

4300 KELLY DRIVE PHILADELPHIA, EAST FALLS 19129

RETAIL / RESTAURANT SPACE FOR LEASE AT *the Driftway*



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DYNAMIC RETAIL SPACE AVAILABLE AT *the Driftway*

4300 KELLY DRIVE East Falls, Philadelphia 19129



- » Retail Space B
 - » 2,693 +/- SF (Divisible) fronting Ridge Ave and Calumet Street
 - » +/- 14'-15' ceiling height
 - » Ideal for café/coffee shop, market/grocer, boutique fitness, wellness, pet services, and many other retail users
- » Retail Space C
 - » 3,839 +/- SF (Divisible) fronting Kelly Dr and Calumet Street
 - » 12'-15 ceiling heights
 - » Seeking full-service food & beverage operator
 - » Dedicated outdoor patio overlooking the drive and Schuylkill river
 - » Access to grease duct
- » Retail Space A - Leased by
- » Zoning: CMX-3
- » The Driftway opened in 2024, featuring 142 luxury apartments
- » ROOST Apartment Hotel Units - available for short term stays
- » The neighborhood runs along a few miles of Ridge Avenue, along the banks of the Schuylkill River, then extends northeast to Wissahickon Avenue. It overlooks the multi-use recreational path of Fairmount Park along Kelly Drive, and is desirable for its central location, an easy commute to Center City with easy access to several major roadways and public transportation including the East Falls station.



DEMOGRAPHICS	
Residents within 1 mile	21,582
Average household income	\$80,034
Est. daytime population	11,466

NEIGHBORS INCLUDE:

