

240-24 E GIRARD AVE



CORNER RETAIL IN FISHTOWN

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com **ALEXANDRA CHAREN** 267.546.1732 ■ acharen@mpnrealty.com

1

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

240-24 E GIRARD AVE

Fishtown, Philadelphia 19125



CORNER RETAIL IN FISHTOWN

\$25/SF + NNN

- » 2,600 +/- SF of ground floor retail
- » Strong visibility along prime East Girard Ave corridor
- » Large storefront windows allowing ample natural light
- » Ideal space for creative retailers, coffee shops, boutiques, and salons
- » Zoning: CMX-2
- » Forbes magazine recently wrote about, "How Fishtown, Philadelphia Became America's Hottest New Neighborhood." Many parts of the area have seen a huge increase in both population and industry with several high-density development projects under construction. The area is full of culture, known for having some of Philadelphia's best restaurants, coffee shops, and art galleries in addition to a lively nightlife scene.



DEMOGRAPHICS (1 mile)

Residents	45,733
Average household income	\$121,063
Est. Daytime population	17,699

NEIGHBORS INCLUDE:



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

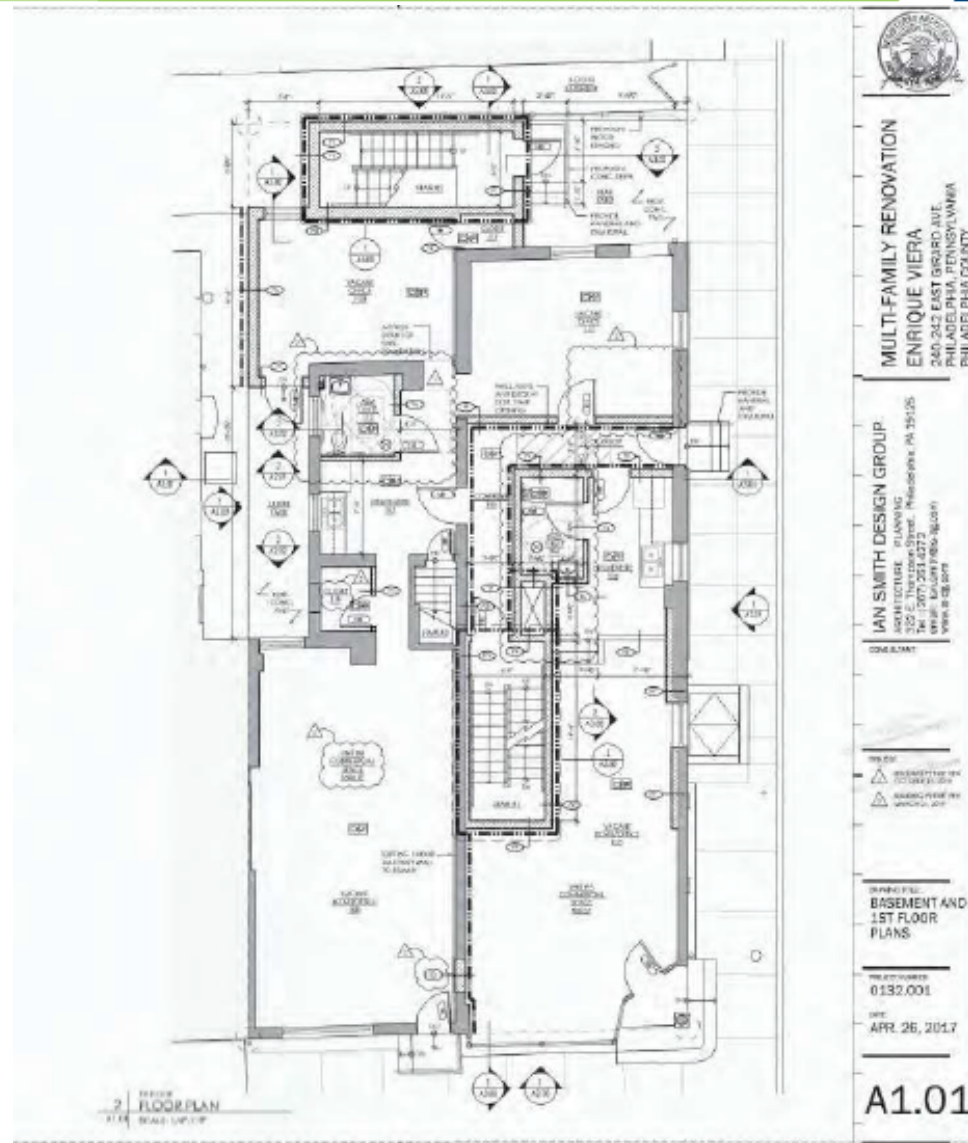
ALEXANDRA CHAREN 267.546.1732 ■ acharen@mpnrealty.com

