

LA MARCELINE

2456 FRANKFORD AVENUE
FISHTOWN | PHILADELPHIA, PA

MSC



JDT

610 SF (PLUS BASEMENT)
SMALL SHOP RETAIL FOR LEASE



PROPERTY DETAILS

- ▶ Small shop retail space in Philly's hippest neighborhood
- ▶ Continued neighborhood growth, buoyed by explosive residential and retail development
- ▶ Unique architecture with impactful street presence includes natural slate fish scale facade, Toulouse pink siding and thoughtfully selected finishes
- ▶ Focus on sustainability: advanced energy-efficient systems are projected to reduce annual carbon emissions by approximately 30% compared to a standard code-built multifamily building
- ▶ Warm vanilla shell delivery with a bathroom
- ▶ Ground floor of new mixed-use building, with 16 residential apartments above

LA MARCELINE

DEMOGRAPHICS

EST. POPULATION

1 mi 67,242

EST. AVG HH INCOME

1 mi \$94,643

EST. EMPLOYEES

1 mi 13,135

EST. MEDIAN AGE

1 mi 33.1

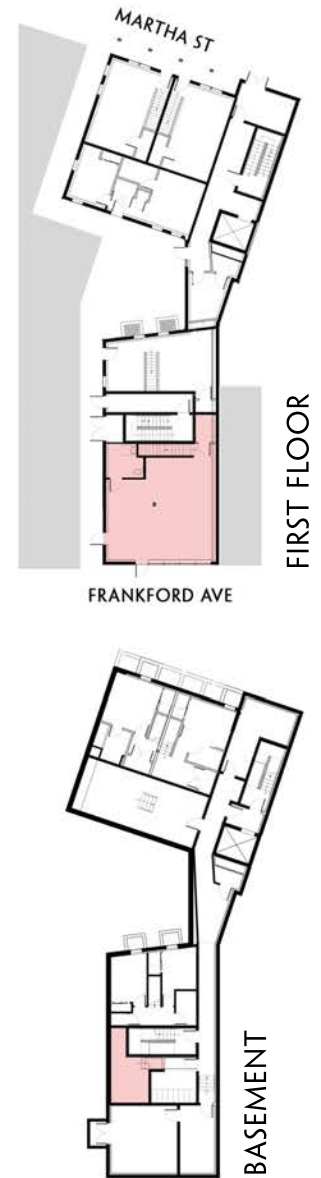
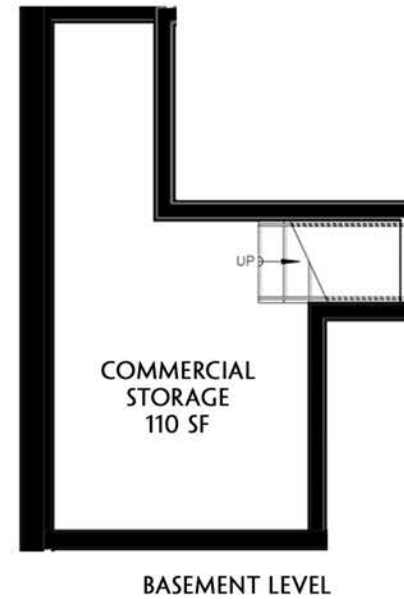
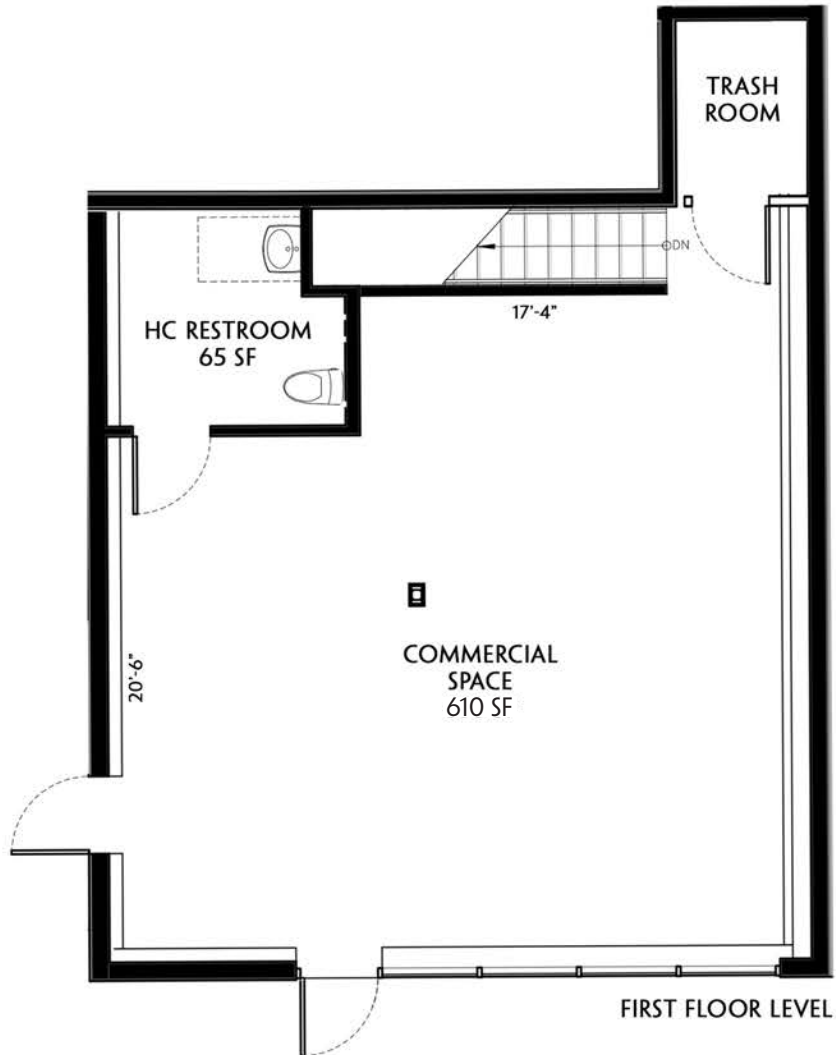
JOIN THESE AREA TENANTS



