

# 4331 MAIN STREET

Manayunk, Philadelphia 19127

## STREET-LEVEL RETAIL SPACE FOR LEASE

### \$2,900/mo + NNN

- » +/- 1,200 SF ground floor retail space with back office and storage
- » 17 FT of Frontage on Main Street
- » Space features large display windows and ADA bathroom
- » Zoning: CMX-2.5
- » Ideal uses include, hair/nail salon, barber shop, boutique/retail, light fitness and office
- » Located on Manayunk's Main Street commercial corridor, surrounded by restaurants, bars and shopping. With excellent access to public transportation with bus and SEPTA stops a block away, and major highways, with close proximity to Center City

**Walk Score** 



#### DEMOGRAPHICS (within 1 mile)

Residents within 1 mile	27,642
Average household income	\$115,942
Est. daytime population	11,718



#### NEIGHBORS INCLUDE

Volo Coffeehouse, La Roca, The Couch Tomato, Manayunk Brewing Company, Jake's and Coopers wine bar, Winnie's Café, Fat Lady Brewing, Pitcher's Pub, Somo Manayunk, Insomnia Cookies, Chaaba Thai Bistro

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## Property Photos



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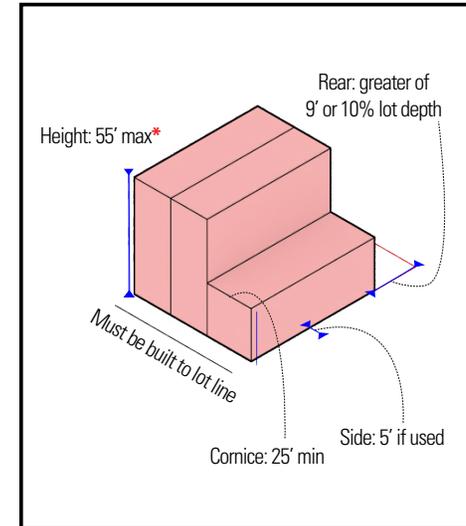
# CMX COMMERCIAL MIXED-USE

## CMX-2.5

**Table 14-701-3: Dimensional Standards for Commercial Districts**



Max. Occupied Area	Intermediate 75%; Corner 80%
Min. Front Yard Depth	[4]
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	55 ft.*
Min. Cornice Height	25 ft.



**Table Notes:**

[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701(1)(d)(.4) (Primary Frontage)

* Zoning Bonus Summary		CMX-2.5	
		Additional Height	Housing Unit Bonus
Mixed Income Housing (§14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (§14-702(16))		n/a	25% increase in units permitted

For bonus restrictions in select geographic areas, see [page 49](#).

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## Retail Map

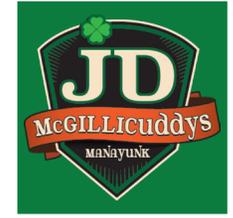


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## About the Neighborhood - Manayunk

### A SYMPHONY OF BRIGHT LIGHTS AND SOUNDS

In Manayunk, the nightlife sparkles with diversity, from cozy pubs to bustling dance floors. Main Street buzzes with activity, offering live music, craft cocktails, and a welcoming vibe for night owls seeking fun and camaraderie.



### A TREASURE TROVE OF BOUTIQUE CHARM

Manayunk's retail offerings are a boutique lover's dream. Quaint shops line Main Street, offering everything from bespoke clothing to unique home decor. Seasonal markets and street festivals enhance the shopping experience with local arts and lively entertainment.

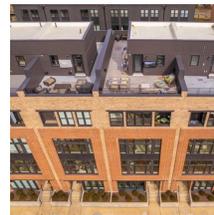
### A FEAST OF GLOBAL FLAVORS

Manayunk's dining scene delights with its variety, serving up everything from gourmet international dishes to homestyle American fare. Restaurants along the waterfront provide scenic views, making dining out a visually appealing and tasty adventure.



### A STRATEGIC BLUEPRINT FOR TOMORROW

Manayunk is on the move, focusing on sustainable development and enhanced livability. New housing and modernized infrastructure aim to keep the neighborhood both charming and contemporary, ensuring it remains a desirable place for future generations.



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Located less than one block away from subject site...

## MAIN STREET MANAYUNK SITE FOR SALE WITH APPROVED WATERFRONT DEVELOPMENT

One of the few remaining developable sites along Main Street in Manayunk is on the market with approved plans for 181 luxury waterfront apartments.

The site on “Venice Island” sits between the Manayunk Canal and the Schuylkill River. Additionally, the offering includes frontage at 4436 Main St. across the canal with approved plans for 1,441 square feet of retail space.

The 181 units would be built across two five-story buildings with 145 parking spots, according to approved plans. The site is owned by Newtown developer Rock Urban Management and is being marketed by JLL with an asking price in the low \$7 million range, according to broker Carl Fiebig.



The property planned for retail at 4436 Main St. was acquired by Rock Urban in 2021 for \$4.5 million, records show.

Currently on the parcels that make up the development site are a parking lot, a car detailing business and the Main Street parcel previously housed a retail building that has been demolished.

The development proposal has gone through the city’s Civic Design Review process and been approved for 181 units after initial plans called for 213. The site on the island totals 1.8 acres already zoned CMX-2, making any development by-right.

The site sits near the northwest end of Main Street’s corridor of shops and restaurants, situated just below the Manayunk Bridge and the Green Lane Bridge.

Any future development on Manayunk’s Venice Island would join the Isle, a 156-unit, four-story apartment development that was built in 2017 and sits adjacent the vacant for-sale site. Also further northwest on Venice Island is the Locks, a 60-townhome development and Apex Manayunk, built in 2007 with 128 units.

“Manayunk has continued to flourish and has the right fundamentals,”



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Fiebig said. “It’s very challenging to get projects of scale in this neighborhood. . . We think [the site] is going to be highly sought-after.”

Rock Urban’s portfolio is centered in Northern Liberties and the Manayunk-Roxborough area. Most of the firm’s projects are on a smaller scale — either a cluster of townhomes or apartment buildings with under 100 units.

With the project being larger than what Rock Urban has previously built and with the necessary approvals in hand, it made for a good time to test the market. Fiebig said the developer thinks the site could generate interest from institutional investors.

Fiebig noted there are some complexities with the project, which sits on a strip in Manayunk that has experienced floods. The project sits in the 100-year floodplain, which brings added insurance costs. The potential complications mean that a buyer will likely be a developer with proven experience with this kind of project, according to Fiebig.

Thus far a range of developers have shown interest, Fiebig said, from national firms to Philadelphia-area developers both in the suburbs and the city.

Currently on the parcels that make up the development site are a parking lot, a car detailing business and on Main Street was a retail building that has been demolished.

Fiebig said the plans would emulate the Isle, with Main Street frontage and behind it, a pedestrian walkway traversing the canal for residents to access the sprawling apartment development. The Isle’s average monthly rent is \$1,964, according to marketing materials. The seller’s pro forma has the proposed project charging average rent of \$1,650, marketing materials show.



*Source: Philadelphia Business Journal* By Ryan Mulligan