

RETAIL SPACE
FOR LEASE

2157 E LEHIGH AVE

9,300 AVAILABLE SF



JBMP
GROUP

CONTACT

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INDEPENDENT REALTY, INFORMED OPPORTUNITY

LISTING DETAILS

RETAIL SPACE HIGHLIGHTS

- 9,300 SF available
- Located on Lehigh Ave surrounded by an estimated 2,400 new construction units under development in the immediate area
- Primary residential tenant base of young professional renters in young 20's to early 30's
- Well suited for gym space. The owner is motivated to accommodate a fitness focused tenant
- Prominent exposure to Lehigh Ave with floor to ceiling glass frontage

19125 DEMOGRAPHICS

The Fishtown zip code (19125) has a population of 24,945 people with a median age of 33.7 years, and a median household income of \$41,945. There are 240+ businesses operating in the zip code. Source: US Census Bureau



Very Walkable

Most errands can be accomplished on foot.



Good Transit

Many nearby public transportation options.



Very Bikeable

Biking is convenient for most trips.



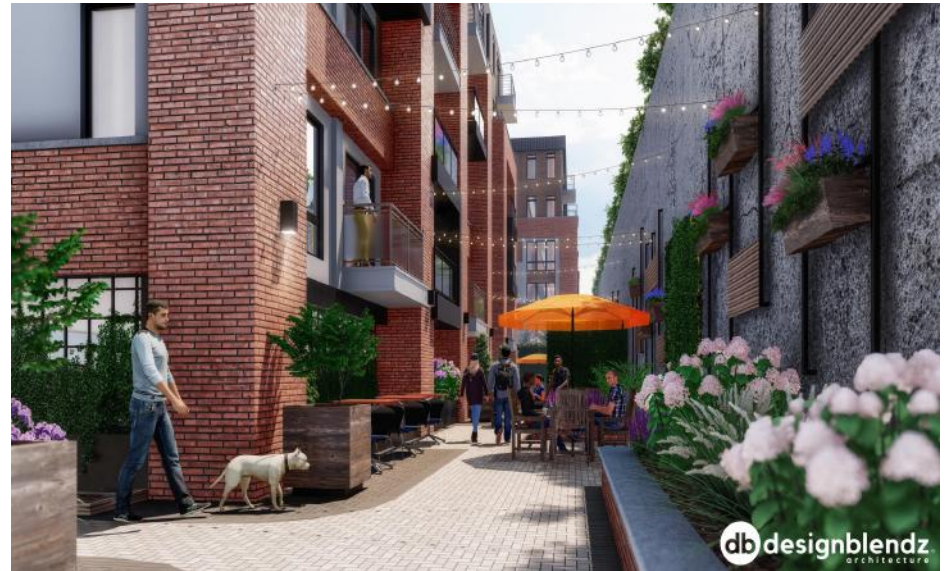
SITE PLAN



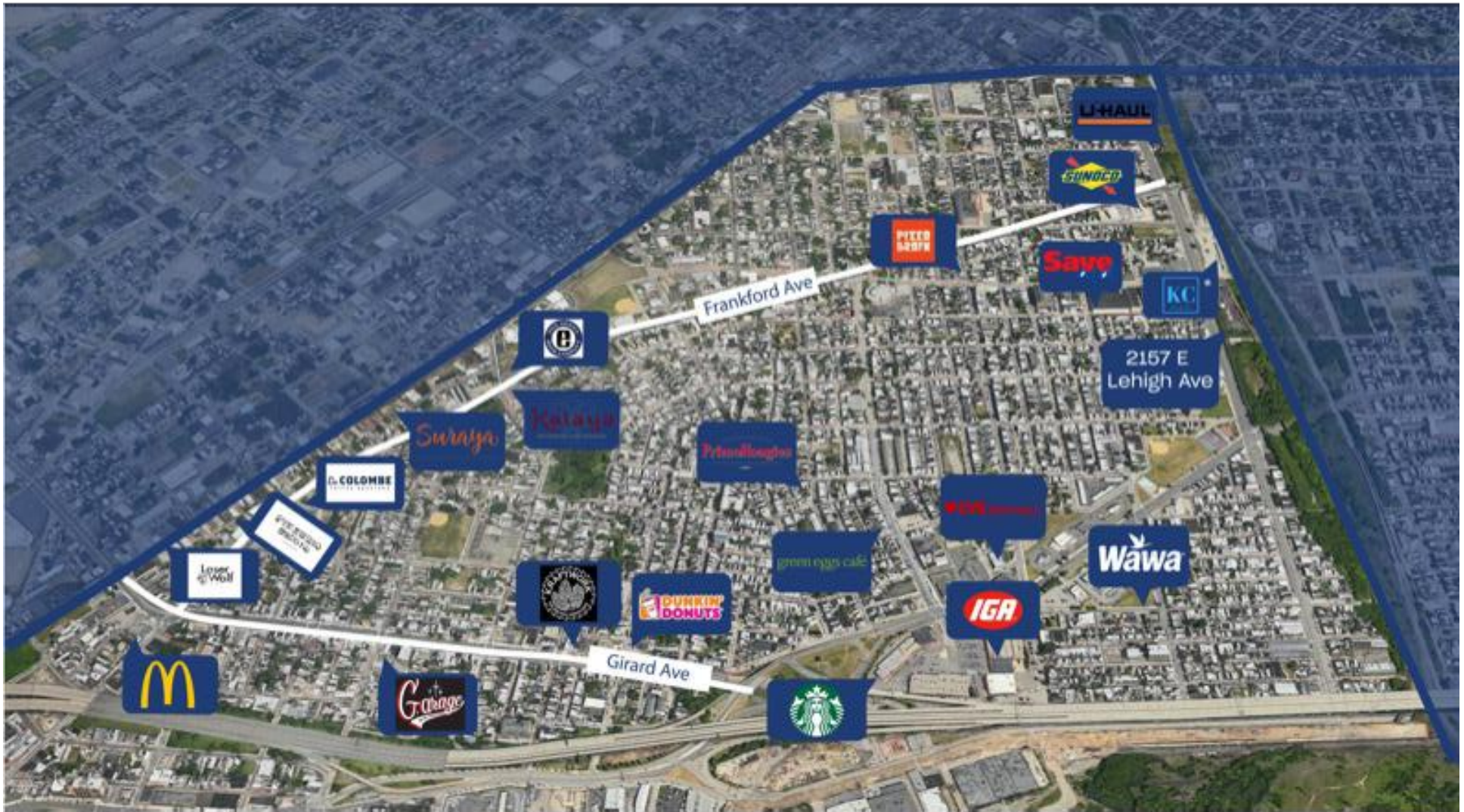
AERIAL SITE VIEW



RENDERINGS



19125 COMMERCIAL MAP

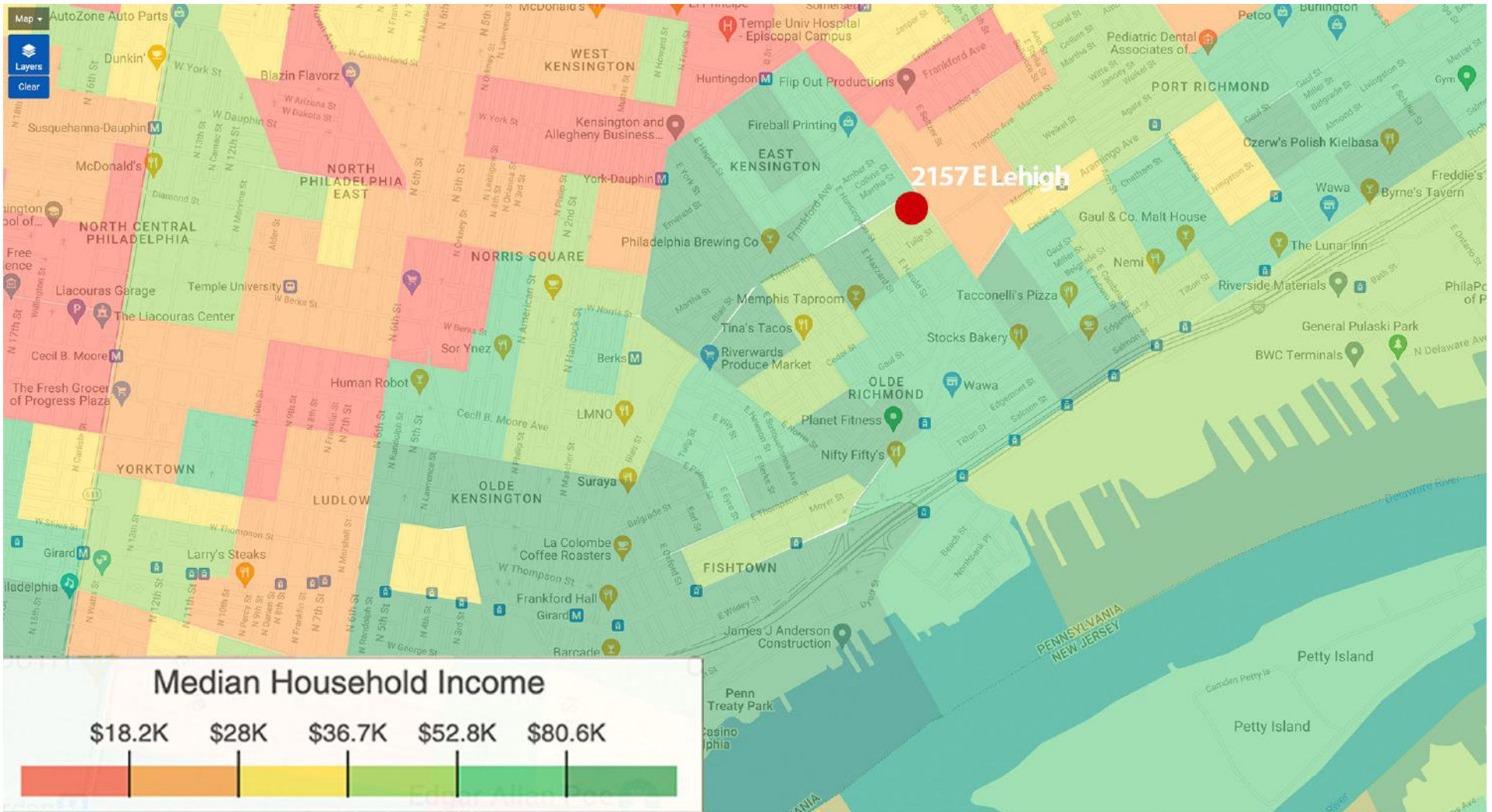


RESIDENTIAL DEVELOPMENT MAP



Project	Units	Status
2157 E Lehigh	278	Subject Property
Kensington Courts	155	Delivered
Somerset Station	535	In Planning
2400 E Huntingdon	150	Under Construction
2740 Amber St	132	Approved Permits
2750R Aramingo Ave	231	Proposed Development
2201 E Somerset Street	153	Under Construction
2046 Lehigh Ave	21	Under Construction
2654-64 Coral Street	41	Approved Permits
2616 Frankford Ave	460	Proposed Development
Frankford/York/Trenton Intersection	56	56 Units between 5 projects under construction
2507 Almond Street	155	Approved Permits
Total Residential Units	2367	

HOUSEHOLD INCOME MAP



POPULATION DENSITY MAP