GROUND FLOOR PLAN

L^A MARCELINE

COMMERCIAL SPACE



INTERIOR PHOTOS



ENERGY EFFICIENCY

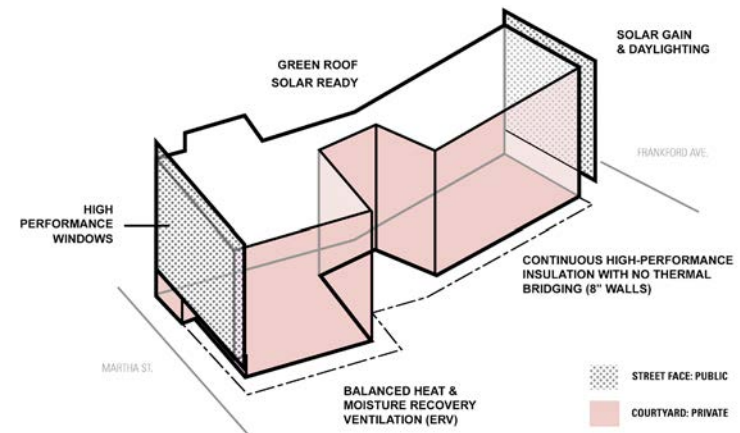


FRANKFORD AVENUE FACADE



MARTHA STREET FACADE

This mixed-use project, with sixteen residential units and one commercial unit, is located on a street-to-street lot in Philadelphia. Its primary front faces Fishtown's main thoroughfare and contains one commercial unit on the ground floor. Its secondary front faces a small alley and contains a residential unit, plants and lighting to activate a currently underused street. Its secondary front faces a small alley and contains residential unit entires, plantines and lighting to activate a currently underused street. La Marceline's exterior is an expression of the neighborhood - a fish-scale, natural, diamond slate that shields a pink interior courtyard.



ENERGY EFFICIENCY

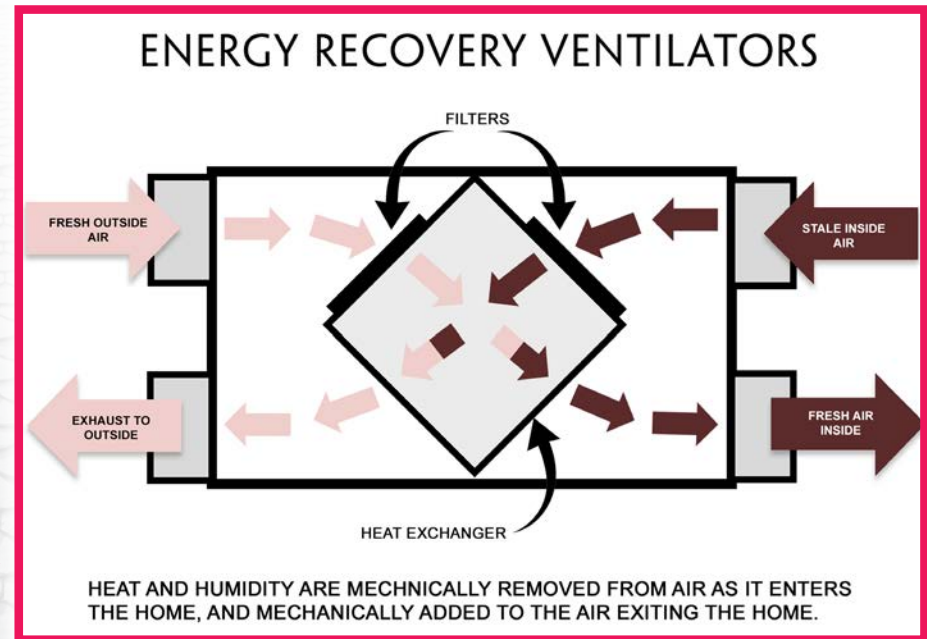
THE YOUNG WARRIOR AGAINST CLIMATE CHANGE

La Marceline is an innovative mixed-use residential project, focused on lowering both operational and embodied carbon in the built environment using proven building science and Passivhaus strategies. The building is designed to tackle real-world climate challenges through a fabric-first approach, energy efficient MEP systems, and resilient design strategies.

PROJECT STATS

Building Systems

- High-Performance Insulation
- Airtight Building Envelope
- Energy-Efficient HVAC Systems
- LED Lighting and Smart Controls
- Natural Daylighting
- Smart Thermostats
- Green Roofs
- ENERGY-STAR Energy Efficient Appliances
- Low-Flow Plumbing Fixtures
- Solar Ready
- Ventilation: Energy recover ventilator



AERIAL



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A BIENTÔT!

