



MSC

MARTHA
STREET

FISHTOWN | PHILADELPHIA, PA

±5.300 SF
RETAIL/RESTAURANT
OPPORTUNITY + ±1.500 SF
OUTDOOR SPACE

2418 MARTHA STREET

NEIGHBORHOOD DEMOGRAPHICS

EST. POPULATION

0.5 mi **23,134**

EST. MED AGE

0.5 mi **33.7**

DAYTIME POP (EMPLOYEES)

0.5 mi **3,146**

EST. MED HH INCOME

0.5 mi **\$87,385**

PROPERTY DETAILS

- ▶ ± 5,300 SF Retail/Restaurant Opportunity + ±1,500 SF Outdoor Space positioned on Martha Street, one of Philadelphia's most established and design-forward hospitality corridors.
- ▶ Demising Options Available allowing for a range of full-service restaurant and elevated retail concepts.
 - Option A: ±4,300 SF + 1,035 SF Mezzanine + 1,500 SF outdoor
 - Option B: ±2,800 SF + 670 SF Mezzanine
 - Option C: ± Three 1,435 SF + 335 SF Mezzanine Options + Outdoor
- ▶ Located within the historic Kensington/Fishtown industrial brewing corridor, thoughtfully reimagined as a premier culinary enclave alongside Philadelphia Brewing Company, Picnic, Emilia, Fiore Fine Foods, and other nationally recognized operators.
- ▶ Customizable, built-to-suit opportunities available for qualified operators seeking to create a flagship, design-driven presence in one of Philadelphia's most established hospitality micro-markets.