240-24 E GIRARD AVE

Fishtown, Philadelphia 19125



Floor Plan ([Click here to enlarge](#))



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com **ALEXANDRA CHAREN** 267.546.1732 ■ acharen@mpnrealty.com

Fishtown, Philadelphia 19125



Retail Map



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

ALEXANDRA CHAREN 267.546.1732 ■ acharen@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

240-24 E GIRARD AVE

Fishtown, Philadelphia 19125



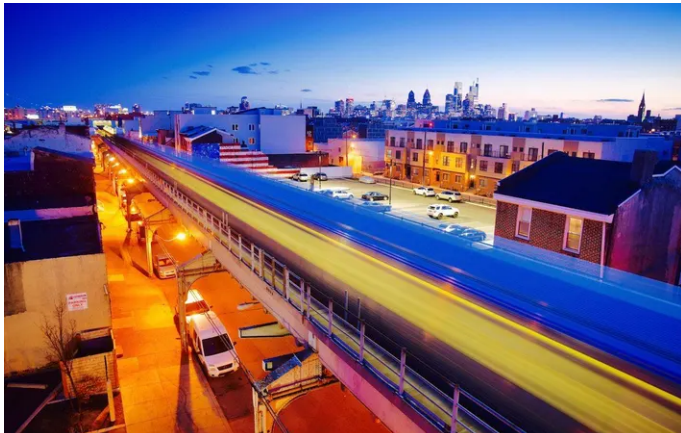
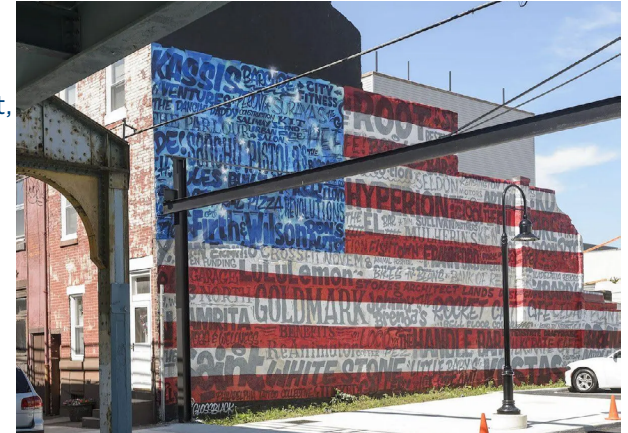
About the Neighborhood: Fishtown

Fishtown has quickly become one of Philadelphia's most sought-after destinations. Forbes magazine recently highlighted "How Fishtown, Philadelphia Became America's Hottest New Neighborhood," recognizing the area's incredible growth and vibrant energy. Once a quiet riverfront community, Fishtown has transformed into a cultural hub celebrated for its creative spirit, walkability, and unmatched local character.

The neighborhood has seen a major surge in both population and development, with several high-density projects currently under construction. This wave of new residential buildings, retail spaces, and modern mixed-use properties continues to elevate the area and attract newcomers from all over the city.

Fishtown is known for offering some of Philadelphia's best restaurants, coffee shops, boutiques, and art galleries. The food scene is thriving, and the neighborhood's lively nightlife features popular music venues, craft breweries, bars, and cocktail lounges. Despite its rapid growth, Fishtown maintains a strong sense of community, blending historic charm with a modern, creative edge.

In addition to its cultural offerings, Fishtown provides exceptional convenience and connectivity. Residents enjoy easy access to I-95, major bridges, and the Market-Frankford Line, making travel around the city simple and efficient. Walkable streets, local businesses, and proximity to the Delaware River Trail create an ideal urban lifestyle. With ongoing investment and new development shaping its future, Fishtown remains one of Philadelphia's most dynamic and desirable neighborhoods for both residents and investors alike.



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com **ALEXANDRA CHAREN** 267.546.1732 ■ acharen@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.