

1601 WALNUT STREET PHILADELPHIA, PA 19102 215.413.4900 www.mpnrealty.com

Northern Liberties, Philadelphia 19123





#### \$53 PSF + NNN for Retail A and \$43 PSF

- Up to 14,487 SF of Retail Available (divisible)
- Retail A
  - » 8,917 +/- SF (divisible)
  - » 150' of frontage on Spring Garden St
  - » 18' Ceiling heights
- Retail B
  - » 5,380 +/- SF (divisible) fronting N 5th St
  - » 90' of frontage on N 5th St
  - » 17' Ceiling heights
  - » 4,001 +/- SF dedicated outdoor patio space
- The Carson is a new construction mixed-use building in Northern Liberties including 373 luxury apartments.
- Over 2,700 new apartment units within a 0.5 mile radius

# Walk Score V





#### **DEMOGRAPHICS**

Residents within 1 mile 30,336 Average household income \$76.045 Est. daytime population (workers within 1 mile) 38.786



















JOIN: Amazon Fresh, TD Bank, and G-Strength Fitness

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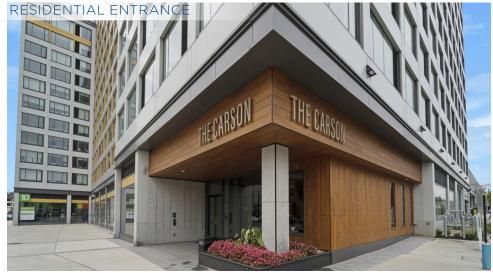
#### **Building Photos**











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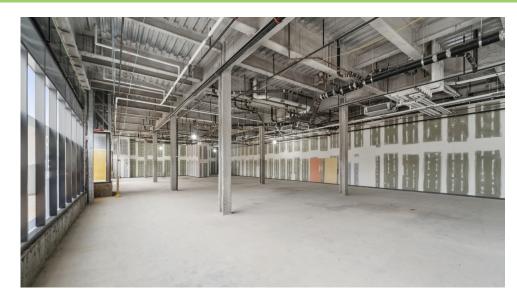




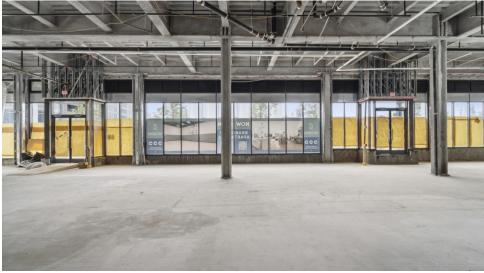
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Retail Photos Space A - 8,917 SF (DIVISIBLE)











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Retail Photos Space B - 5,380 SF (DIVISIBLE)











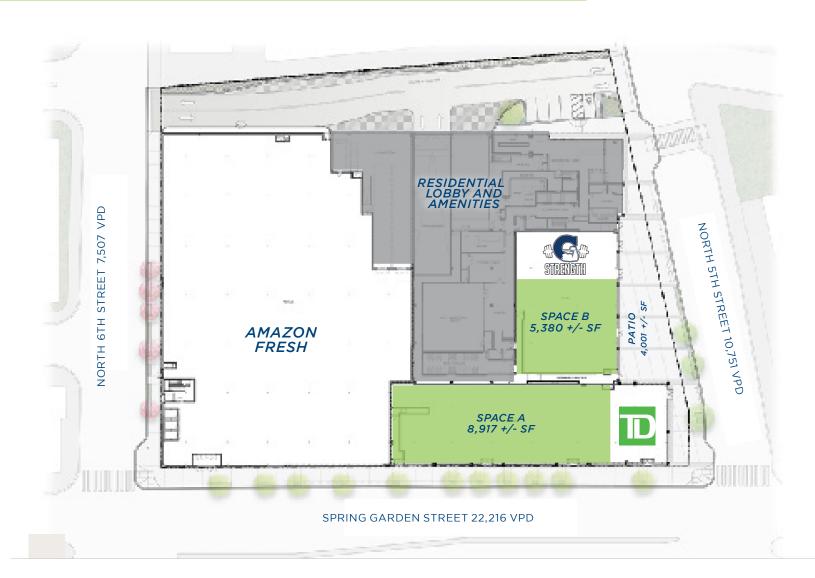
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Floor Plan