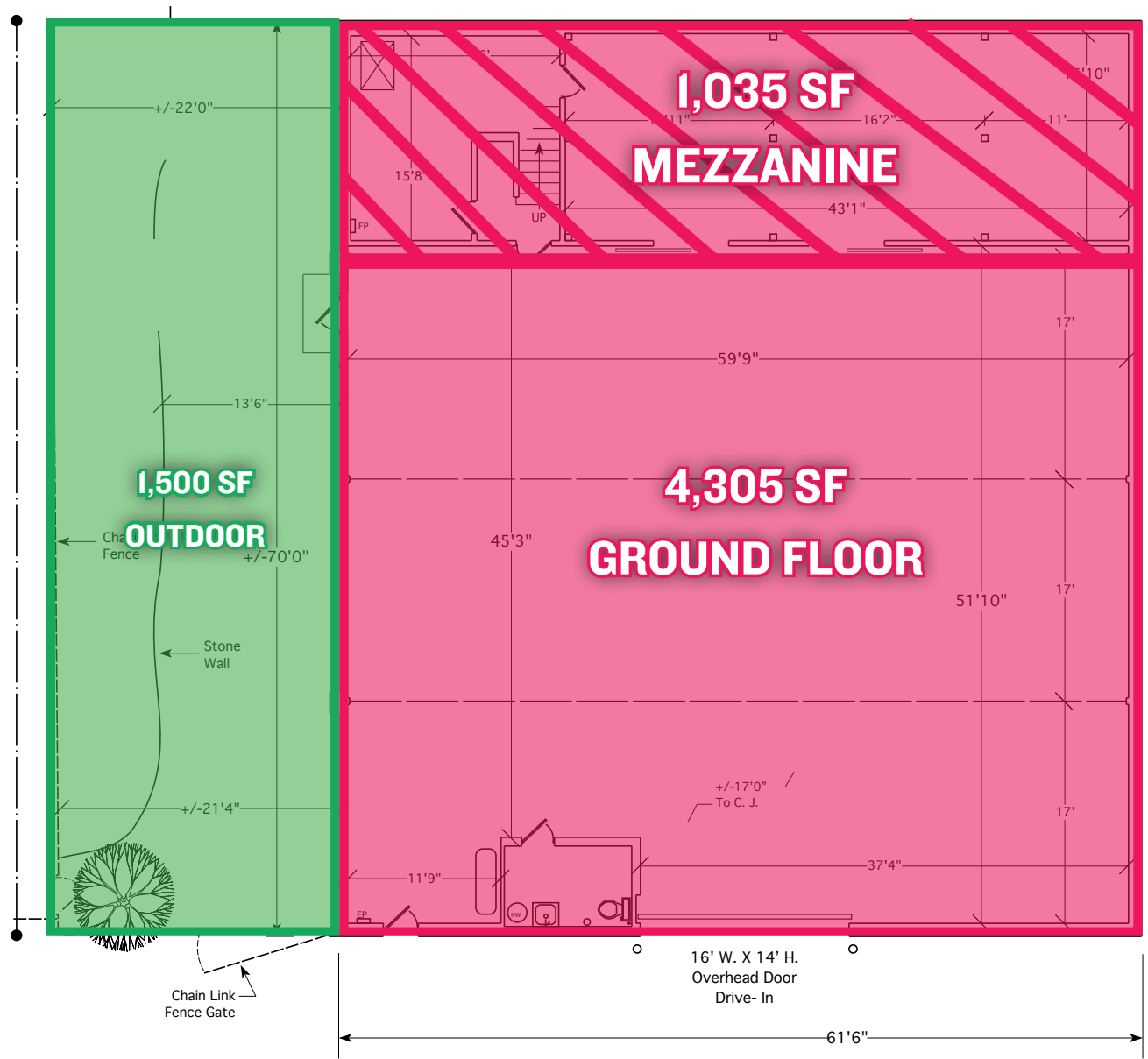
JOIN NEIGHBORING TENANTS



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.

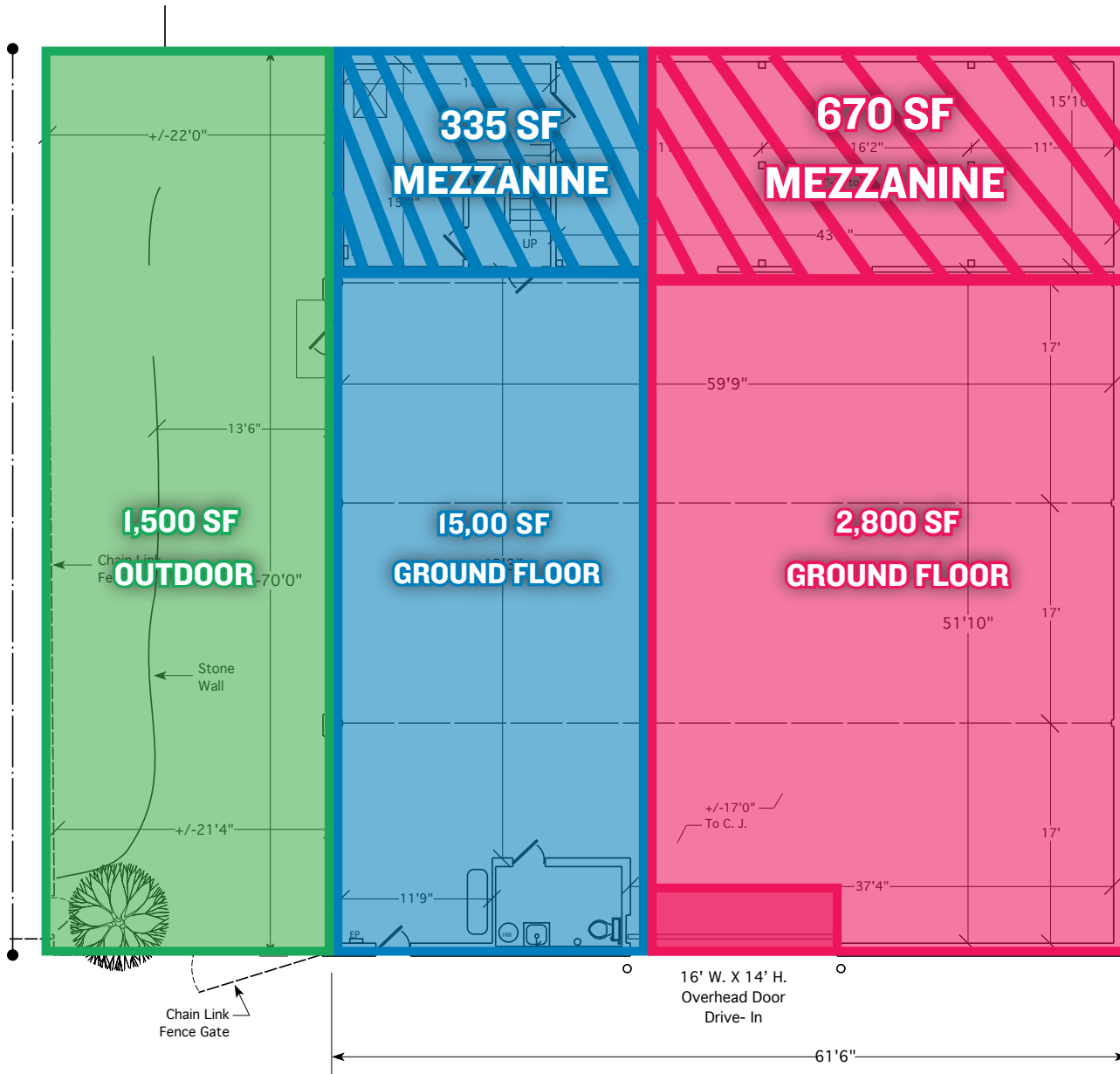
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OPTION A - SINGLE TENANT SCENARIO



