

MSC

940

NORTH DELAWARE AVENUE

FISHTOWN | PHILADELPHIA, PA

3,535 SF & 3,087 SF RETAIL/RESTAURANT
WITH INCOMPARABLE FRONTAGE FOR LEASE



940 NORTH DELAWARE AVENUE

DEMOGRAPHICS

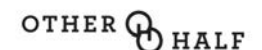
Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION	EST. MEDIAN HH INCOME
223,489	\$110,982
EST. MEDIAN AGE	EST. EMPLOYEES
35.6	230,070

PROPERTY DETAILS

- ▶ Two new construction retail/restaurant spaces for lease
- ▶ Incomparable frontage along highly-trafficked Delaware Avenue with 20,000 AADT
- ▶ Ground floor of 508-unit, five-building luxury apartment rental complex
- ▶ Located in the midst of Fishtown's entertainment district, across from Rivers Casino and The Fillmore complex, anchored by a 4,000 person capacity venue and other destination retail
- ▶ Explosive residential growth in the Northern Liberties and Fishtown neighborhoods, all walkable to this site

JOIN NEIGHBORING TENANTS



SITE PLAN



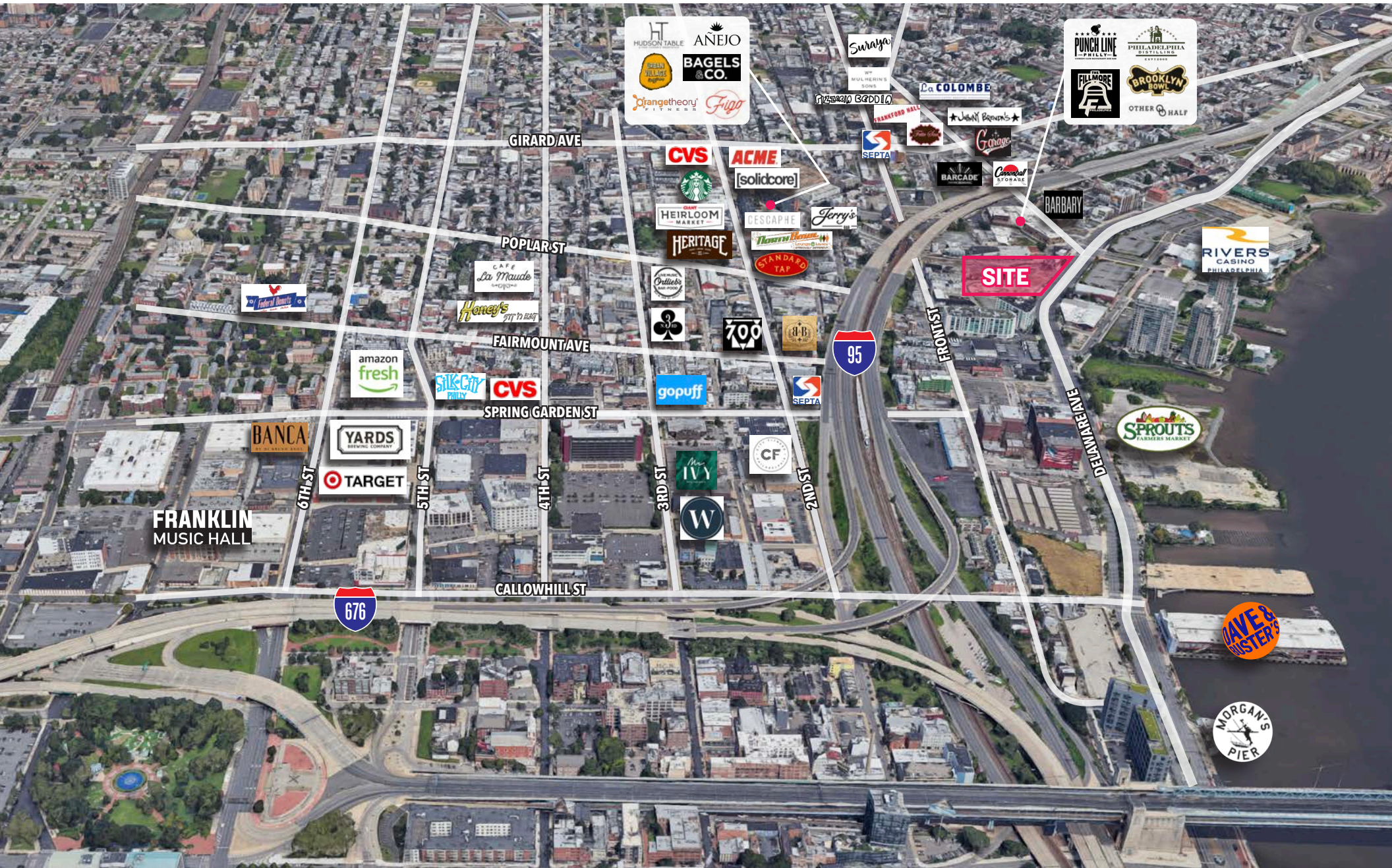
FLOOR PLAN



DELAWARE AVENUE

20,000 AADT

AERIAL



AERIAL





FISHTOWN OVERVIEW

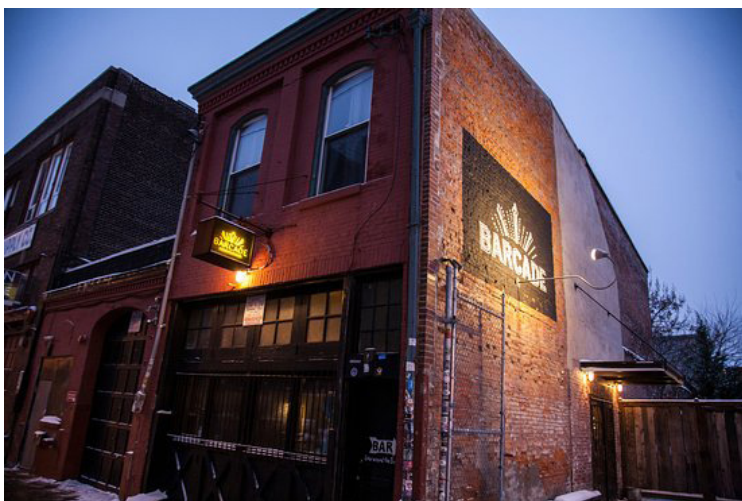
