

1924 N FRONT ST

MPN
MALLIN PANCHELLI NADEL
REALTY



2,300 SF WITH VENT SHAFT, OUTDOOR AREA, AND LOADING IN FISHTOWN

DENNIS CARLISLE 215.805.8620 ■ dcarlisle@mpnrealty.com

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Fishtown, Philadelphia 19122

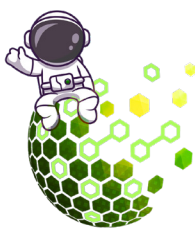
2,300 SF WITH VENT SHAFT, OUTDOOR AREA, AND LOADING IN FISHTOWN

\$25 PSF + NNN

- » 2,300 SF Retail Space
- » 65 Feet of frontage on Front Street
- » 10 Foot Ceilings
- » Outdoor Area, Loading Available, Vent Shaft, Basement Storage space included
- » Zoning: CMX-2.5
- » The North Front Street Corridor in Fishtown has seen hundreds of new units of development in the last several years and has become a vibrant commercial corridor for new and exciting businesses. This space is located near the Berks Street L Stop and is served by the #3 Septa Bus.



NEIGHBORS INCLUDE:



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Property Photos



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Floor Plan

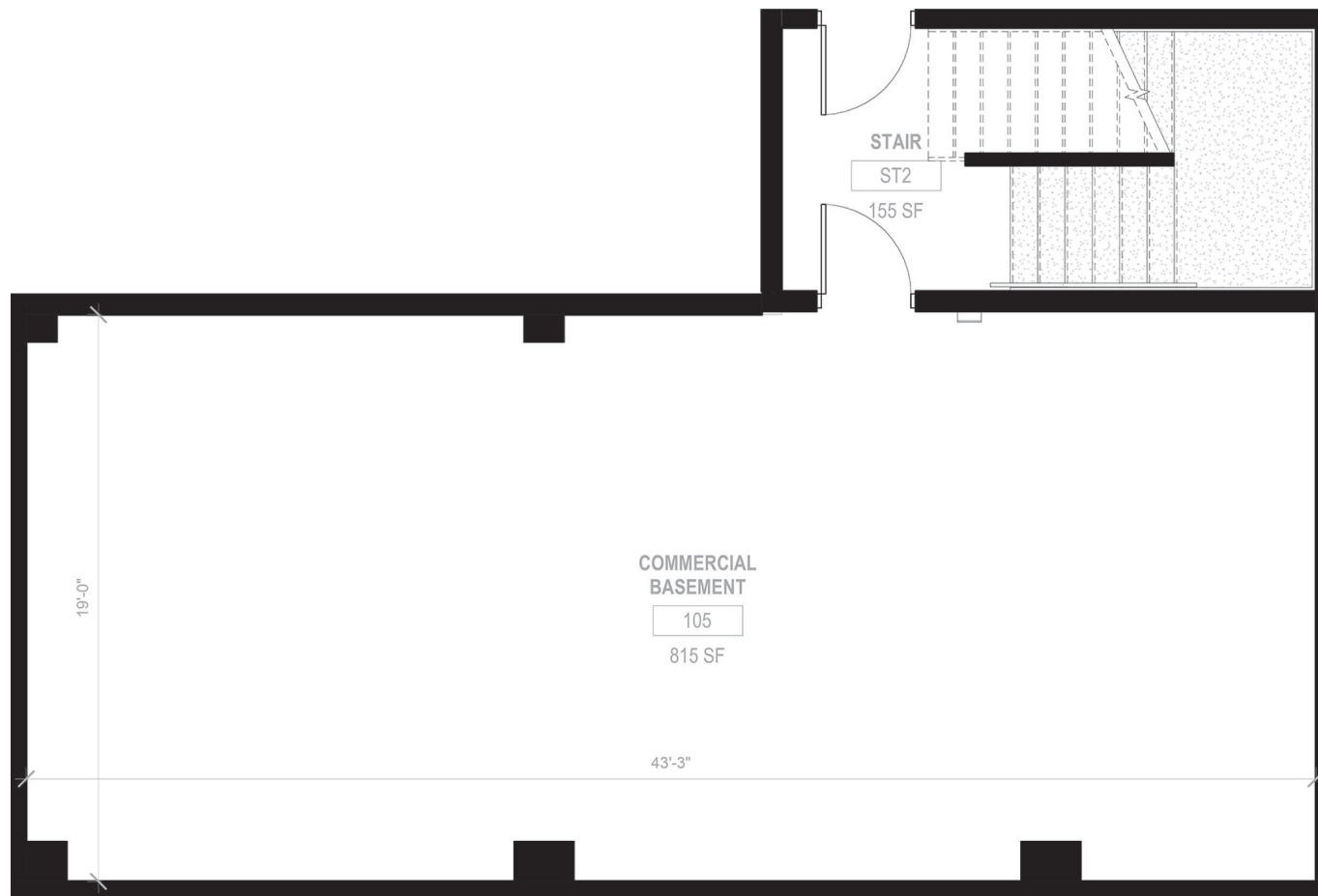


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Floor Plan - Commercial



