
MSC
542
W. GIRARD AVENUE
NORTHERN LIBERTIES | PHILADELPHIA, PA
2,513 SF TURN-KEY CAFE AVAILABLE



342 W. GIRARD AVENUE

JOIN NEIGHBORING TENANTS

apricotstone

The Fire 412 W GIRARD AVE PHILADELPHIA

BARDOT CAFE Philadelphia WHISKEY

CAFÉ La Maude

City Planter

Honey's SIT 'n EAT

PROPERTY DETAILS

- *Rare turnkey cafe with all FF&E included available now*
- *Corner flagship opportunity at the entrance of Northern Liberties neighborhood, the fastest growing area in the city*
- *Ground floor of "The Dally," a fully occupied new construction apartment building with 50 residential units.*
- *+/- 96 ft of frontage allows for tremendous visibility and natural light*
- *Available immediately*

DEMOGRAPHICS

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

EST. POPULATION	EST. AVG HH INCOME
13,051	$186,022
EST.HOUSEHOLDS	**EST. MEDIAN AGE**
7,392	32.4

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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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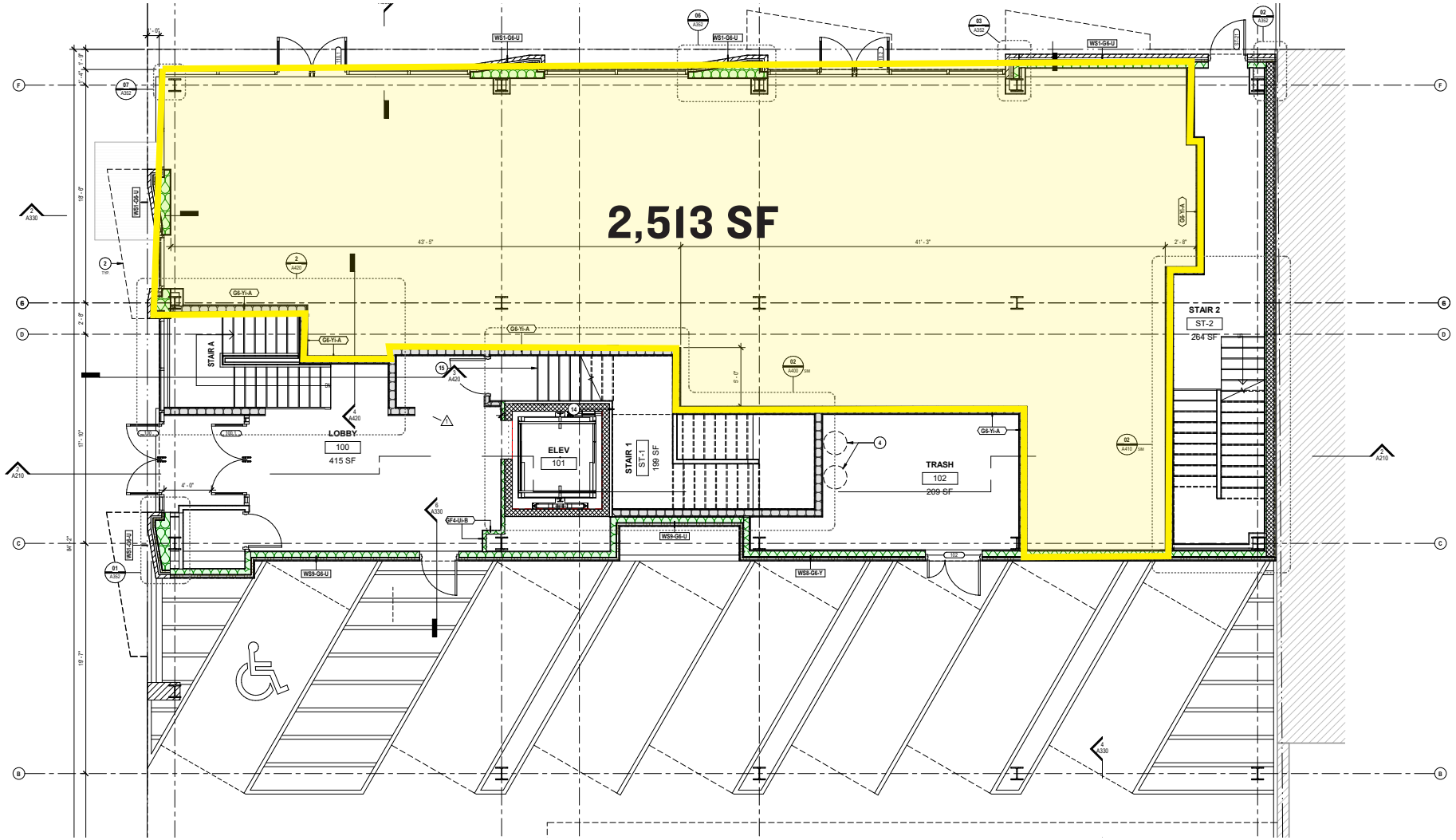
GROUND FLOOR PLAN

