

MSC

542

W. GIRARD AVENUE

NORTHERN LIBERTIES | PHILADELPHIA, PA

2,513 SF TURN-KEY CAFE AVAILABLE





# 342 W. GIRARD AVENUE

## JOIN NEIGHBORING TENANTS



## PROPERTY DETAILS

- ▶ Currently built out as a cafe, requiring only Tenant's FF&E to open immediately
- ▶ Corner flagship opportunity at the entrance of Northern Liberties neighborhood, the fastest growing area in the city
- ▶ Ground floor of "The Dally," a fully occupied new construction apartment building with 50 residential units.
- ▶ +/- 96 ft of frontage allows for tremendous visibility and natural light
- ▶ Available immediately

## DEMOGRAPHICS

Northern Liberties Trade Area  
From the River to 6th Street between Girard Ave & Callowhill Street

EST. POPULATION

13,051

EST. AVG HH INCOME

\$186,022

EST. HOUSEHOLDS

7,392

EST. MEDIAN AGE

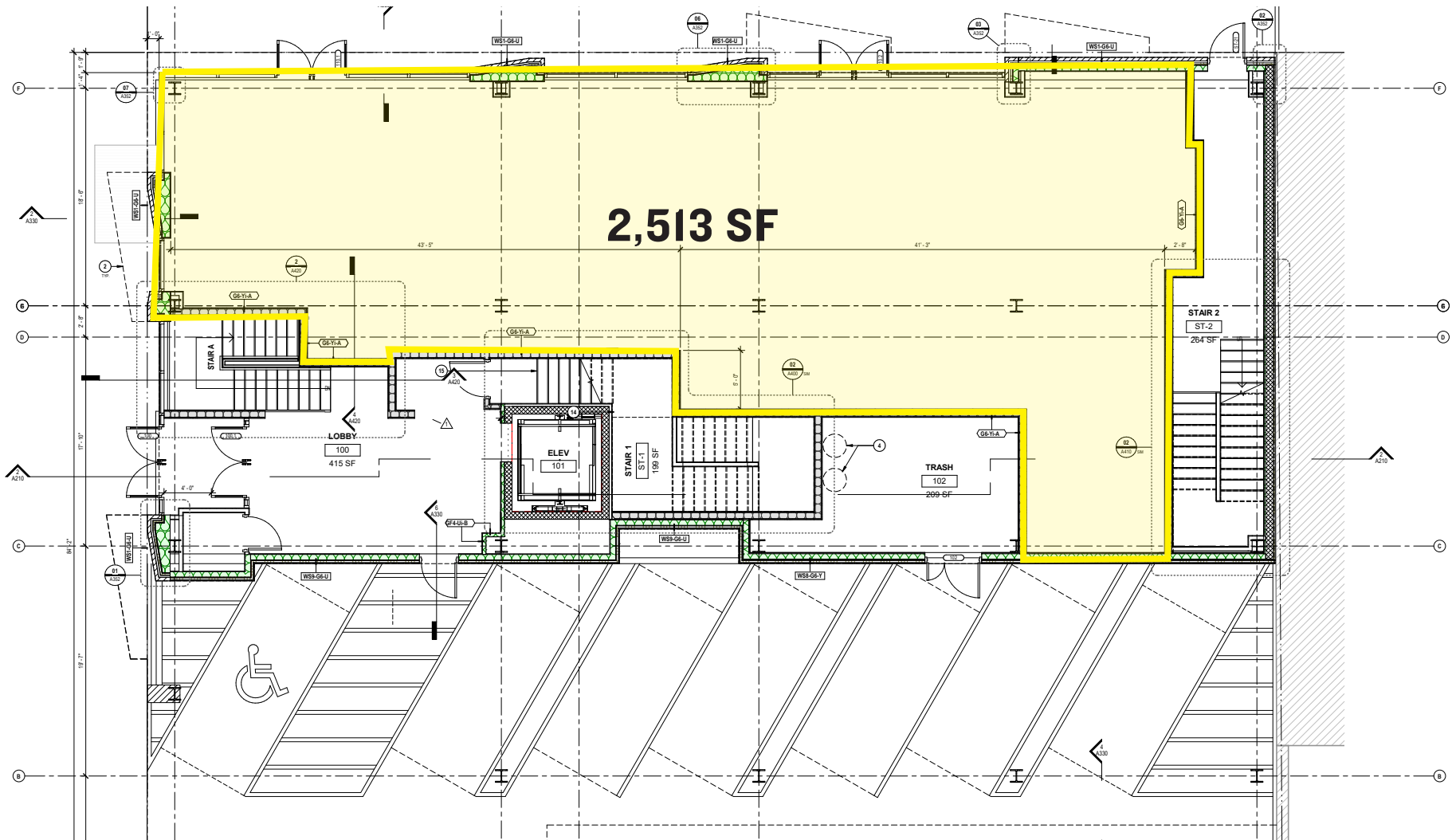
32.4

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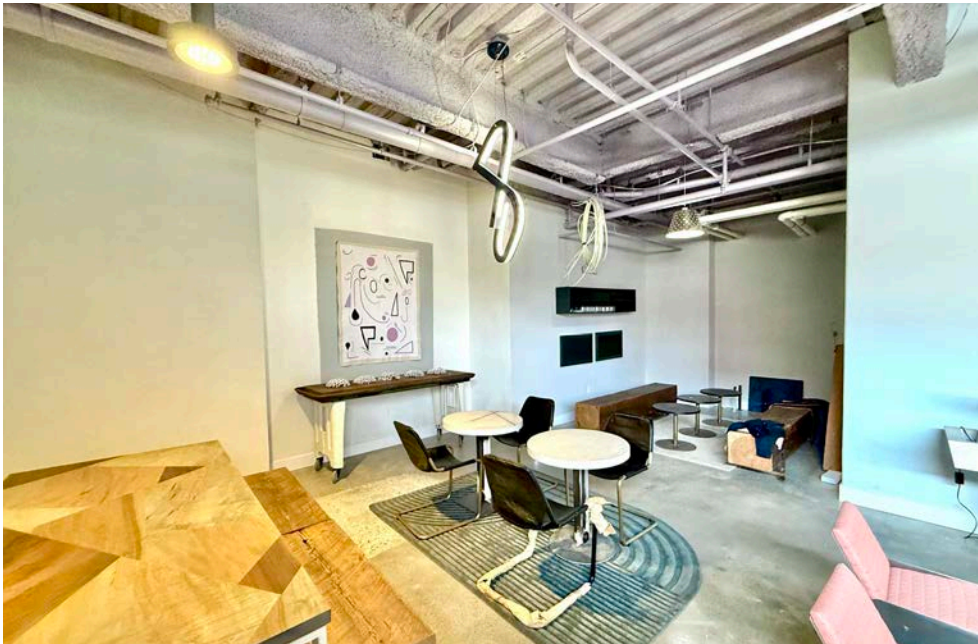
# GROUND FLOOR PLAN

GIRARD AVENUE





## INTERIOR PHOTOS



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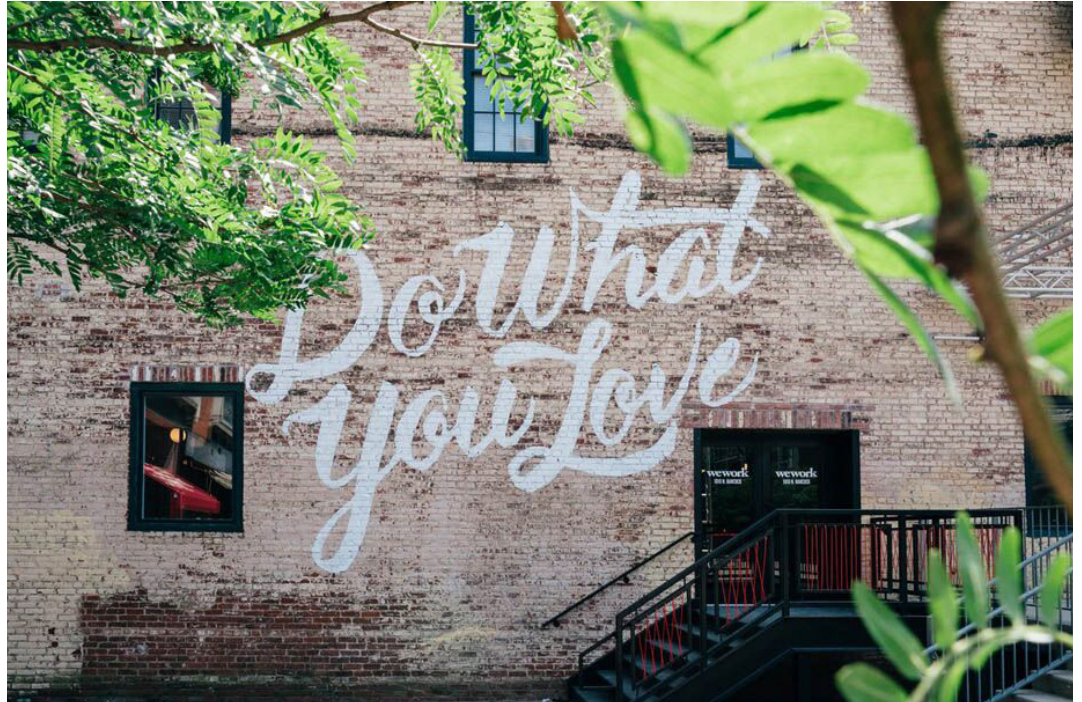
AERIAL

**SPRING  
GARDEN  
STREET**

**DELAWARE  
AVENUE**

## NEIGHBORHOOD OVERVIEW

**NORTHERN LIBERTIES** has evolved organically into one of most desirable, dense and affluent neighborhoods in Philadelphia. The revitalization of this former industrial zone began in the 1990s with a conversion of warehouses into artists' studios, sparking an influx of young professionals and families, along with some of the city's top restaurants, outdoor cafes, nightlife and entertainment concepts. The vibrancy along the North 2nd Street commercial corridor is supported by varied, yet quintessential Philadelphia residential architecture, from converted warehouses and traditional brick rowhomes to new construction townhouses and mixed-use developments. Adding to the appeal, Northern Liberties lies at the nexus of three desirable neighborhoods -- Old City, Fishtown and the Waterfront -- and is accessible from I-95 and two SEPTA train stations.





# MSC

**JULIA MCMANUS**

[jmcmanus@hellomsc.com](mailto:jmcmanus@hellomsc.com)

267.622.3098

**NEEMA KASHI**

[nkashi@hellomsc.com](mailto:nkashi@hellomsc.com)

610.329.5474

