

An aerial photograph of a modern, multi-story brick and grey building with a flat roof. The building is surrounded by other urban structures, trees, and a street with parked cars. A playground is visible behind the building. The text 'MSC' is overlaid at the top, and 'WOLFF COURT' is written in large letters across the building. Below that, the address '501 EAST GIRARD AVENUE' and 'FISHTOWN | PHILADELPHIA, PA' are displayed. At the bottom, a white-bordered box contains the text '12,660 SF (DIVISIBLE) NEW CONSTRUCTION RETAIL FOR LEASE'.

MSC

WOLFF COURT

501 EAST GIRARD AVENUE

FISHTOWN | PHILADELPHIA, PA

12,660 SF (DIVISIBLE) NEW CONSTRUCTION RETAIL FOR LEASE



WOLFF COURT

JOIN NEIGHBORING TENANTS

La COLOMBE
COFFEE ROASTERS

honeygrow

LLOYD
WHISKEY • BEER • COCKTAILS

★ JOHNNY BRENDA'S ★

CVS

WELLS
FARGO



PROPERTY DETAILS

- ▶ Unmatched visibility with 172' of frontage along East Girard Avenue, one of Philadelphia's major arteries with 19,000 AADT
- ▶ Strategically positioned in the booming Fishtown neighborhood between Frankford Avenue's vibrant F&B scene, national retail at shopping centers along Aramingo Avenue, and I-95
- ▶ Excellent parking options with loading zone along Girard Avenue, four to six dedicated surface parking spaces, and possibility of additional dedicated underground parking
- ▶ Immediately adjacent to public playground, ideal for childcare and fitness uses

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

206,964

EST. MEDIAN HH INCOME

\$95,215

EST. MEDIAN AGE

35.5

EST. EMPLOYEES

227,743

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

PALMER STREET



MSC

INTERIOR PHOTO



BIRDS EYE AERIAL



AERIAL



MSC

JOSH WEISS

jweiss@hellomsc.com

215.883.7389

STEFANIE GABEL

sgabel@hellomsc.com

215.570.5485

