

 800
SPRING
GARDEN



Dynamic, ±89,000 SF redevelopment
or owner-user opportunity for sale

AT THE CROSSROADS OF CALLOWHILL & NORTHERN LIBERTIES



Flexible CMX-3 zoning



Prime corner location



Potential for 500+ units with retail



Located between Northern Liberties, Old City, and Callowhill, **800 Spring Garden** is a prime corner site sitting at 8th & Spring Garden Streets. Highly accessible, 800 Spring Garden is located just 1 mile from City Hall with easy access to major thoroughfares including I-676, I-95, I-76 and the Ben Franklin Bridge. Don't miss this opportunity to position your business at the center of it all!

VISIBILITY & ACCESS

Four-lane arterial frontage, ideal for retail anchor, multifamily presence, last-mile warehouse facility, entertainment, health, wellness, or office—the possibilities are unlimited!

NEIGHBORHOOD GROWTH

Surrounded by major developments in the burgeoning Callowhill/Spring Arts corridor including The Carson, Rivermark, The Alcott, and Five on Canal.

LIFESTYLE AMENITIES

Breweries, live music venues, boutique restaurants, fitness centers, and cultural attractions, such as Philadelphia's Rail Park, within walking distance

±89,000
SF AVAILABLE

ADDRESS 800 Spring Garden St,
Philadelphia, PA

ZONING CMX-3

PARKING 50+ spaces

BY-RIGHT FAR 348,480 SF

BONUSES Up to 522,720
(500 units + retail)

MAX. HEIGHT 65 (149' with bonuses)

CURRENT TENANT Philadelphia Municipal Court
(lease thru Feb 2027)



19,312
AVG. DAILY TRAFFIC
 8th & Spring Garden



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