



150

W. GIRARD AVENUE

NORTHERN LIBERTIES | PHILADELPHIA, PA

1,420 SF CORNER RETAIL SPACE AVAILABLE FOR LEASE



130 W. GIRARD AVENUE

JOIN NEIGHBORING TENANTS



FRANKFORD HALL



La COLOMBE
COFFEE ROASTERS



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

DEMOGRAPHICS

EST. POPULATION

.5 mi 19,402

EST. AVG HH INCOME

.5 mi \$116,870

EST. HOUSEHOLDS

.5 mi 10,326

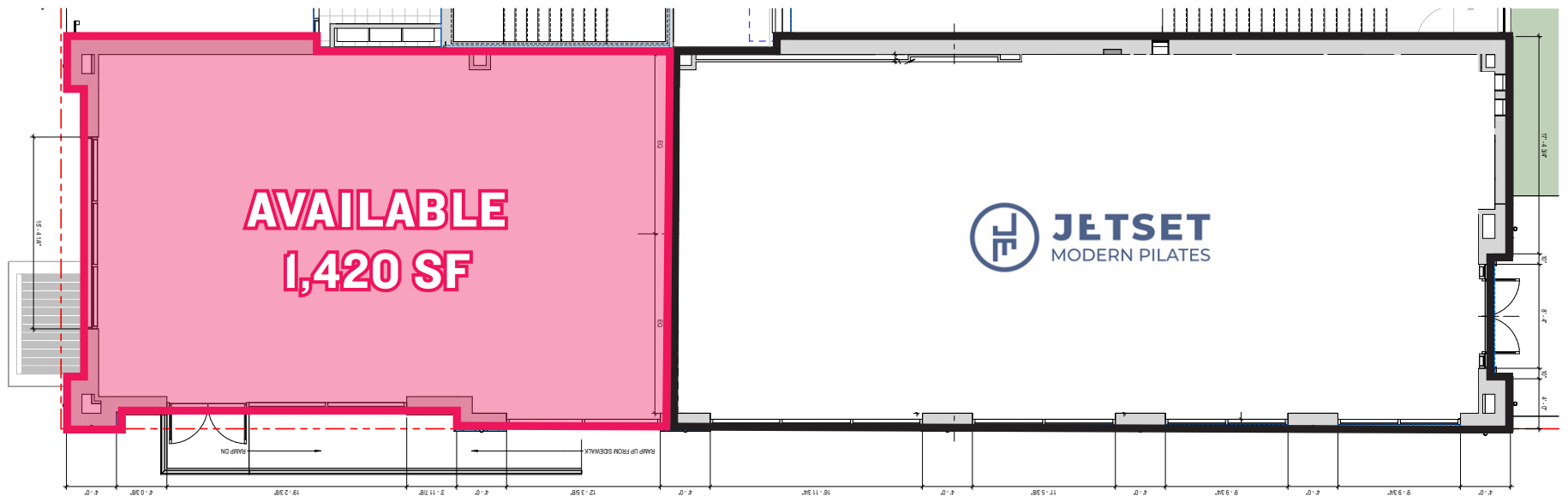
EST. MEDIAN AGE

.5 mi 32.8

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FLOOR PLAN



EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



AERIAL

**MASTER
STREET**

THOMPSON
STREET

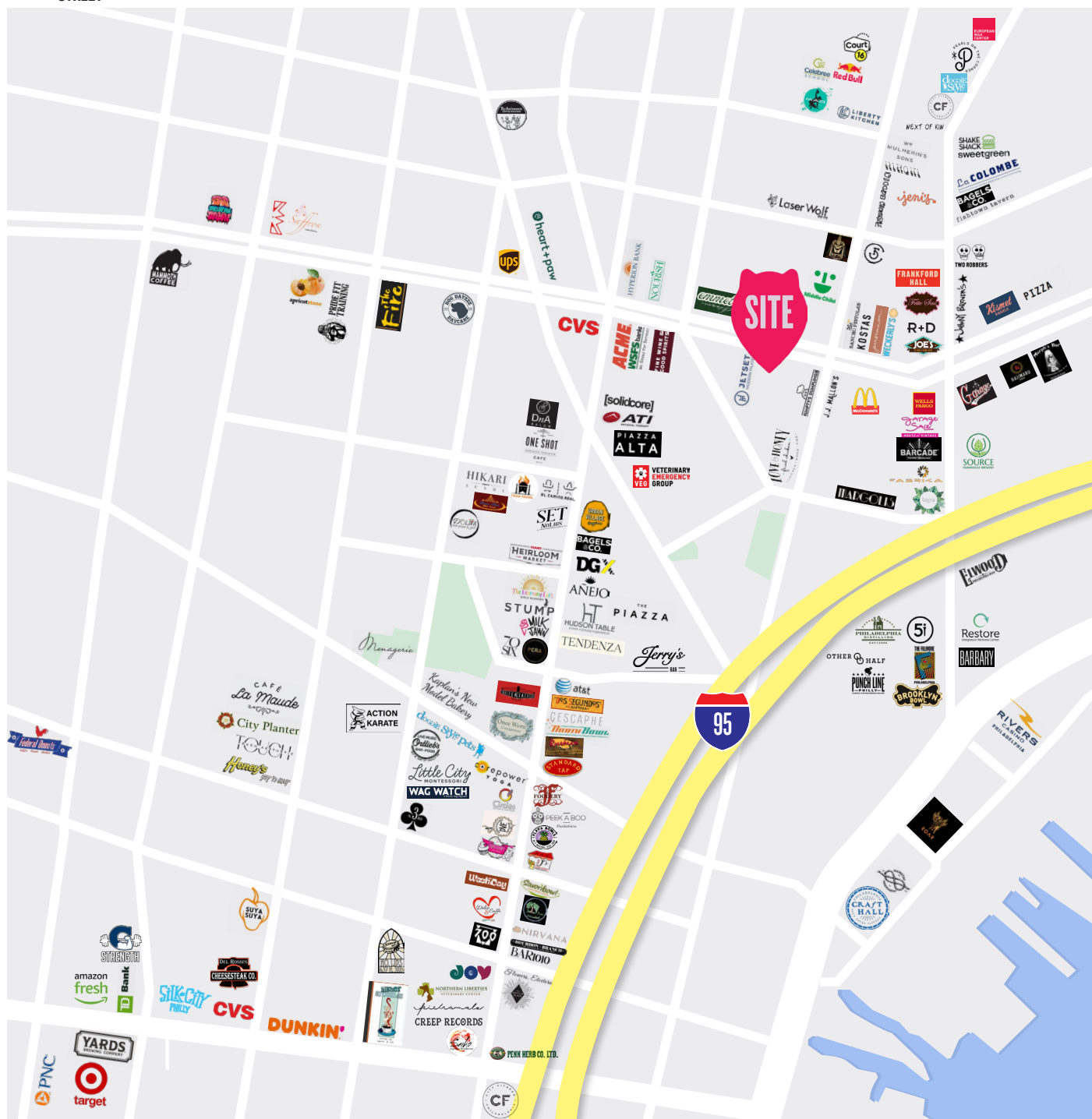
**GIRARD
AVENUE**

**POPLAR
STREET**

**BROWN
STREET**

**FAIRMOUNT
AVENUE**

SPRING
GARDEN
STREET



NORTHERN LIBERTIES

AN OVERVIEW

NORTHERN LIBERTIES has evolved organically into one of the 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

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