GIRARD AVENUE



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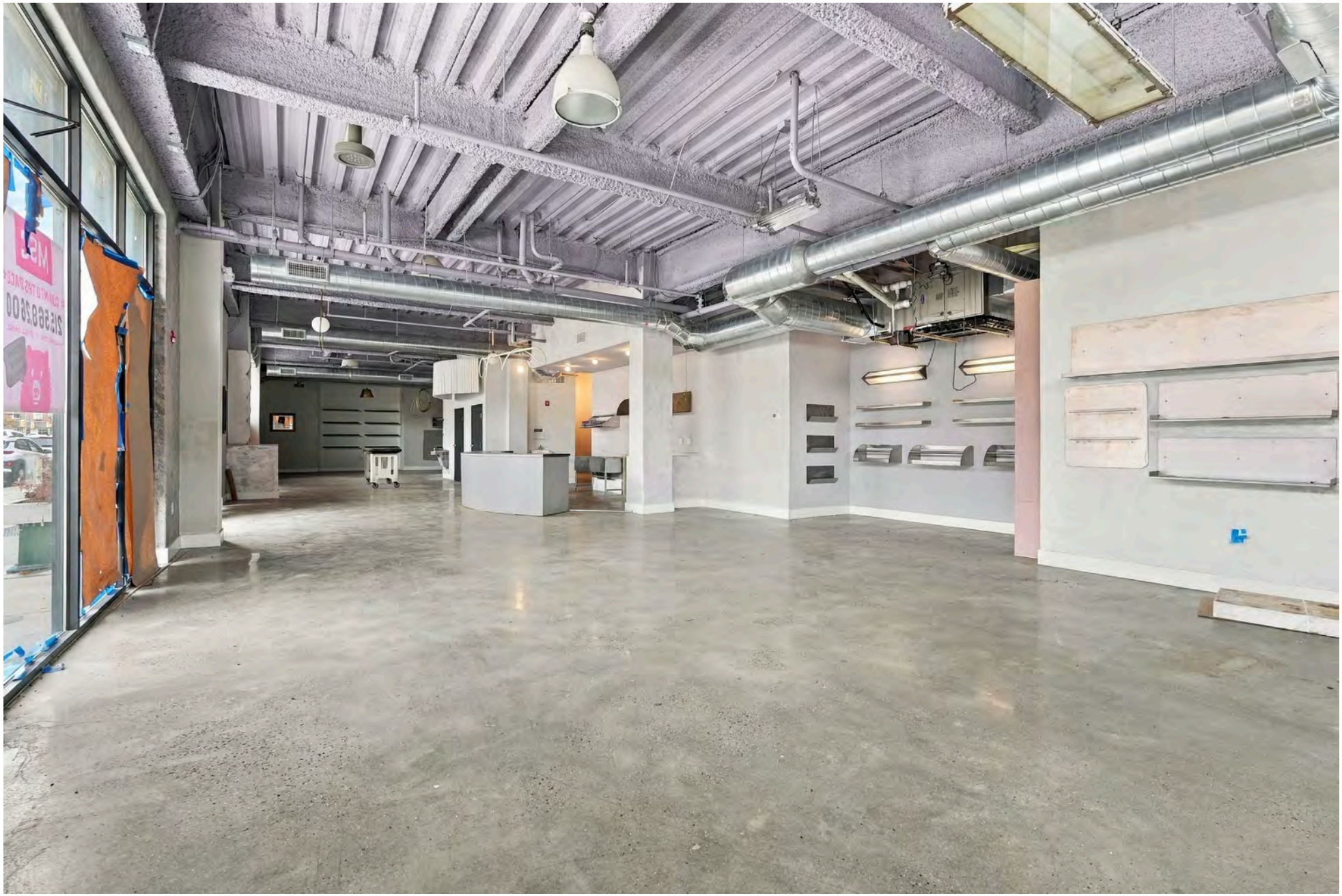
INTERIOR PHOTOS



