

COMMERCIAL SPACE FOR LEASE IN HERRINGBONE LOFTS BUILDING

2501 OAKFORD STREET Grays Ferry, Philadelphia 19146



- » 6,000 +/- SF of converted-100-year-old warehouse space on the NW corner of 25th & Oakford street.
- » Located on the ground floor/lower level of the newly renovated Herringbone Lofts w/ 54 residential units above.
- » Renovation completed June, 2023. Read about it here: [2501 Oakford St renovation complete](#)
- » Original architectural details remain throughout including restored brick facade, exposed columns, concrete floors, and exposed wood beams. New store front provides entry into the space.
- » Space has direct access to trash room and street parking.
- » Street frontages: 179' on Oakford St, 57' on 25th St
- » Zoning: I-2, with approved variance for several 'neighborhood retail' uses, including but not limited to: restaurants, personal services, and retail sales of food, beverages, and groceries.
- » Located 4 blocks south of Washington Ave corridor, on the border of Grays Ferry, Point Breeze, and Graduate Hospital. Close proximity to the Pennovation Center, and CHOP's research campus on Schuylkill Avenue.



Walk Score

Walk Score **82**

Very Walkable

Bike Score

Bike Score **90**

Biker's Paradise

NEIGHBORS INCLUDE:



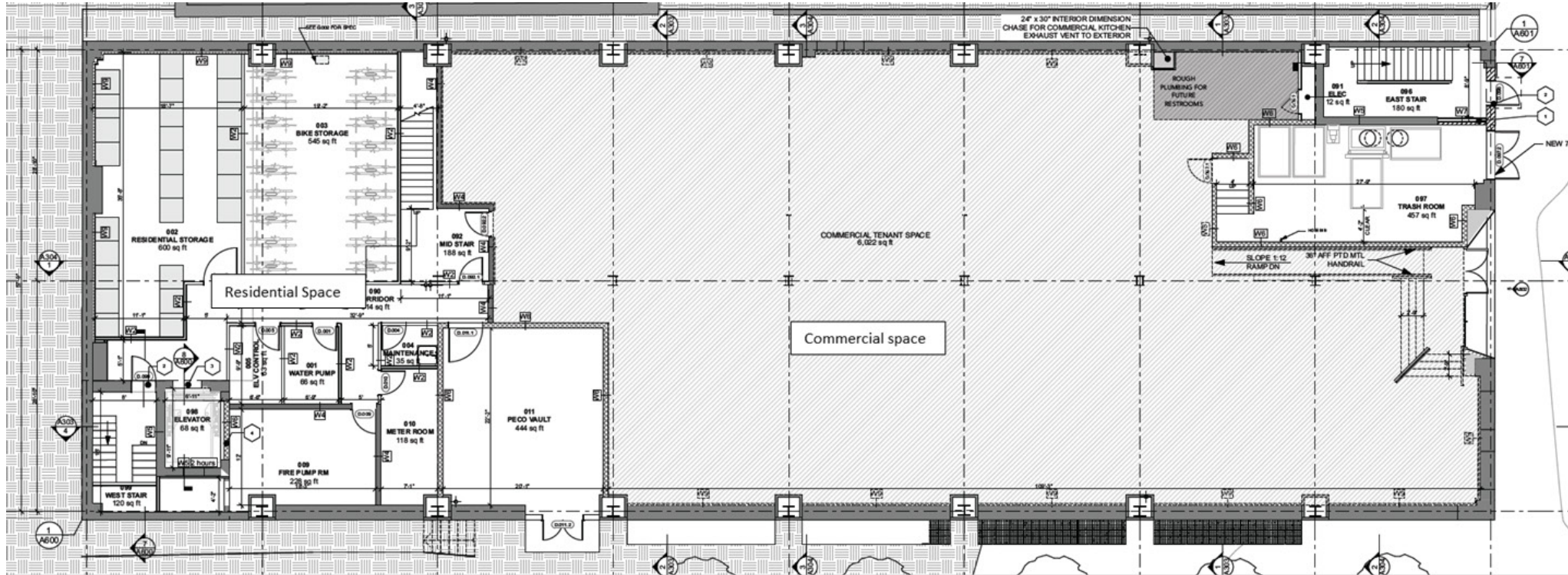
NEIGHBORHOOD DEMOGRAPHICS	
Population	72,663
Average Household Income	\$91,850
Total Employees	40,864