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Floor Plan

the Driftway

Retail Leasing Opportunity

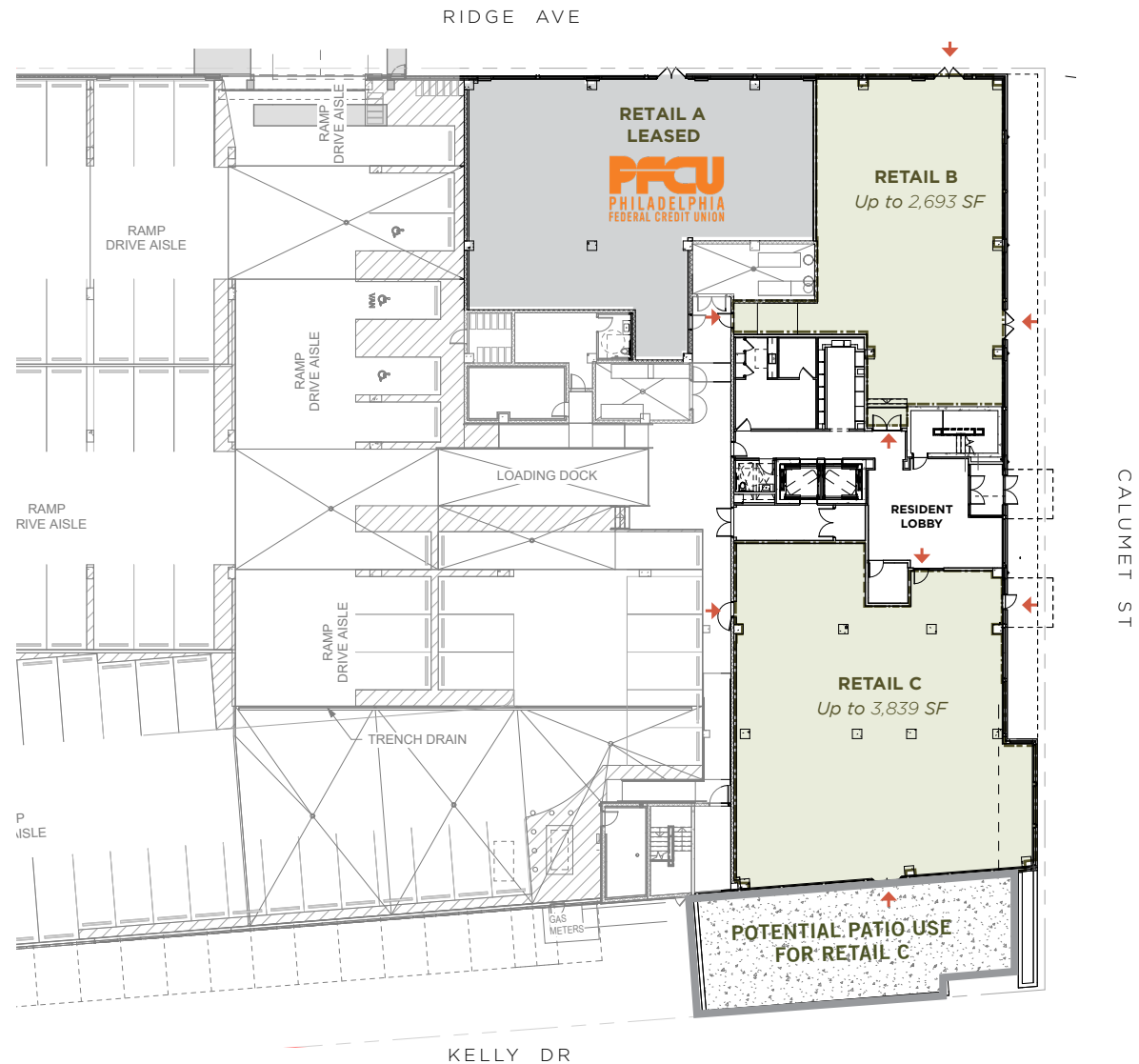
RETAIL B

Interior Up to 2,693 SF
Frontage 69'-4" Calumet St
39'-4" Ridge Ave

RETAIL C

Interior Up to 3,839 SF
Exterior Patio Space Available
Frontage 62'-8" Calumet St
62'-10" Kelly Drive

Retail spaces can be subdivided to accommodate smaller tenant use.



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Property Photos - Exterior [\(Click to View More\)](#)



RETAIL C PATIO - OVERLOOKING EAST FALLS BRIDGE



RETAIL C PATIO - VIEW FROM CALUMET

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Retail C - 3,839 SF [\(Click to View More\)](#)

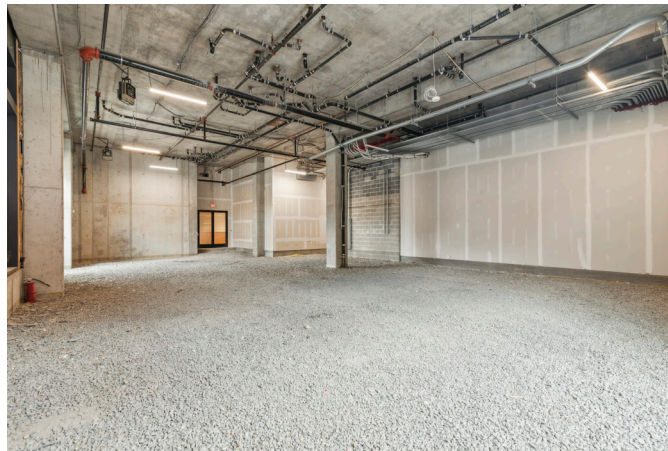


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Retail B - 2,693 SF [\(Click to View More\)](#)



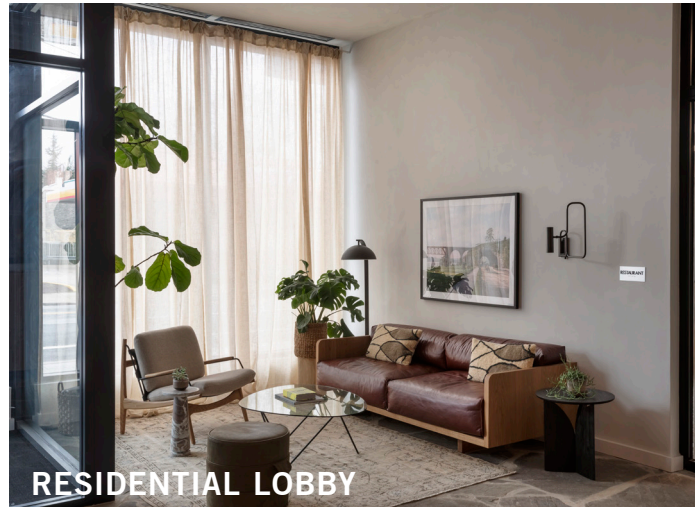
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Property Photos - Residential Common Areas