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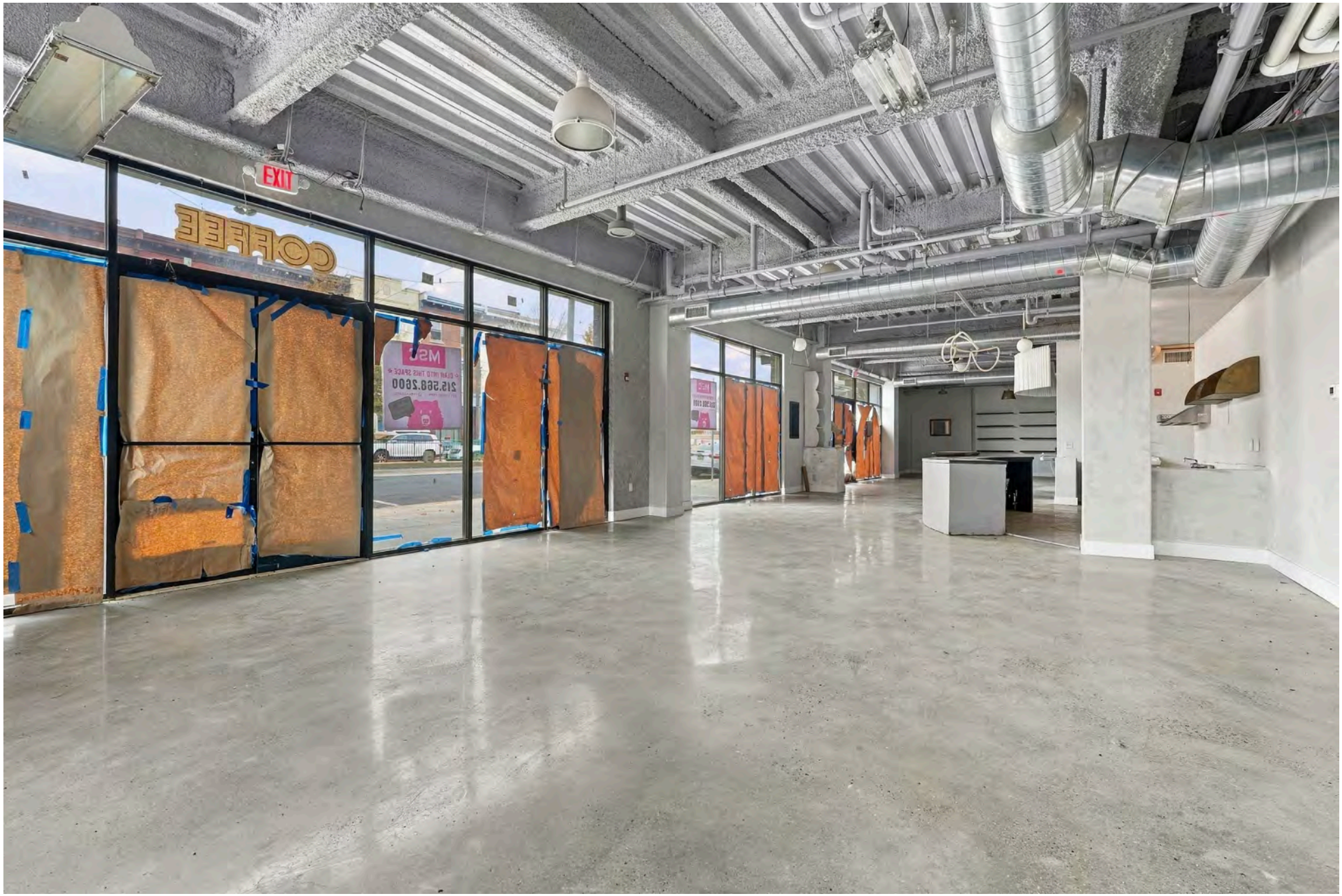

