

# 4230 MAIN STREET

Manayunk, Philadelphia 19127



## ICONIC RETAIL FOR SALE OR LEASE IN THE HEART OF MANAYUNK

### FOR SALE: \$3,229,000

- » 1st Floor - 6,571 +/- SF
- Mezzanine - 7,143 +/- SF
- Lower Level - 1,892 +/- SF
- Total SF - 15,604 +/- SF
- » Fully renovated building located along Manayunk's commercial corridor with 56' frontage on Main street
- » Full length glass ceiling allowing in tons of natural light
- » 20' ceiling height
- » Building has elevator from basement to mezzanine
- » Easy rear loading off rear street
- » Zoning: CMX-2.5
- » Excellent access to public transportation with bus and SEPTA stops a block away, and major highways, with close proximity to Center City

**Walk Score®**

Walk Score  
**98**

**Walker's  
Paradise**



NEIGHBORS INCLUDE:



**PIZZERIA L'ANGOLO**  
RUSTIC ITALIAN



**Winnie's**  
Manayunk



#### DEMOGRAPHICS

Residents within 1 mile	28,920
Average household income	\$110,411
Est. daytime population (workers within 1 mile)	12,646

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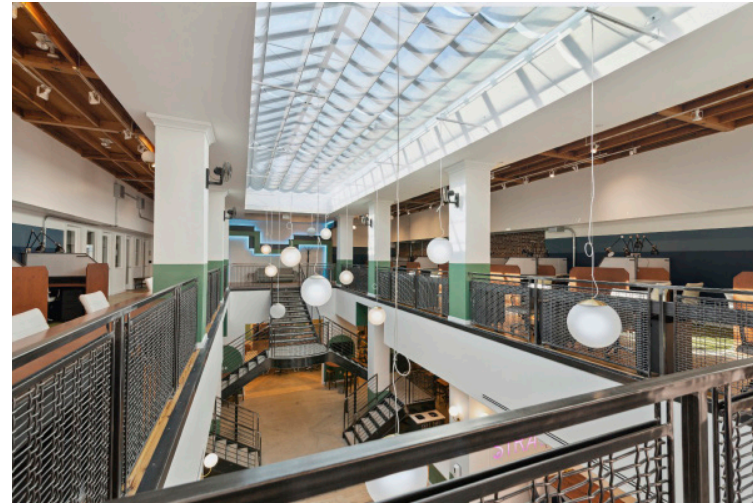
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## Property Photos - 1st Floor



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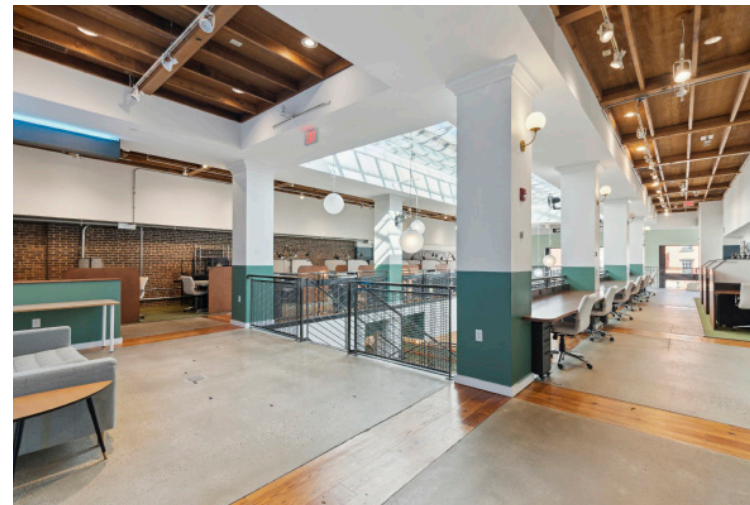
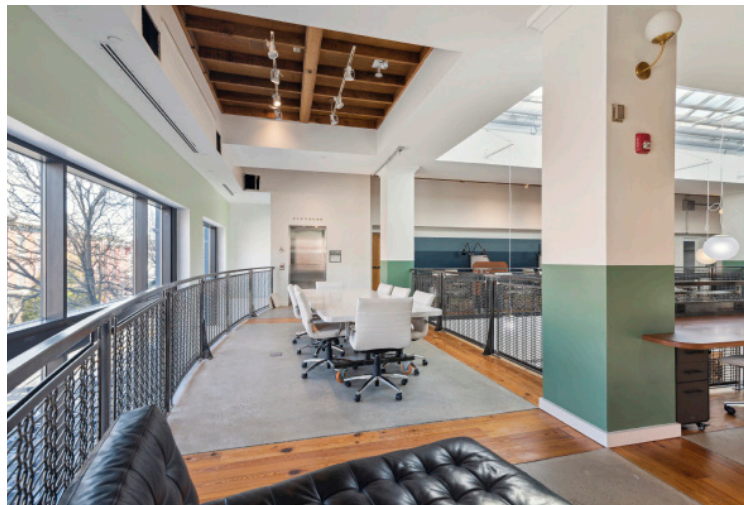
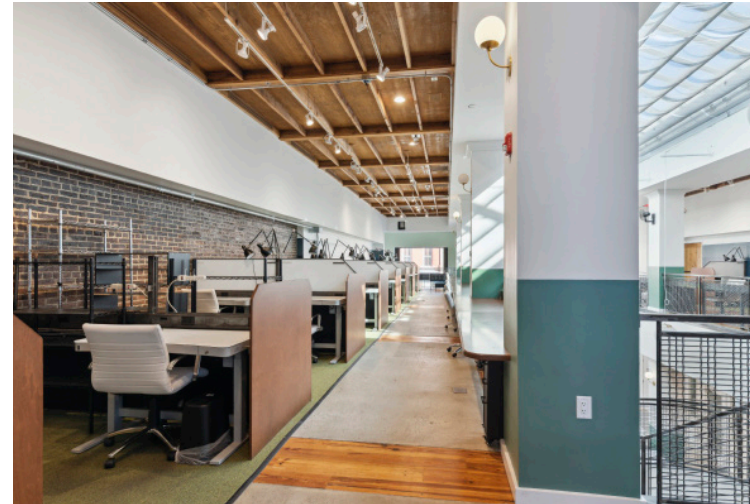
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## Property Photos - 2nd Floor



