

MSC

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150

W. GIRARD AVENUE

NORTHERN LIBERTIES | PHILADELPHIA, PA

3,483 SF GROUND FLOOR DIVISIBLE RETAIL AVAILABLE FOR LEASE



130 W. GIRARD AVENUE

JOIN NEIGHBORING TENANTS



FRANKFORD HALL

ACME®



La COLOMBE
COFFEE ROASTERS



★ JOHNNY BRENDA'S ★

GIANT®

PROPERTY DETAILS

- ▶ New construction opportunity along highly trafficked Girard Avenue, with strong local and national tenancy.
- ▶ Flexible square footage footprint- Divisible into Space A: 2283 SF, Space B: 1201 SF
- ▶ 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

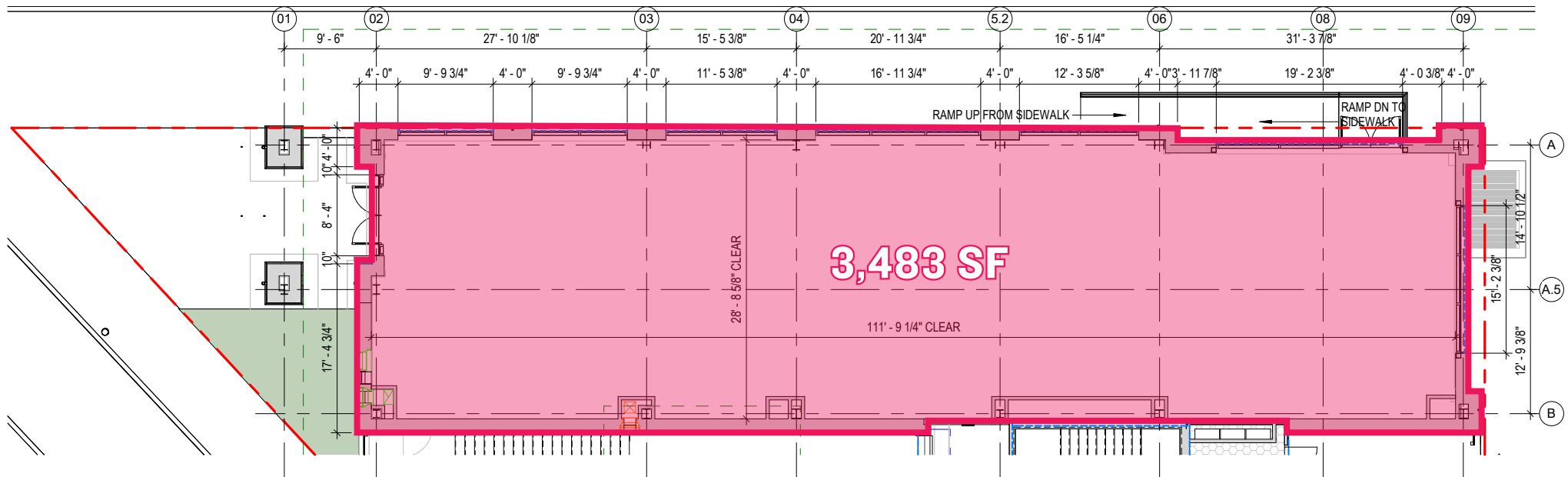
.5 mi 32.8

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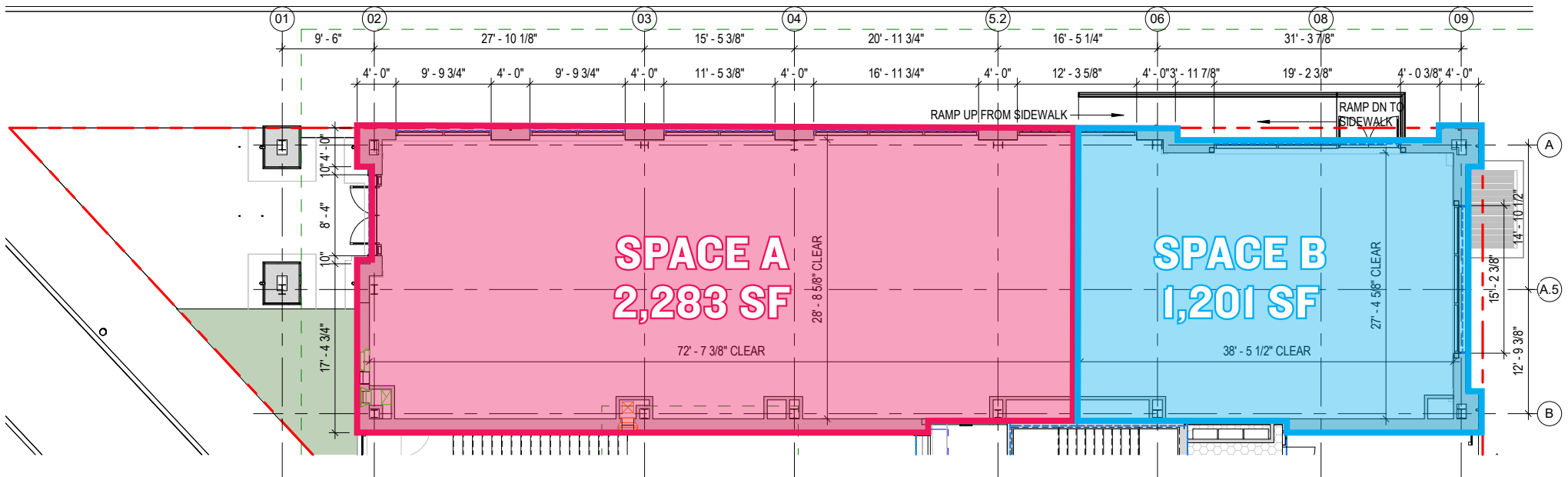
SINGLE TENANT SCENARIO

