



MSC

**N. FRONT
STREET**

FISHTOWN | PHILADELPHIA, PA

**1.931 SF RETAIL PLUS
1.411 SF OUTDOOR
AVAILABLE FOR LEASE**

1440 N FRONT STREET



JOIN NEIGHBORING TENANTS



PROPERTY DETAILS

- ▶ *Highly-visible retail space in dynamic Fishtown neighborhood available for lease*
- ▶ *Ground floor of premium mixed-use residential building with 114 residential units and 18 parking spaces*
- ▶ *Customized features including interior rear garage doors in the rear for dynamic layout, rare outdoor area for patios or seating, and existing cellars and shaftways for venting.*
- ▶ *Located in the heart of the city's most dynamic restaurant and entertainment neighborhoods*
- ▶ *Available immediately*

NEIGHBORHOOD DEMOGRAPHICS

EST. POPULATION
69,562

EST. MED HH INCOME
\$95,145

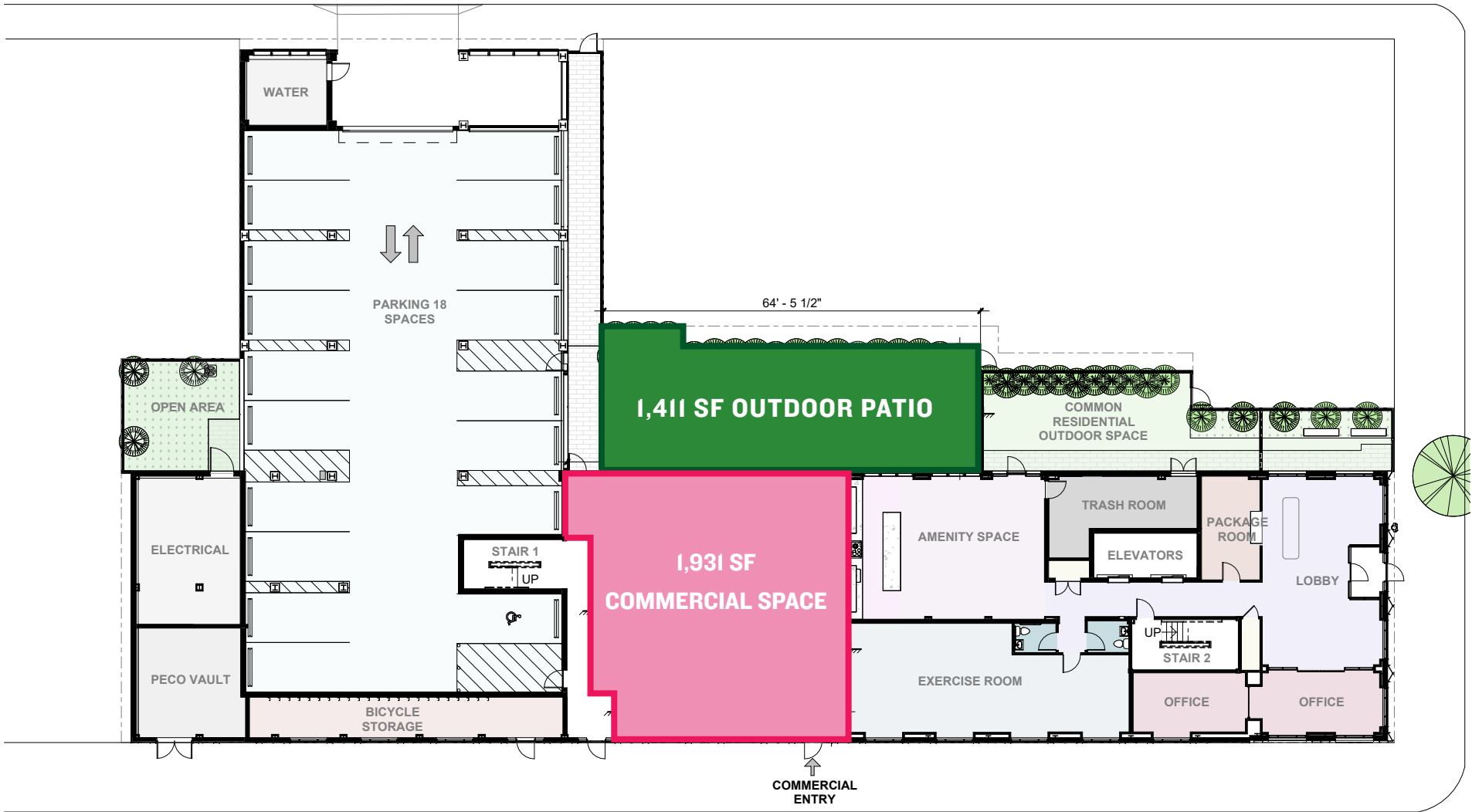
EST. MED AGE
32.9

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SITE PLAN

HOPE STREET



NORTH FRONT STREET

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FRONT STREET RENDERING



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JEFFERSON STREET RENDERING



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FISHTOWN OVERVIEW

Over the past decade, Philadelphia's Fishtown neighborhood has truly become the face of the city's nationally recognized renaissance and urban renewal. Prominently featured in publications from *The New York Times*, to *Forbes* and *Food and Wine*, among many others, Fishtown has transformed itself from a gritty community of manufacturing to a dynamic neighborhood where both makers and white collar professionals have established roots and call home. Known for its unparalleled dining scene and nightlife, Fishtown has recently developed a robust creative office market to become a unique live / work / play community with a soul. Philadelphia's "it" neighborhood has struck its delicate retail merchandising balance with a carefully curated mix of stabilizing national brands and innovative, entrepreneurial local businesses. Its unique proximity to adjacent burgeoning neighborhoods, Olde Kensington, East Kensington and Northern Liberties, coupled with its access to public transportation and connectivity to Center City, has created an explosive density of both redeveloped and new construction housing, causing pent up demand for many neighborhood goods and services.

TOP RESTAURANT DESTINATIONS



▶ LA COLOMBE

The de facto central gathering place for any business meeting, casual coffee or weekend brunch in Fishtown, this sprawling 12,000 SF converted warehouse is always humming. Start here for your neighborhood tour.