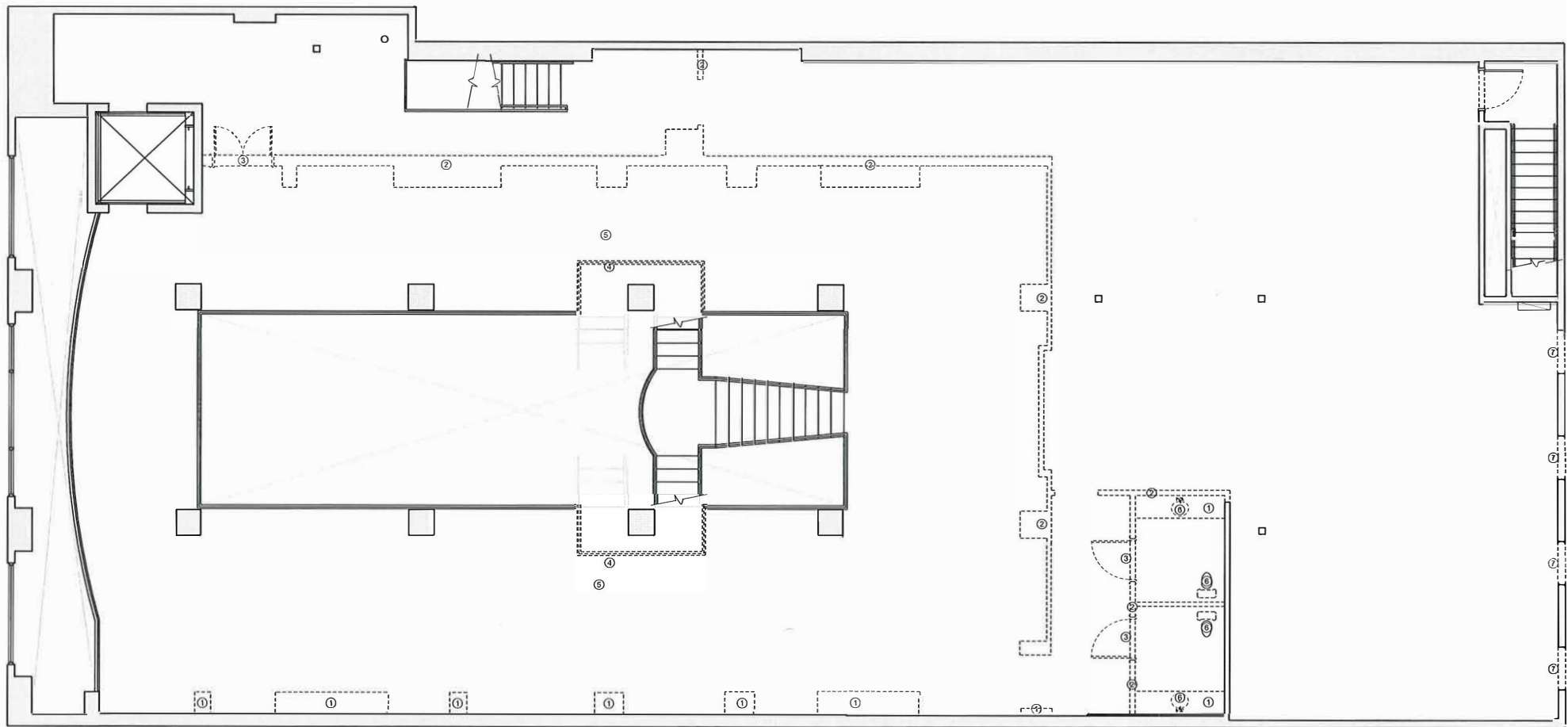
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## Floor Plan - 2nd Floor



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## Aerial Map of Neighborhood



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