

MSC

828

N. 2ND STREET

NORTHERN LIBERTIES | PHILADELPHIA, PA

5,150 SF (DIVISIBLE) NEW CONSTRUCTION
RETAIL FOR LEASE



828 N. 2ND STREET

DEMOGRAPHICS

Northern Liberties Trade Area
From the River to 6th Street between Girard Ave & Callowhill Street

EST. POPULATION

8,397

EST. HOUSEHOLDS

7,392

EST. AVG HH INCOME

\$186,022

EST. MEDIAN AGE

32.4

PROPERTY DETAILS

- ▶ Prominent retail opportunity in the heart of Philadelphia's hottest neighborhood
- ▶ Best-in-class co-tenancy, including CorePower Yoga & Madis Coffee Roasters
- ▶ Flexible floor plan options
- ▶ 1,334 SF dedicated outdoor patio
- ▶ Valuable positioning within new, corner mixed-use development
- ▶ Seeking medical, retail, creative, or restaurant user

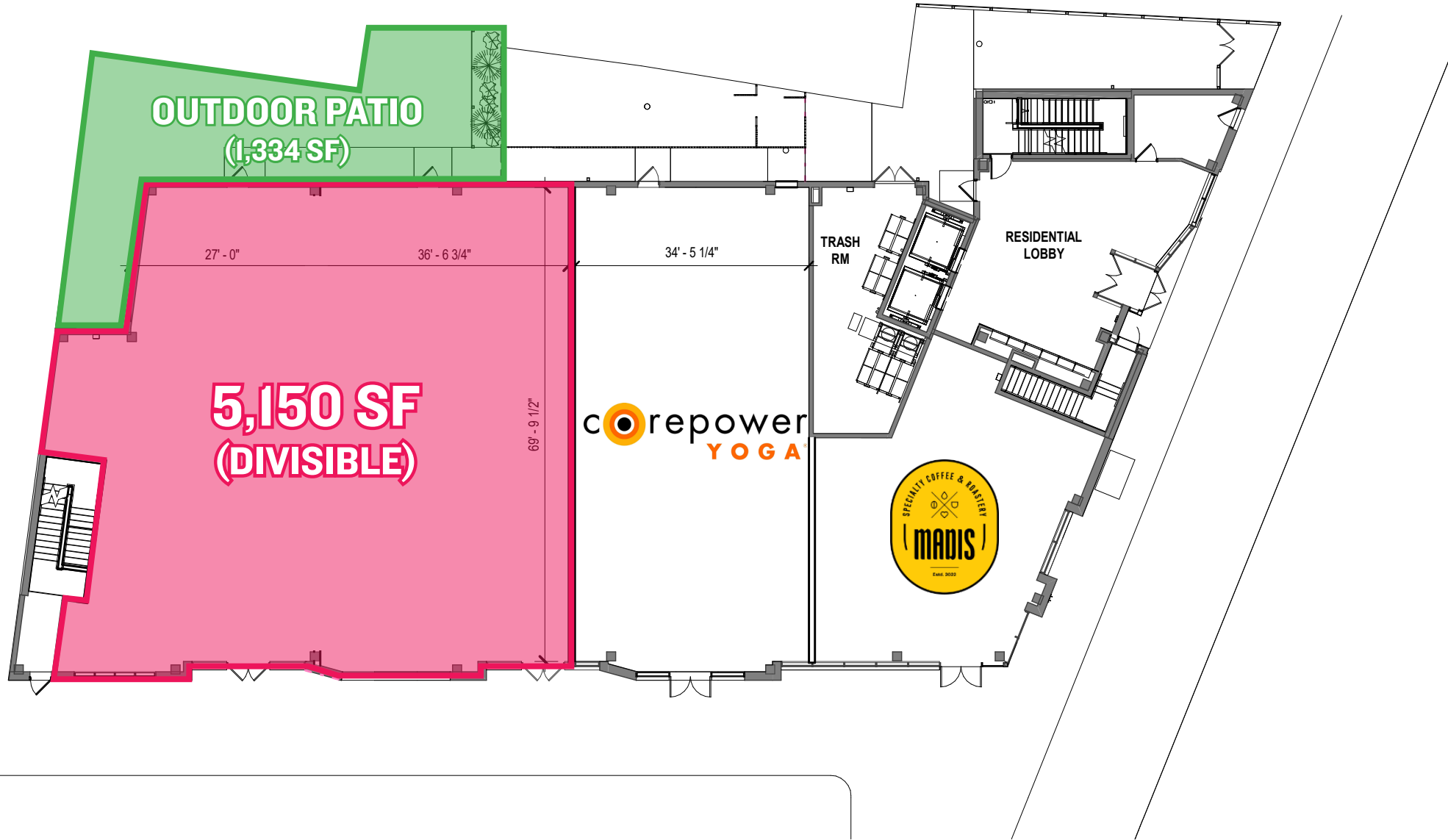
JOIN THESE AREA TENANTS



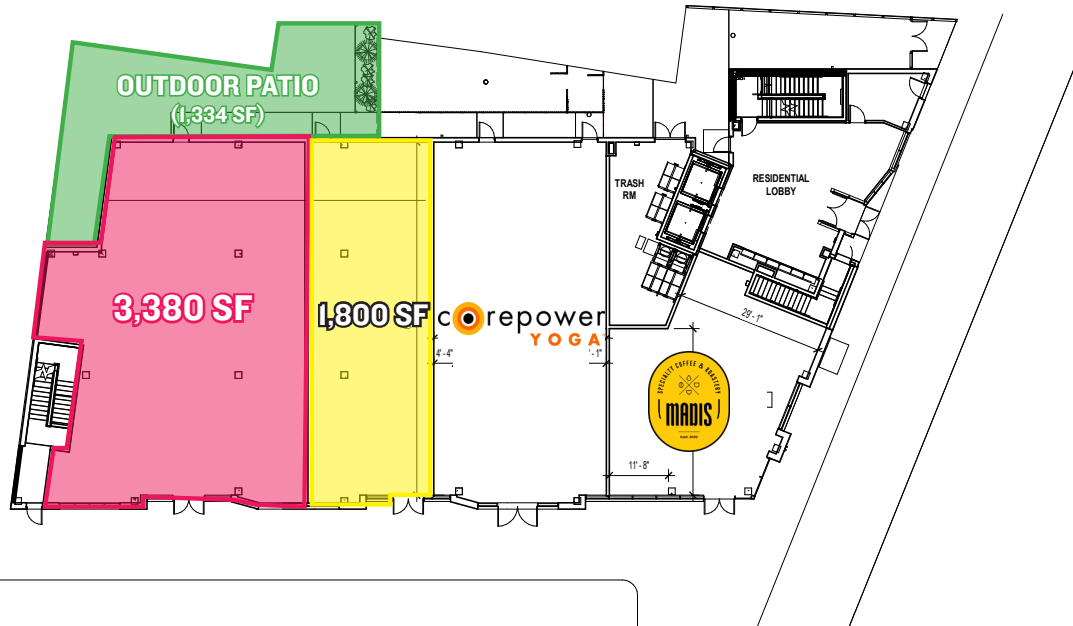
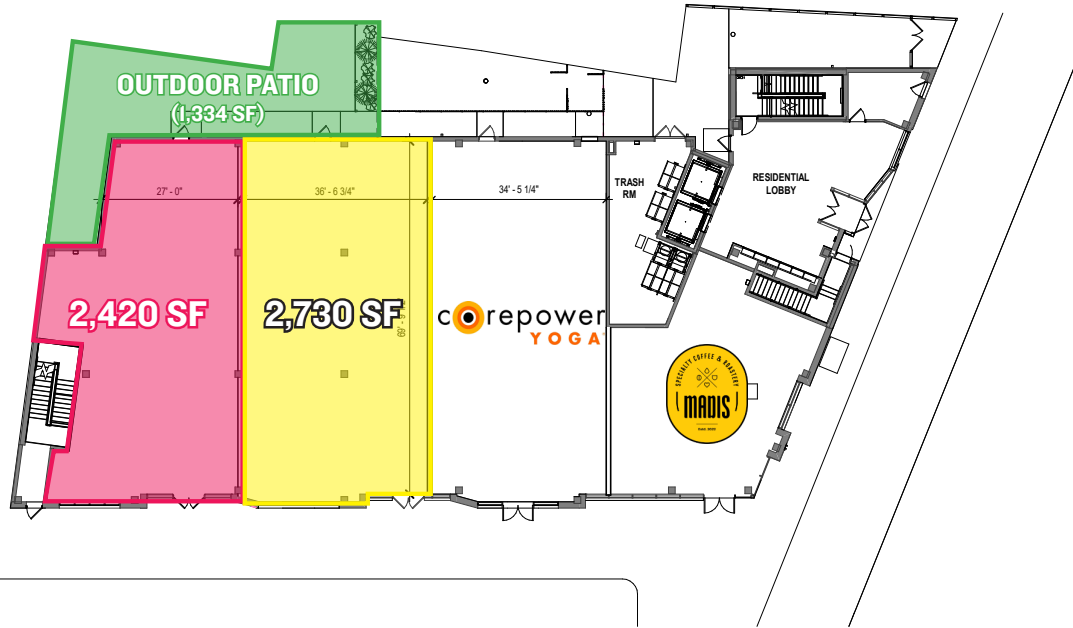
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SITE PLAN



POTENTIAL DEMISING SCENARIOS



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