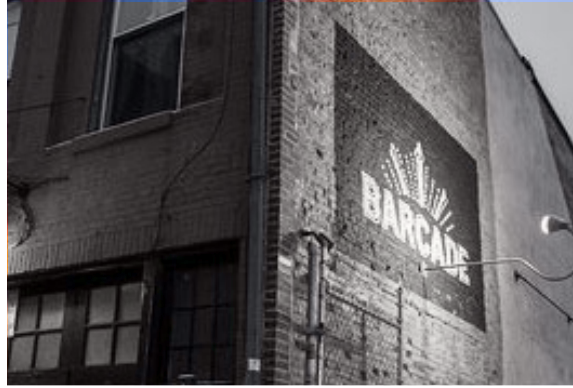
EST. MEDIAN AGE
34.4

NEARBY TENANTS

Suraya



LMNO





► 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.



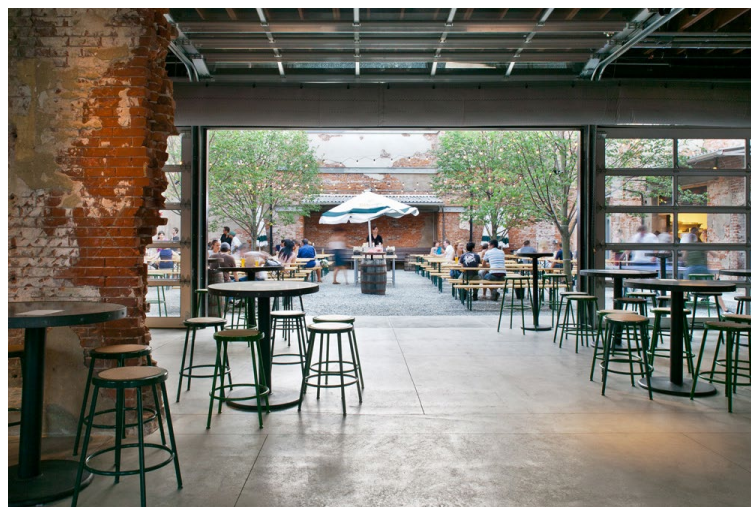
▼ BARCADE

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.



► 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.



MSC

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