▼ KALAYA

An authentic example of Southern Thai cuisine created by Chef Nok Suntaranon. The bold and bright flavors of the menu are thoughtfully prepared and delicately balanced according to the recipes passed down from her mother, Kalaya, who is the restaurant's namesake.



▶ PIZZERIA BEDDIA

Dubbed "the Best Pizza in America" by *Bon Appetit Magazine*, Joe Beddia's pizza Mecca has now moved to a much larger back alley venue with full bar, outdoor garden and private "hoagie omakase" tasting room. Don't miss the antipasti, desserts and natural wine list too.



▶ FRANKFORD HALL

Philadelphia's version of an industrial German Biergarten. Outdoor tables with firepits and ping pong are particularly fun during the early spring or fall months when a chill is in the air.

TOP RESTAURANT DESTINATIONS



▶ HIROKI

Deeply rooted in Japanese tradition and technique, Hiroki emphasizes harmony and attention to detail by offering a seasonal omakase menu inspired by Kyoto, Japan.



▶ SURAYA

One of Philadelphia's most unique dining destinations, this Lebanese concept from Defined Hospitality features a daily market and coffee bar, open kitchen with bar and restaurant, and a secret garden perfect for summer night drinking and relaxing.



▼ MIDDLECHILD CLUBHOUSE

Middle Child Clubhouse is the mature spin off of the incredibly successful Middle Child in Washington Square West. Even better—this place can hold more than double the amount of people than its predecessor.

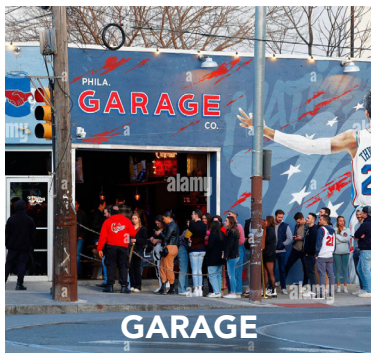


▶ LASER WOLF

Laser Wolf has officially been recognized as one of the best restaurants in the world on *Condé Nast Traveler's* 2021 Hot List, just 1 year after GQ deemed it one of the best in America the same year it opened during the pandemic. Laser Wolf embraces the "shipudiya" style of dining and is a skewer house concept from the restaurant duo Michael Solomonov and Steven Cook.

TOP ENTERTAINMENT DESTINATIONS

In addition to world class restaurants, Fishtown is a burgeoning entertainment destination in Philadelphia. A choose-your-own-adventure type neighborhood where one can have an intimate candlelight dinner at Suraya and end their night at LMNO's Listening Room for an intimate concert (no phones allowed), or can see a burlesque show at Fabrika, hop over next door to Barcade, and finish their night with a CityWide at Fishtown Tavern to mosey on over to Rivers Casino. This place has it all.



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