

MSC

1206 NORTH FRONT STREET

FISHTOWN | PHILADELPHIA, PA

3,070 SF FOR LEASE
IN ADAPTIVE REUSE
WAREHOUSE



1206 N FRONT STREET

DEMOGRAPHICS

EST. POPULATION		EST. MEDIAN HH INCOME	
1 mi	61,302	1 mi	$113,580
3 mi	493,067	3 mi	$82,044
5 mi	1,008,906	5 mi	$73,967

EST. EMPLOYEES		EST. MEDIAN AGE	
1 mi	19,399	1 mi	33.0
3 mi	313,044	3 mi	33.4
5 mi	511,891	5 mi	33.9

PROPERTY DETAILS

- *3,070 SF for lease amid thriving residential and retail corridor*
- *Unique warehouse façade with roll-up doors and tremendous character*
- *Open floor plan with 35' frontage*
- *Explosive residential growth in the Northern Liberties and Fishtown neighborhoods, all walkable to this site*
- *Available Spring 2027*

JOIN NEIGHBORING TENANTS

Middle Child · Amrita Yoga & Wellness · barcelona · 1-900 Ice-Cream · Wonder · Johnny Brenda's Fishtown · Cannonball Storage · JETSET Modern Pilates

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.

MSC

EXISTING CONDITION



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.

MSC

EXTERIOR RENDERING



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.

MSC

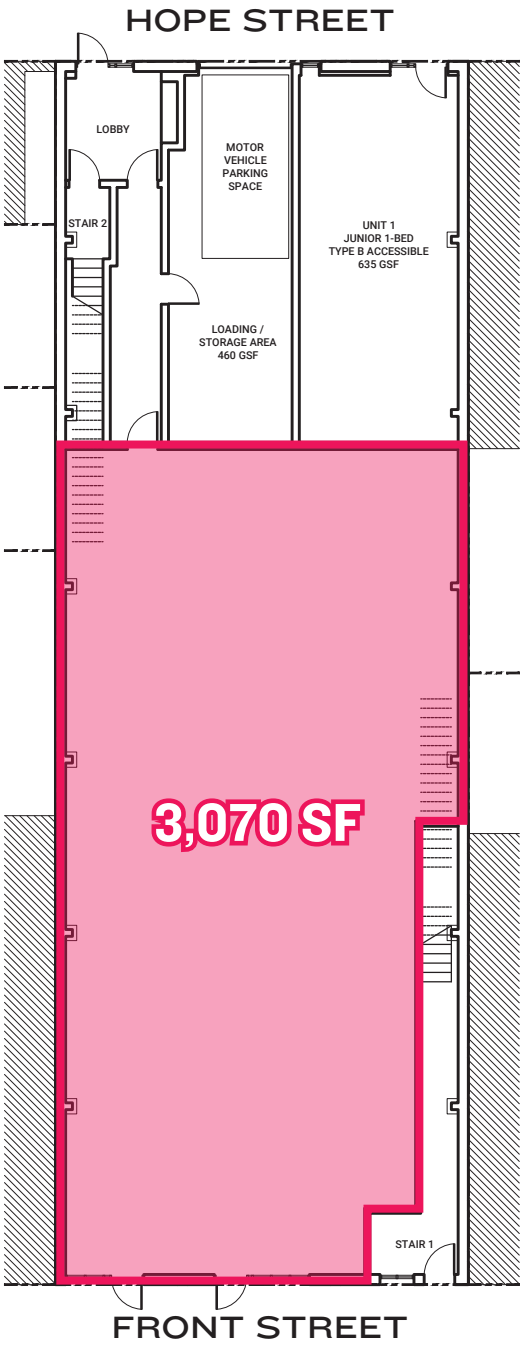
INTERIOR RESTAURANT RENDERING



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.

MSC

SITE PLAN



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.

MSC

AERIAL



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.

MSC



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.



BARCADE

Brooklyn transplant Barcade features vintage video games like Pac Man & Donkey Kong plus a strong craft beer list.



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





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.

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.



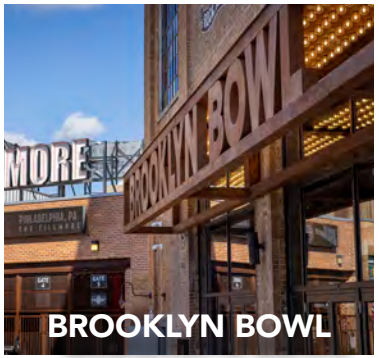
LASER WOLF

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). Go see a burlesque show at Fabrika, hop over next door to Barcade, finish the night with a CityWide at Fishtown Tavern or mosey on over to Rivers Casino. This place has it all.


THE FILLMORE



BROOKLYN BOWL



RIVERS CASINO


FABRIKA


THE FOUNDRY

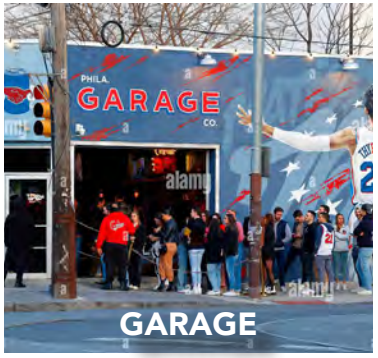


EL BAR



PUNCHLINE


JOHNNY BRENDAS



GARAGE



STATESIDE


LMNO



PHILA. BREWING CO


EVIL GENIUS

MSC

STEFANIE GABEL
sgabel@hellomsc.com
215.570.5486

JOSH WEISS
jweiss@hellomsc.com
215.605.8355