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Zoning

Table 14-602-2: Uses Allowed in Commercial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2.5	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	Y[3]	
Two-family	Y[3]	
Multi-family	Y[3] [8]	
Group Living (except as noted below)	N	
Personal Care Home	S[3]	14-603 (11)
Single-Room Residence	N	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	S	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	S	
Educational Facilities	N	
Fraternal Organization	S	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	S	
Safety Services	Y	
Transit Station	S	
Utilities and Services, Basic	N	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	S	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

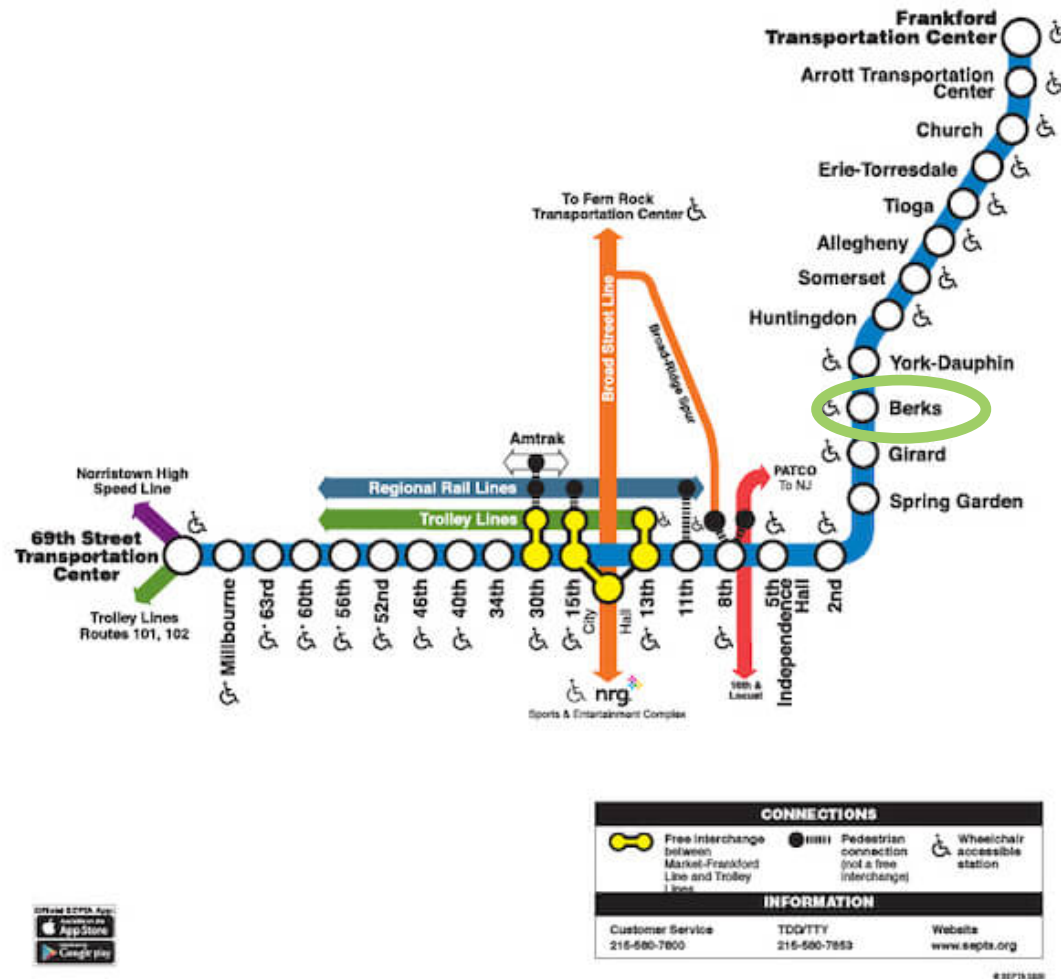
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2.5	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	S	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	N	14-603 (18)
Building Services	N	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	S	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	N	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