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Floor Plans



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Property Photos - Exterior



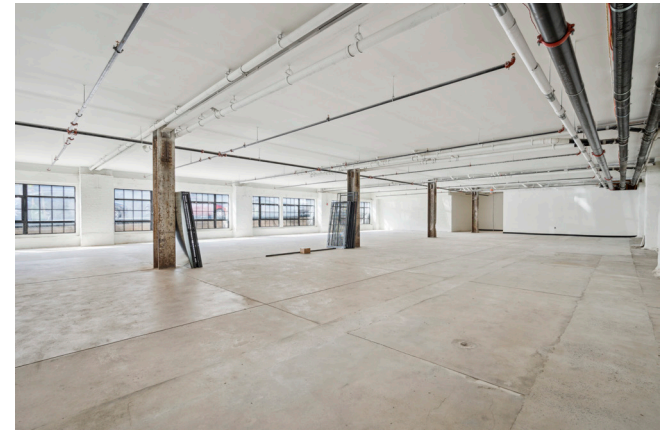
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Property Photos - Interior



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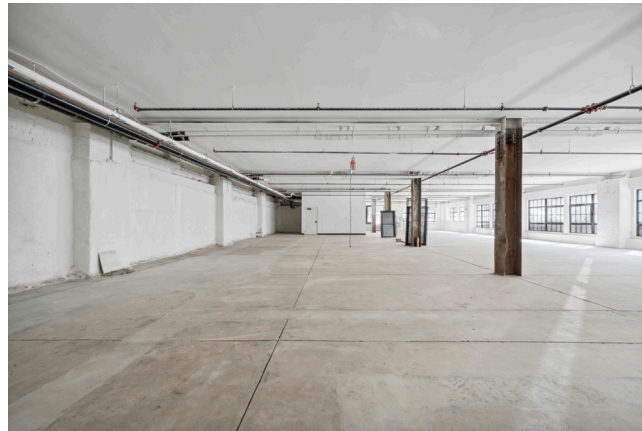
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Property Photos - Interior



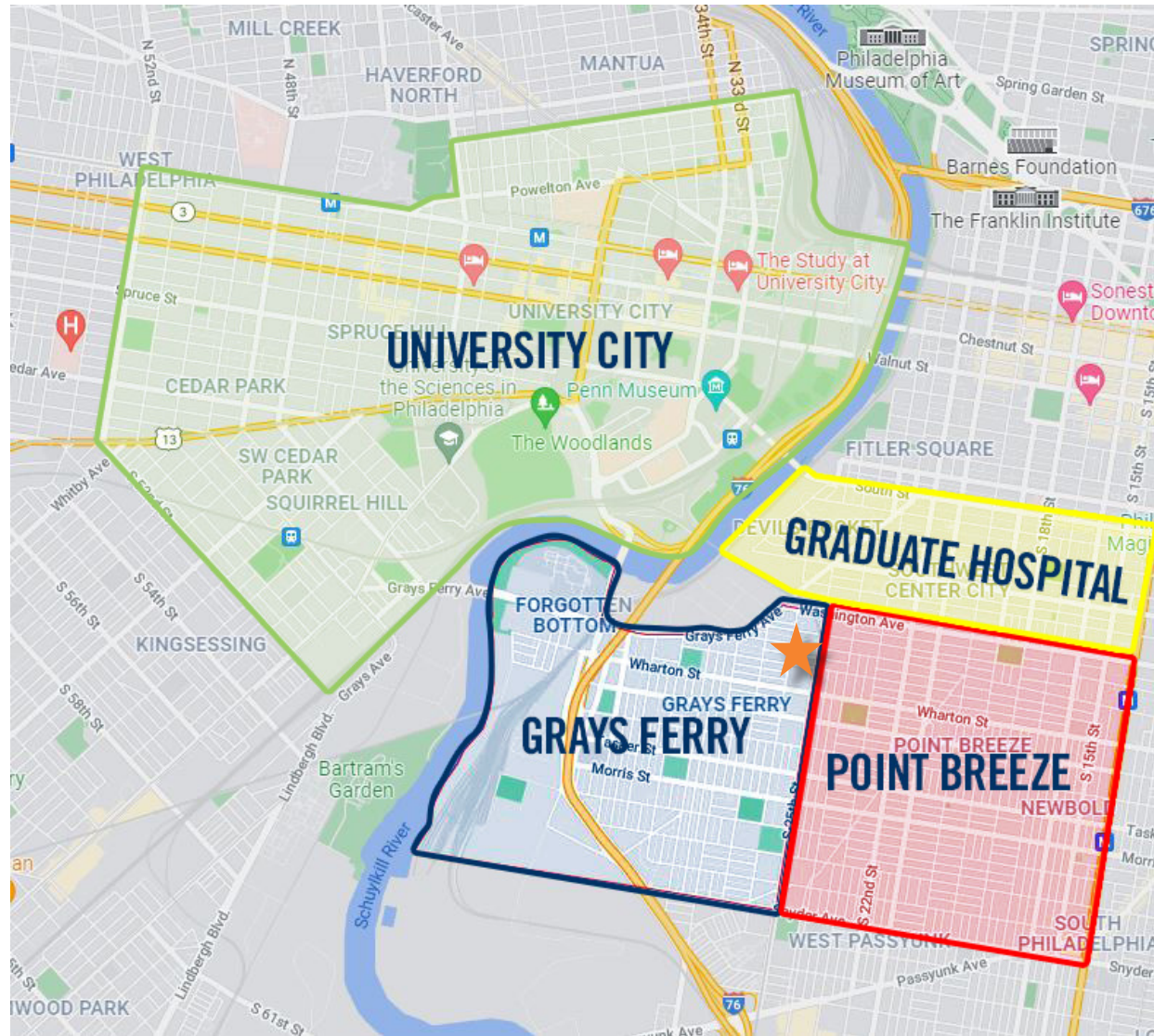
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Location Overview



