

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

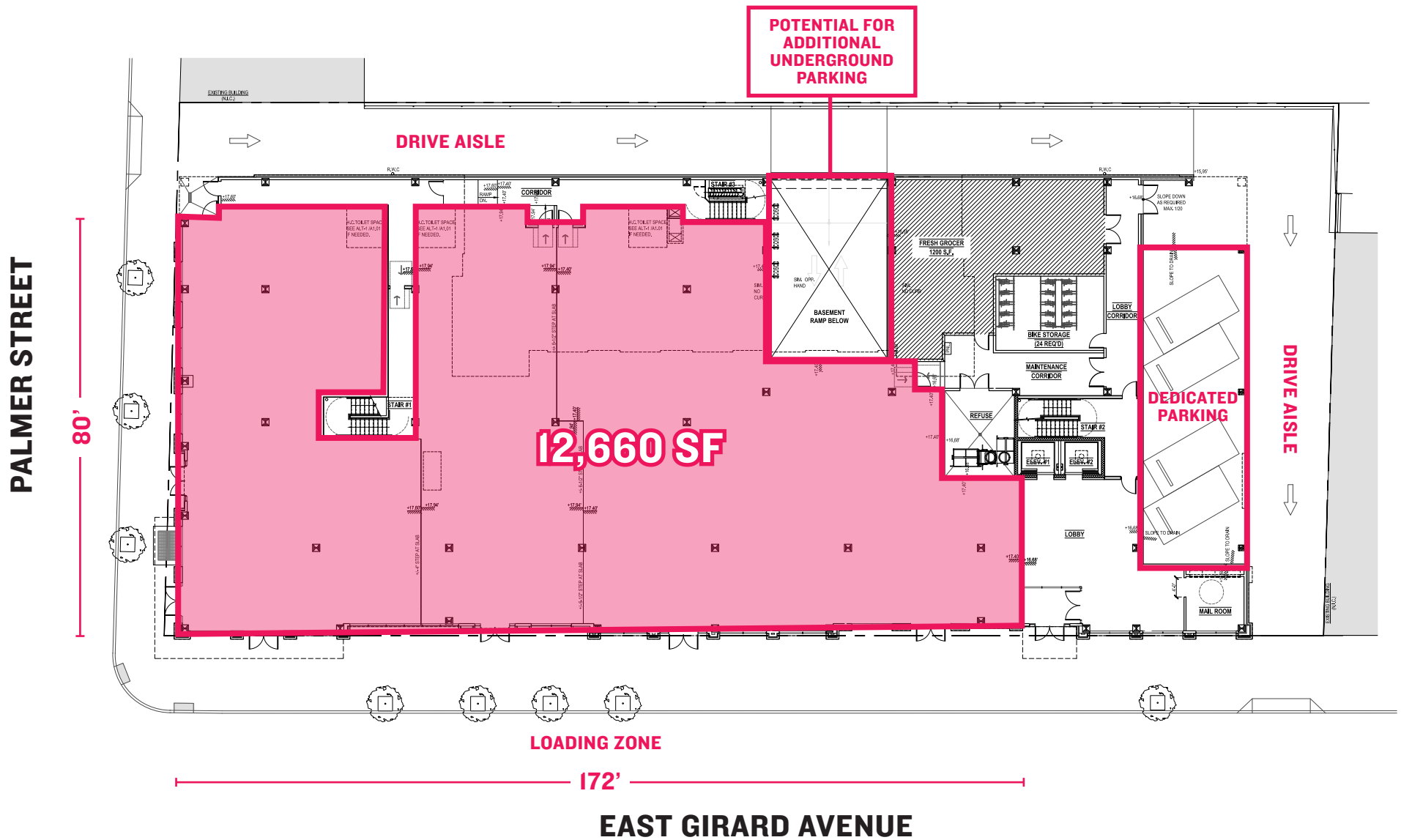
EST. EMPLOYEES

227,743

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MSC

FLOOR PLAN



INTERIOR PHOTO



BIRDS EYE AERIAL



AERIAL



MSC

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