See page 48 for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

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Transportation



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Retail Map



DEMOGRAPHICS (1 mile)

Residents	63,979
Average household income	\$91,869
Est. Daytime population	17,847

Walk Score®

Walk Score
94

Bike Score
83

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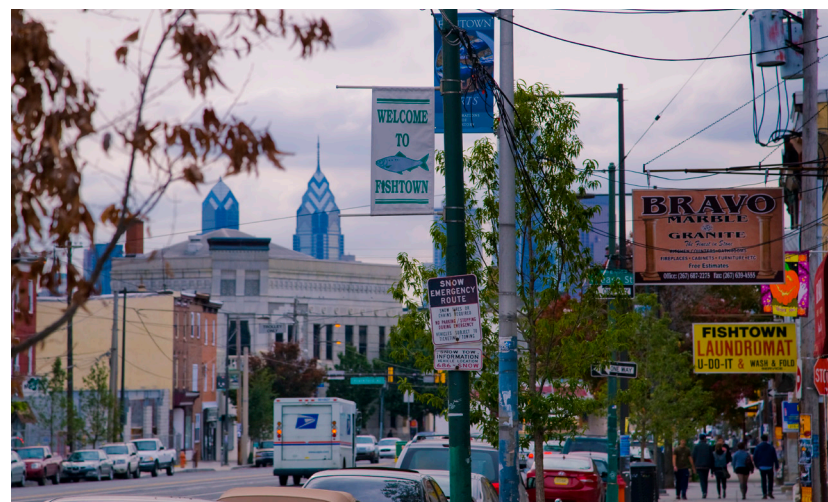
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About the Neighborhood: Fishtown

Nestled in the heart of Philadelphia, Fishtown is a vibrant and eclectic neighborhood that has rapidly become one of the city's most desirable locations. Known for its artistic spirit and historic charm, Fishtown seamlessly blends old-world character with modern appeal. Strolling through its streets, you'll find a mix of beautifully restored row houses, cutting-edge new developments, and an array of locally-owned boutiques and eateries. The area is also a cultural hub, boasting numerous art galleries, music venues, and the renowned Frankford Avenue Arts Corridor. With a lively atmosphere that celebrates creativity and community, Fishtown is the perfect place for those seeking a dynamic urban lifestyle.

Beyond its cultural offerings, Fishtown is also a haven for food enthusiasts. The neighborhood is home to some of Philadelphia's most acclaimed restaurants, craft breweries, and coffee shops. From the innovative dishes at local favorites like Wm. Mulherin's Sons to the cozy ambiance of La Colombe's flagship cafe, there's something to satisfy every palate. In addition to its culinary scene, Fishtown offers plenty of recreational opportunities with nearby parks and the scenic Delaware River waterfront. Convenient access to public transportation and major highways makes commuting a breeze, further enhancing

Fishtown's appeal. Whether you're a young professional, a family, or an investor, Fishtown's unique blend of history, culture, and convenience makes it an ideal place to call home.



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