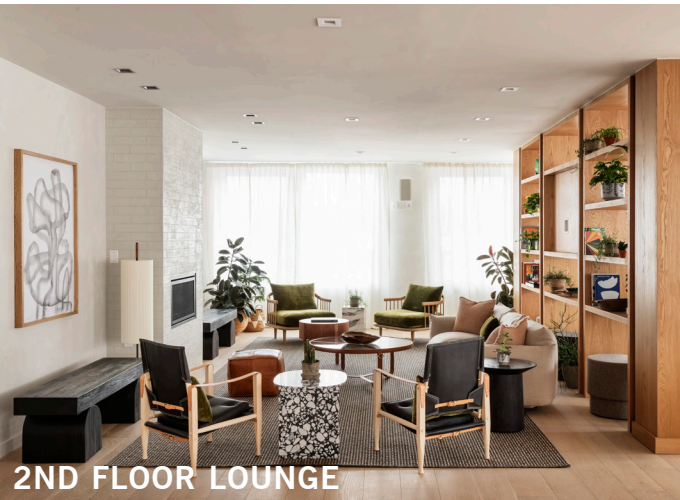
RESIDENTIAL LOBBY



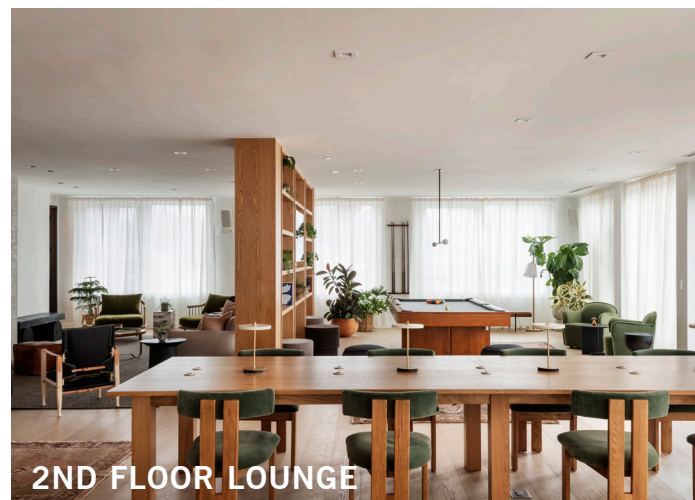
RESIDENTIAL LOBBY



MEDITATION ROOM



2ND FLOOR LOUNGE



2ND FLOOR LOUNGE



FITNESS CENTER

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Property Photos - Residential Units



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Retail Map



Walk Score®

Walk Score 81 Very Walkable
Most errands can be accomplished on foot.

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[Click to View Full Trail Map](#)



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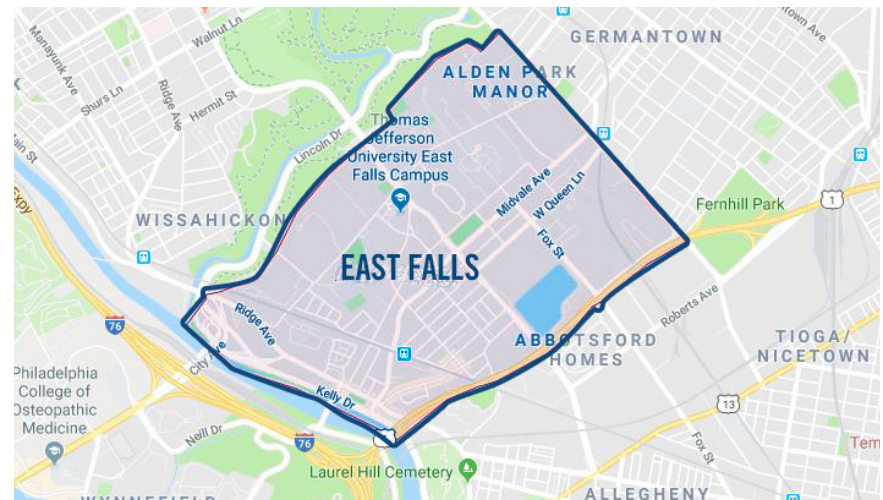
About the Neighborhood: East Falls

Welcome to East Falls, a vibrant neighborhood in Philadelphia, Pennsylvania, where city living harmonizes with natural beauty. With a population of 11,023 residents, East Falls attracts young professionals who appreciate its lively ambiance and progressive atmosphere.

Here, you'll find a diverse range of amenities, including trendy bars and cozy coffee shops, all contributing to the neighborhood's bustling energy. Set against the picturesque Schuylkill River, East Falls boasts a tranquil setting enhanced by its historic architecture.

Once home to the famous "Falls of the Schuylkill," East Falls now thrives as an entertainment hub along the riverfront. Nearby Germantown, East Fairmount Park, and Wissahickon Valley Park offer ample opportunities for outdoor recreation.

Conveniently located just 7 minutes from Center City via Kelly Drive, East Falls offers the perfect blend of urban convenience and small-town charm. Come and experience the essence of Philadelphia living in East Falls.



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