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Floor Plan

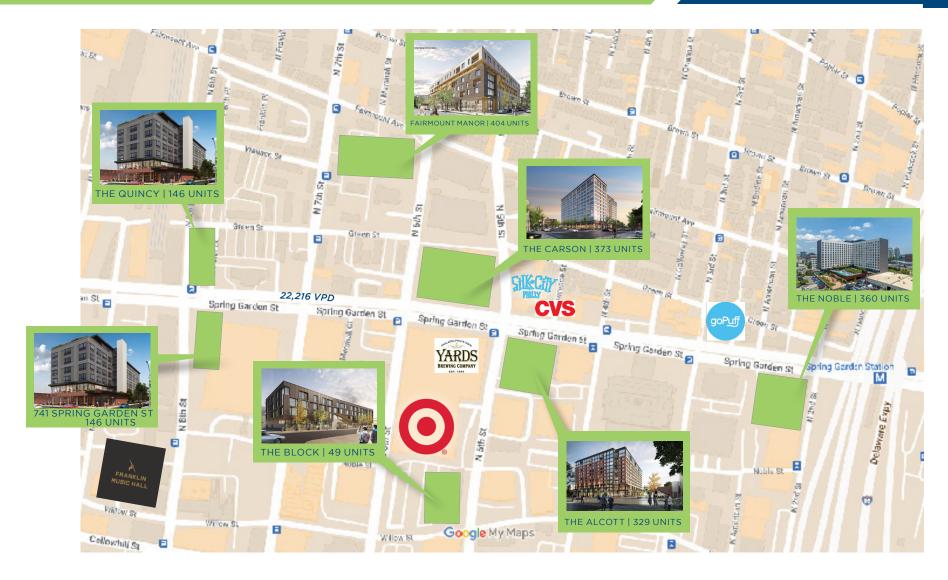




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#### **New Construction Map of Neighborhood**





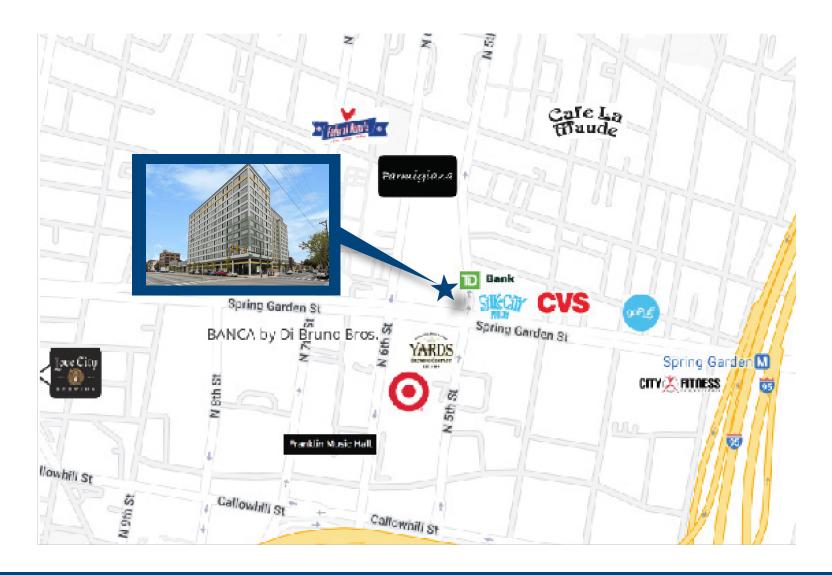
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#### Retail Map of Neighborhood





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