GIRARD AVENUE

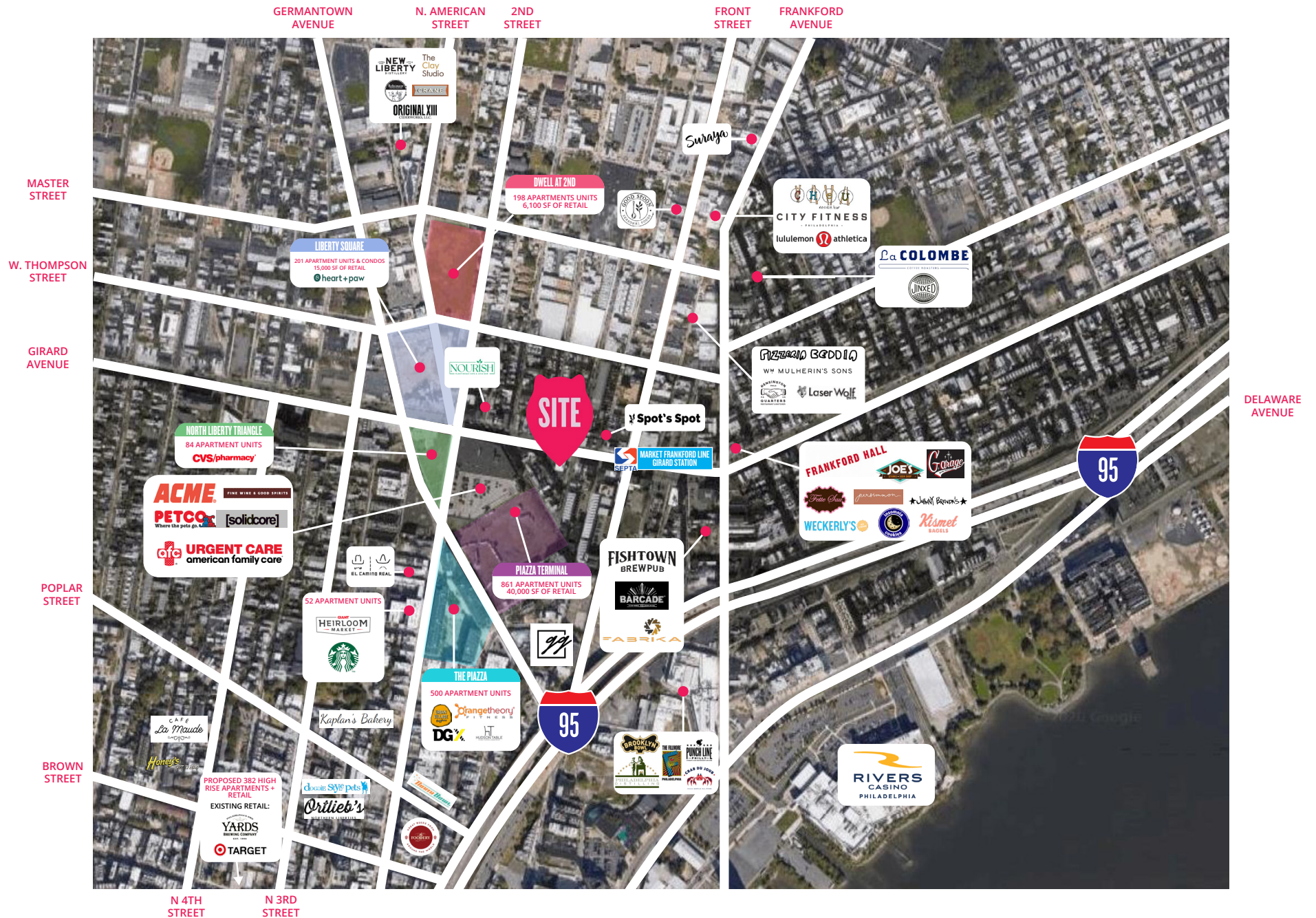


TWO TENANT SCENARIO

GIRARD AVENUE



AERIAL



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.



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