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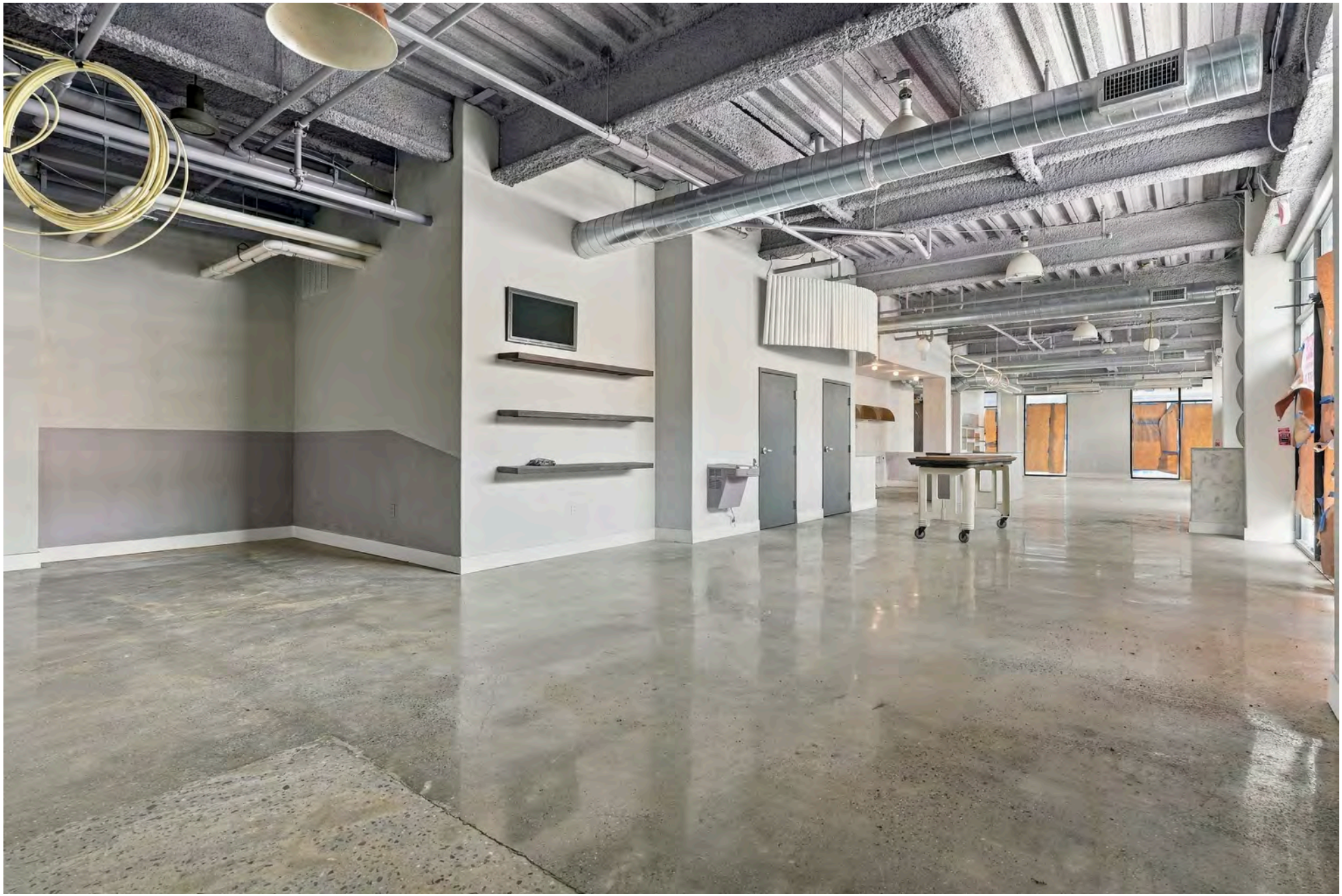

