

JOIN  
 **JETSET**  
MODERN PILATES

MSC X   
**HIGHTOP**  
DEVELOPMENT

1600  
W. GIRARD AVENUE

NORTHERN LIBERTIES | PHILADELPHIA, PA

1,420 SF CORNER RETAIL SPACE AVAILABLE FOR LEASE



#### PROPERTY DETAILS

- ▶ Last remaining ground floor retail space of a 7 story, 84-unit new construction apartment complex along highly trafficked Girard Avenue, with strong local and national tenancy.
- ▶ Retail with no columns and soaring ceilings, leaving a free and clear space attractive to a variety of concepts
- ▶ Steps away from Girard Avenue trolley line, Market-Frankford El, and close proximity to I-95
- ▶ Located in Philadelphia's fastest growing neighborhood with high residential density and flourishing food and beverage scene

130 W. GIRARD AVENUE

JOIN NEIGHBORING TENANTS



Middle Child



FRANKFORD HALL

ACME



La COLOMBE

COFFEE ROASTERS



JOHNNY BRENDA'S

GIANT



#### DEMOGRAPHICS

EST. POPULATION

.5 mi 19,402

EST. AVG HH INCOME

.5 mi \$116,870

EST. HOUSEHOLDS

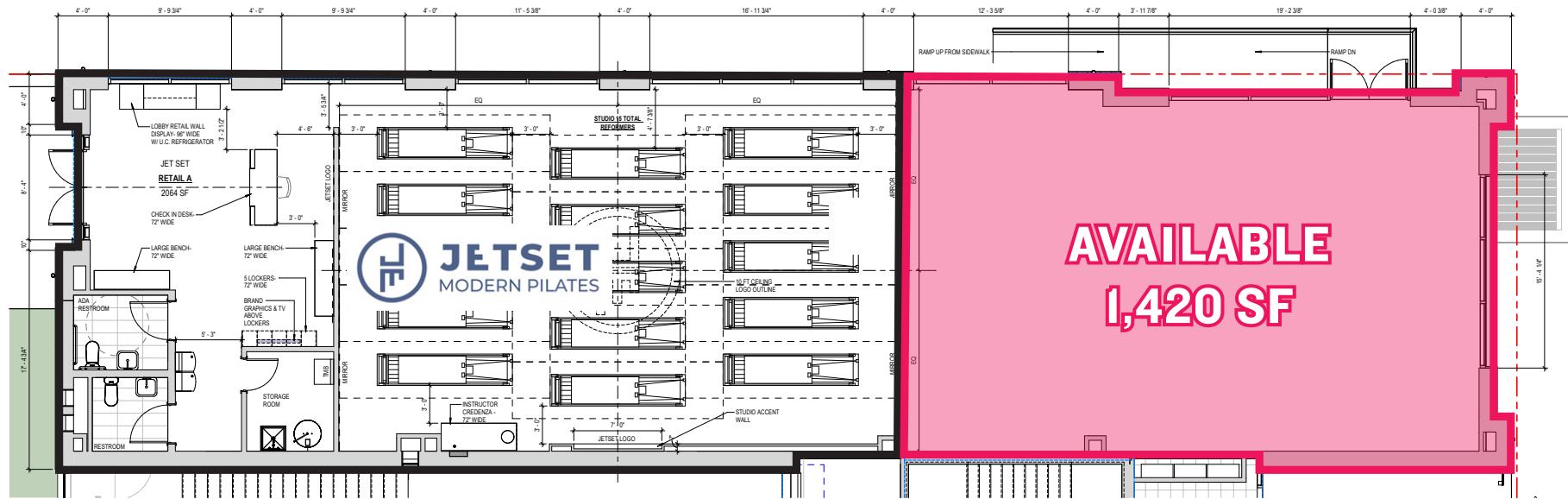
.5 mi 10,326

EST. MEDIAN AGE

.5 mi 32.8

## FLOOR PLAN

GIRARD AVENUE

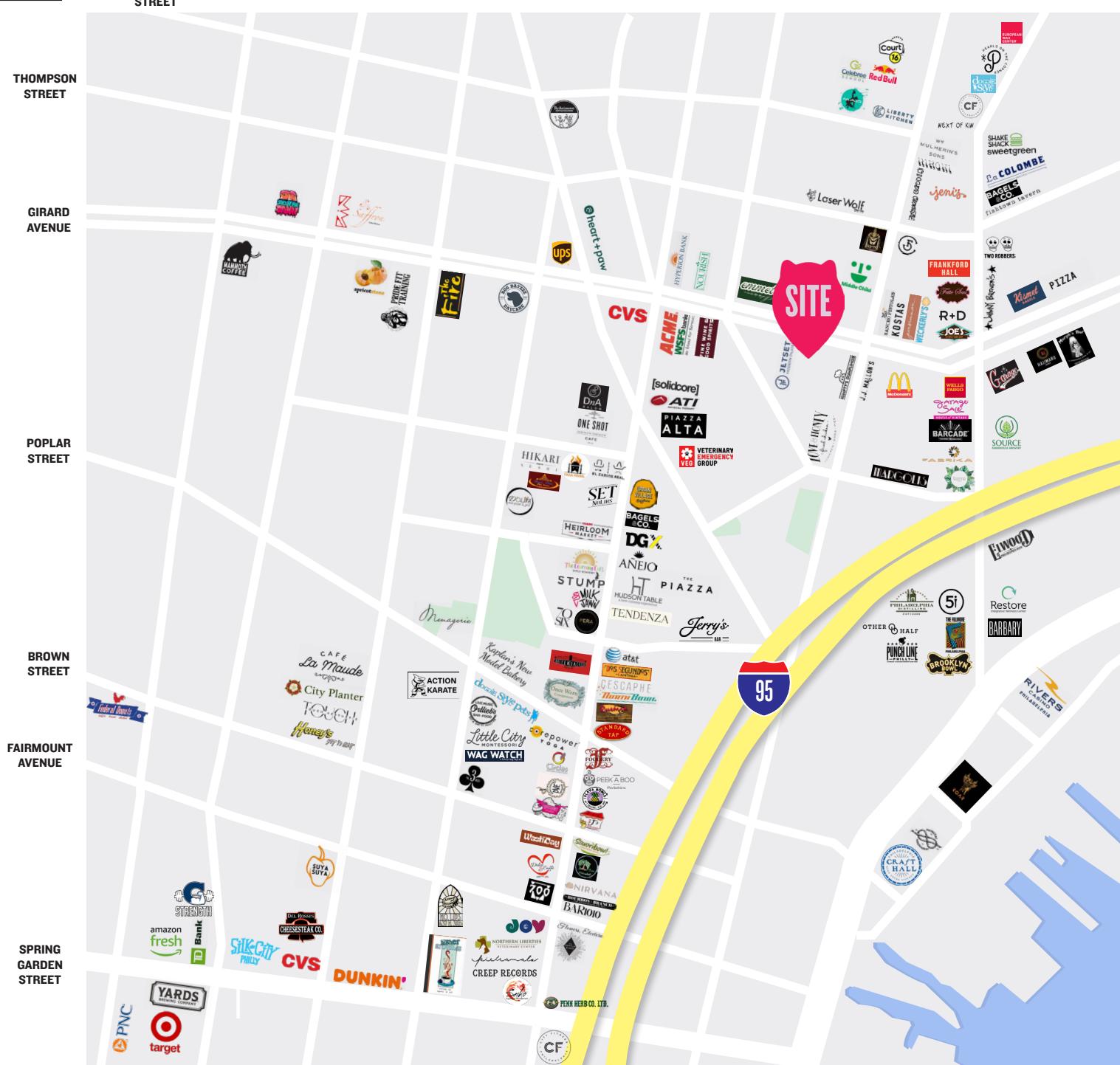


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## AERIAL

MASTER  
STREET



## 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

x



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