Over the past decade, Philadelphia's Fishtown neighborhood has truly become the face of the city's nationally recognized renaissance and urban renewal. Prominently featured in publications from *The New York Times*, to *Forbes* and *Food and Wine*, among many others, Fishtown has transformed itself from 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



► 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

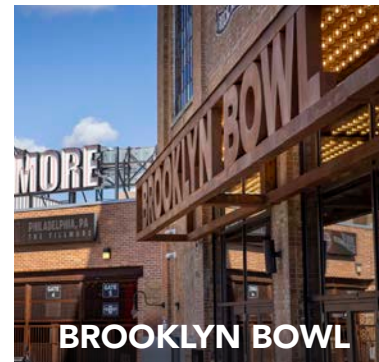
Laser Wolf has officially been recognized as one of the best restaurants in the world on Condé Nast Traveler's 2021 Hot List, just 1 year after GQ deemed it one of the best in America the same year it opened during the pandemic. Laser Wolf embraces the "shipudiya" style of dining and is a skewer house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



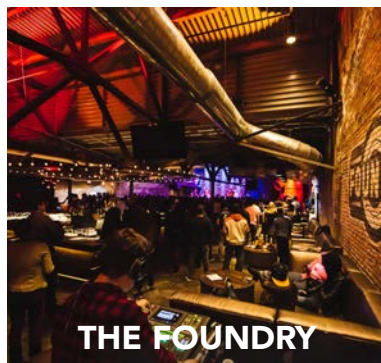
BROOKLYN BOWL



RIVERS CASINO



FABRIKA



THE FOUNDRY



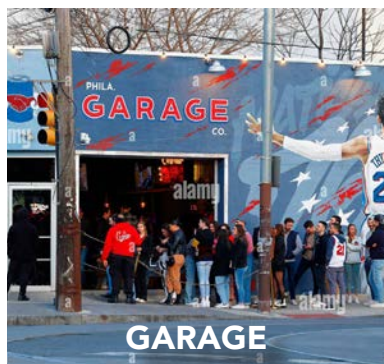
EL BAR



PUNCHLINE



JOHNNY BRENDA'S



GARAGE



STATESIDE



LMNO



PHILA. BREWING CO



EVIL GENIUS

MSC

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