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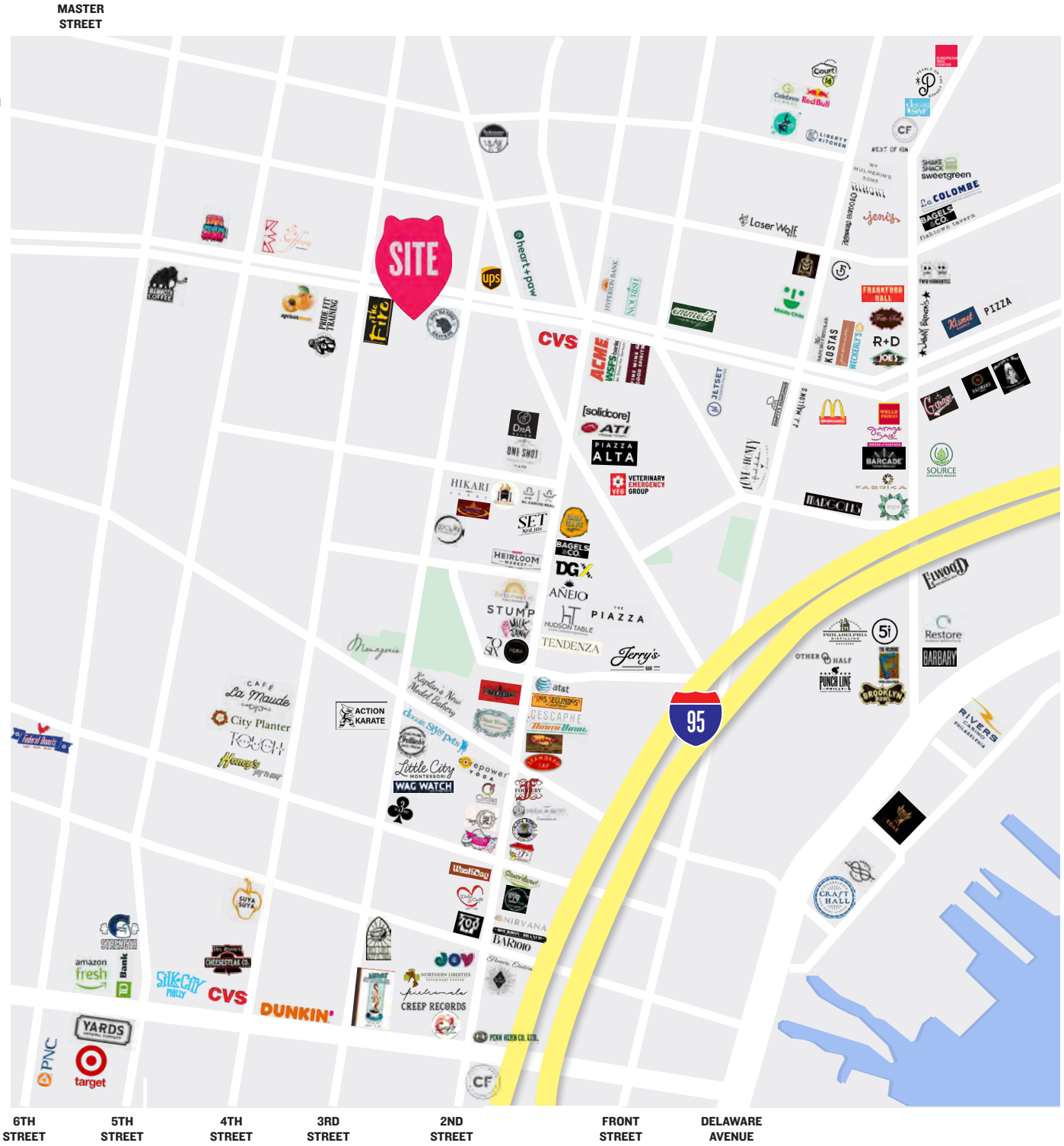
AERIAL


MASTER STREET
THOMPSON STREET
GIRARD AVENUE
POPLAR STREET
BROWN STREET
FAIRMOUNT AVENUE
SPRING GARDEN STREET
SITE
6TH STREET
5TH STREET
4TH STREET
3RD STREET
2ND STREET
FRONT STREET
DELAWARE AVENUE
95

NEIGHBORHOOD OVERVIEW

NORTHERN LIBERTIES has evolved organically into one of most desirable, dense and affluent neighborhoods in Philadelphia. The revitalization of this former industrial zone began in the 1990s with a conversion of warehouses into artists' studios, sparking an influx of young professionals and families, along with some of the city's top restaurants, outdoor cafes, nightlife and entertainment concepts. The vibrancy along the North 2nd Street commercial corridor is supported by varied, yet quintessential Philadelphia residential architecture, from converted warehouses and traditional brick rowhomes to new construction townhouses and mixed-use developments. Adding to the appeal, Northern Liberties lies at the nexus of three desirable neighborhoods -- Old City, Fishtown and the Waterfront -- and is accessible from I-95 and two SEPTA train stations.







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JACOB COOPER
jcooper@hellomsc.com
215.813.3784