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Aerial Map of Neighborhood



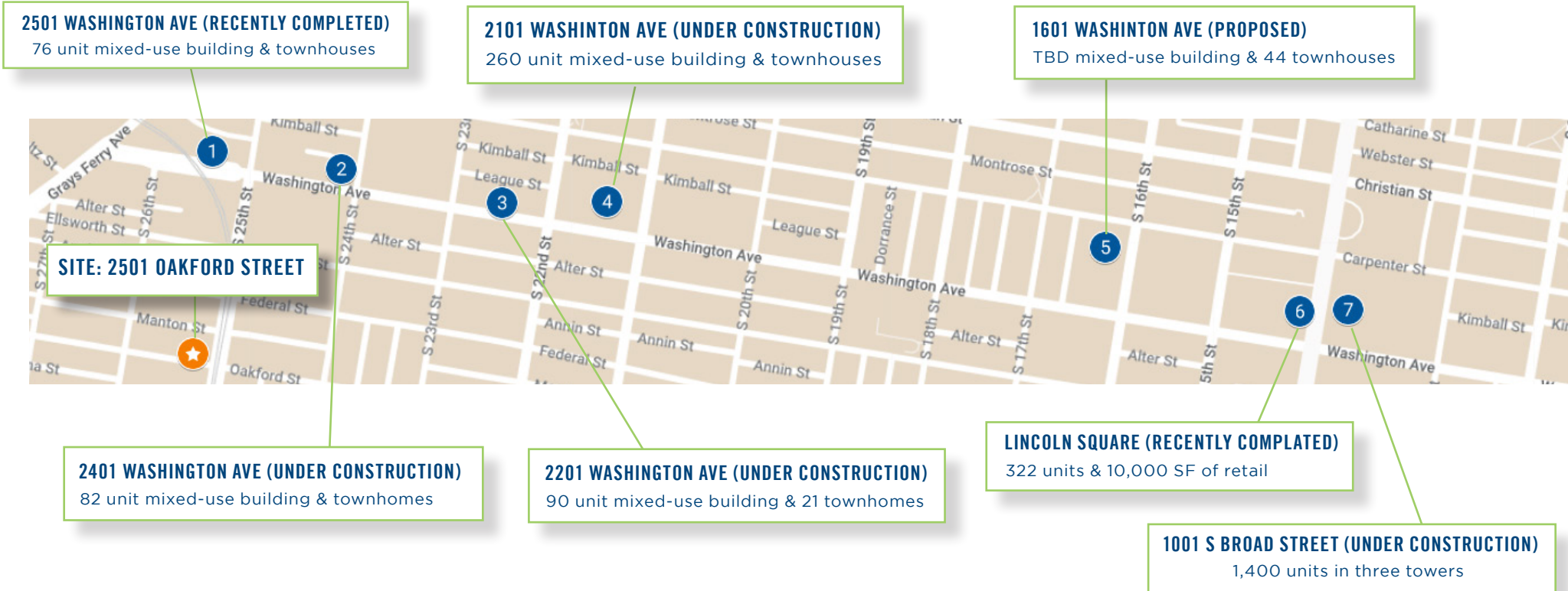
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Neighboring Developments Map



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