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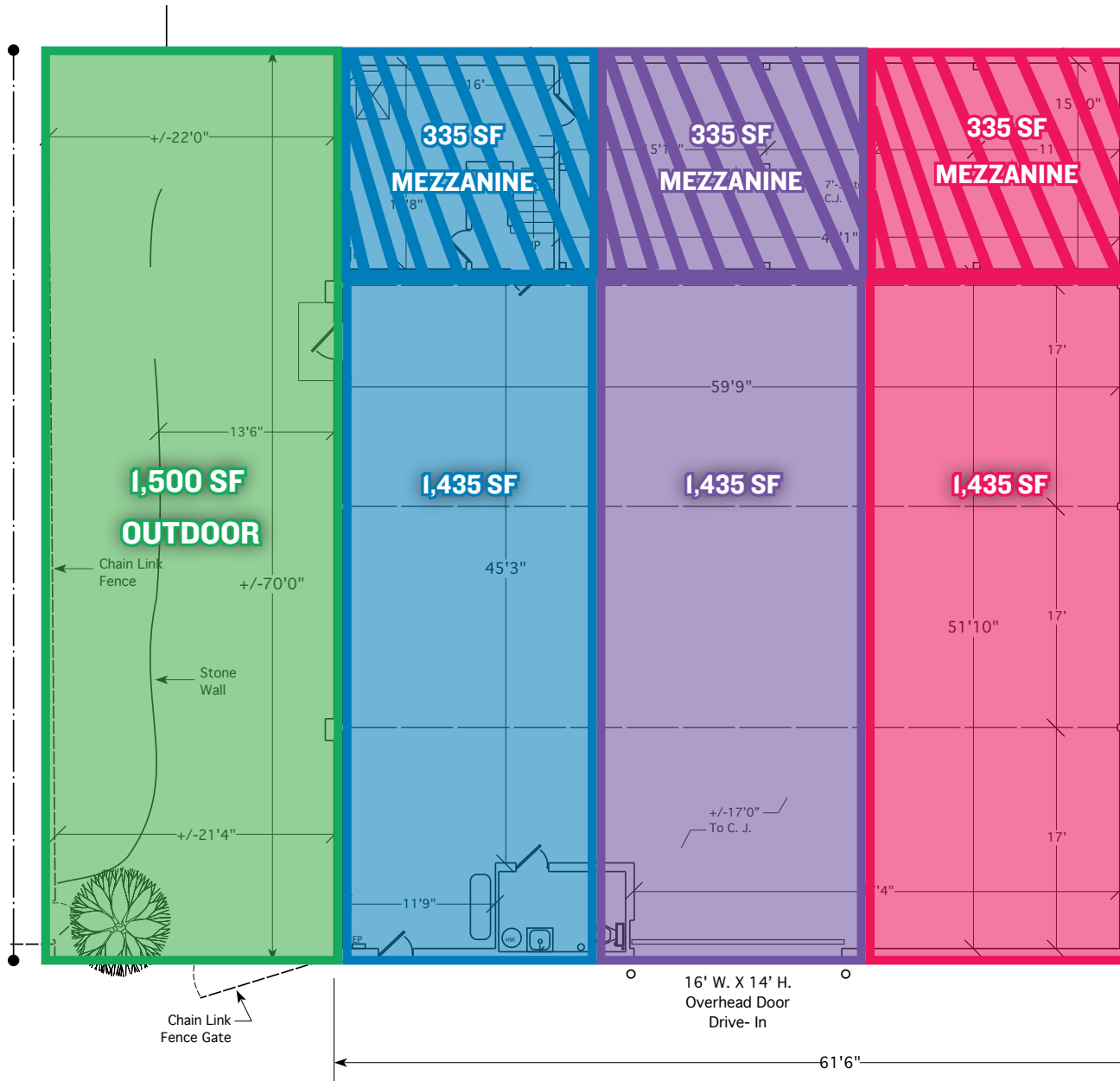
OPTION B - TWO TENANT SCENARIO



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OPTION C - THREE TENANT SCENARIO



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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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.

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