

MSC FRANKFORD AVENUE

1,835 SF (PLUS BASEMENT)
NEW CONSTRUCTION CORNER
RETAIL FOR LEASE

FISHTOWN
PHILADELPHIA.PA



1500 FRANKFORD AVENUE



PROPERTY DETAILS

- ▶ Unbeatable location at the epicenter of Fishtown's commercial corridor
- ▶ A+ co-tenancy on all sides, including national and local brands
- ▶ Steps away from notable eateries, including Jeni's Ice Creams, La Colombe, and Suraya
- ▶ Continued neighborhood growth, buoyed by explosive residential and retail development
- ▶ Striking architectural design

DEMOGRAPHICS

EST. POPULATION

1 mi 63,978

3 mi 463,263

5 mi 1,013,982

EST. EMPLOYEES

1 mi 15,744

3 mi 301,801

5 mi 455,963

EST. AVG HH INCOME

1 mi \$106,623

3 mi \$102,625

5 mi \$94,949

EST. MEDIAN AGE

1 mi 34.5

3 mi 33.7

5 mi 33.9

JOIN NEIGHBORING TENANTS

La COLOMBE
COFFEE ROASTERS

WM
MULHERIN'S
SONS

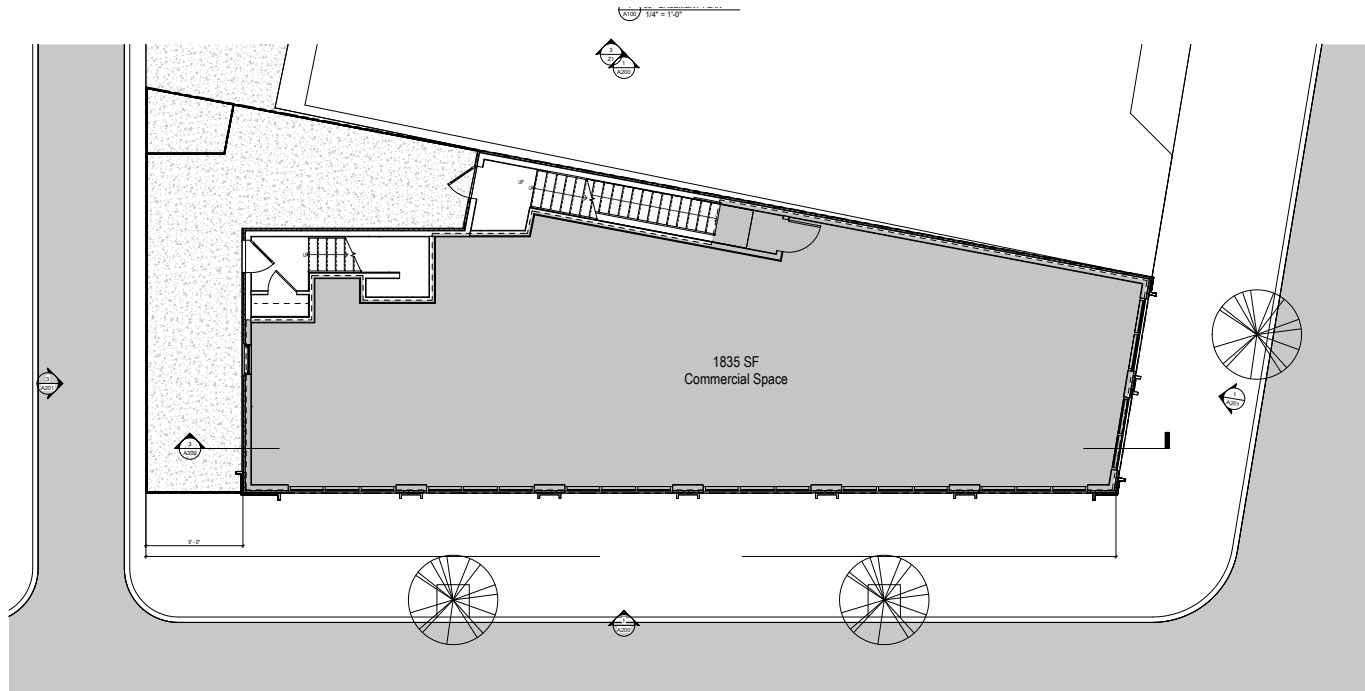
SHAKE  SHACK

jeni's

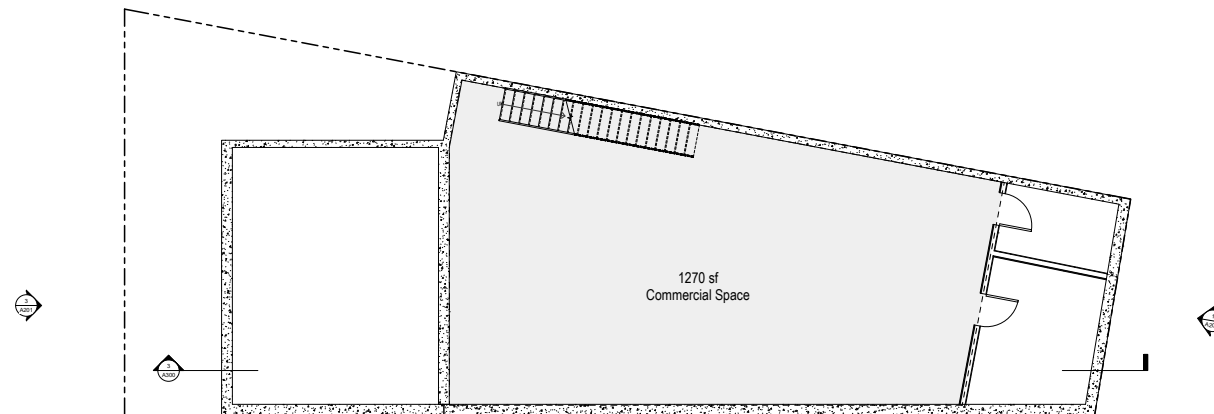
sweetgreen

CITY FITNESS
PHILADELPHIA

FLOOR PLANS



FIRST FLOOR

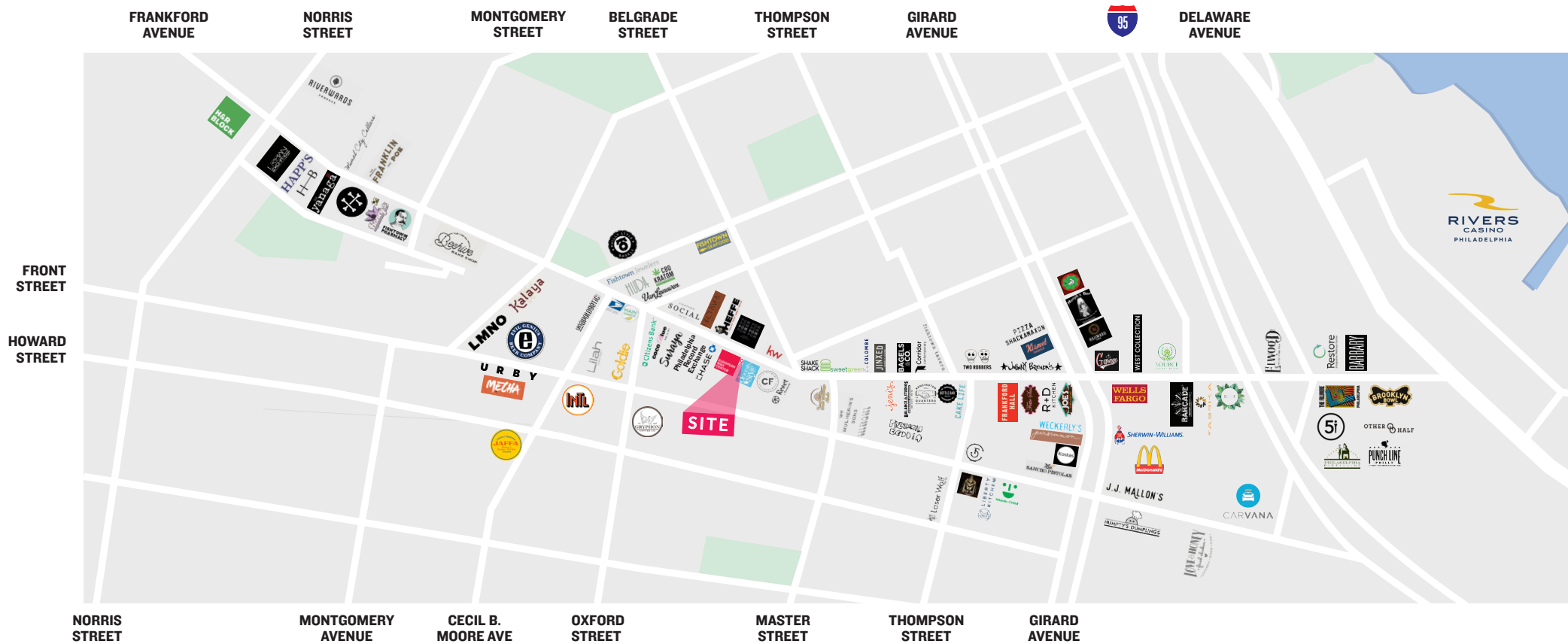


BASEMENT

JEFFERSON STREET

FRANKFORD AVENUE

AERIAL



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.



MSC

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



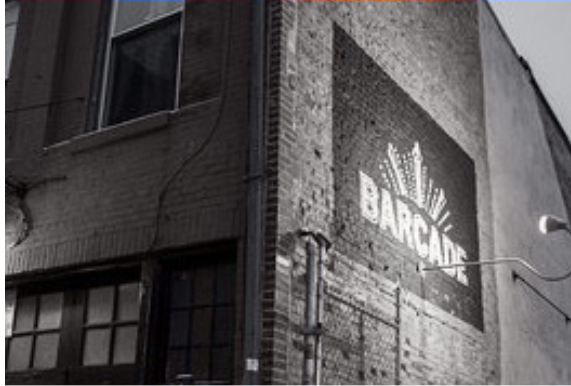
EST. MEDIAN AGE
34.4

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

JACOB COOPER

jcooper@hellomsc.com

215.883.7402

STEFANIE GABEL

sgabel@hellomsc.com

215.883.7409

