

MSC

**N HOWARD
STREET**

FISHTOWN | PHILADELPHIA, PA

**4.000 SF BI-LEVEL
RESTAURANT/RETAIL
(PLUS PATIO) FOR LEASE**



1621 N HOWARD STREET

JOIN THESE AREA TENANTS

PERCY



MELCHA

Amá

Lilah



PROPERTY DETAILS

- ▶ *Rare freestanding warehouse for lease in the heart of Fishtown*
- ▶ *4,000 SF over two floors*
- ▶ *Dedicated outdoor patio*
- ▶ *Soaring ceiling heights throughout*
- ▶ *Existing garage door with opportunity to install additional entryways*
- ▶ *Tremendous co-tenancy with some of the neighborhood's best food and beverage offerings*

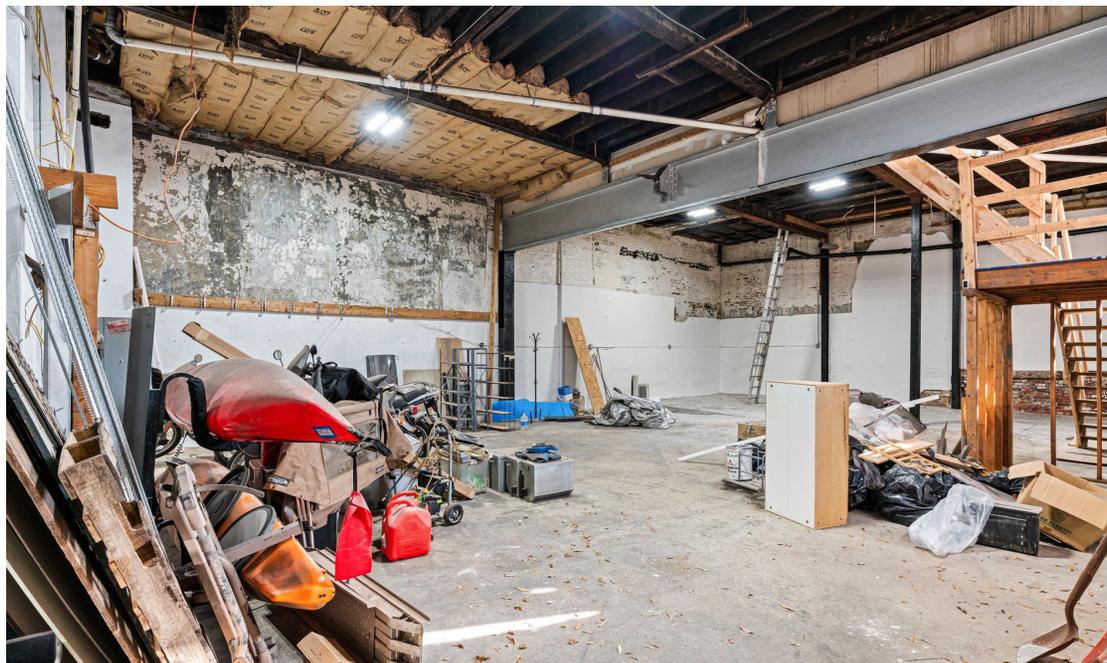
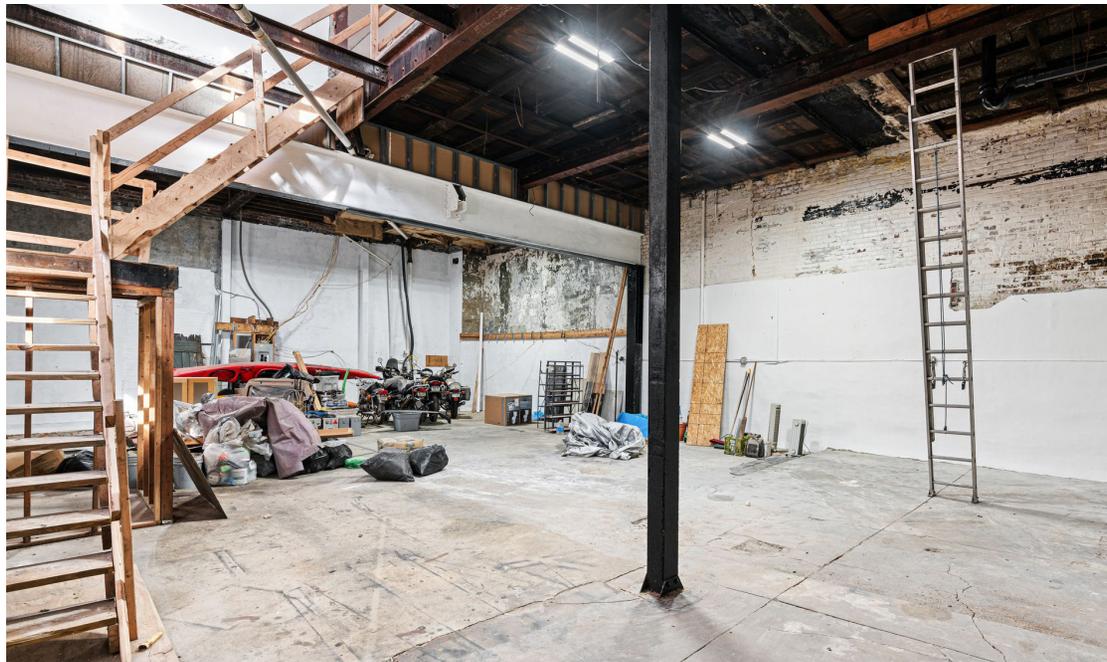
DEMOGRAPHICS

<i>EST. POPULATION</i>		<i>EST. EMPLOYEES</i>	
1 mi	73,405	1 mi	19,271
3 mi	470,118	3 mi	302,524
5 mi	1.02M	5 mi	469,275
<i>EST. MEDIAN HH INCOME</i>		<i>EST. MEDIAN AGE</i>	
1 mi	\$89,132	1 mi	32.6
3 mi	\$74,279	3 mi	33.6
5 mi	\$68,412	5 mi	33.9

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.



GROUND FLOOR PHOTOS



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SECOND FLOOR PHOTOS



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PATIO



AERIAL



MSC

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