

HIGH TRAFFIC CORNER 2ND GENERATION RESTAURANT SPACE FOR LEASE



965-977 FRANKFORD AVE Fishtown, Philadelphia 19125

\$7,950/month + NNN

- » 2,609 +/- RSF 2nd generation restaurant space
- » Highly visible corner along Frankford Ave
- » 2nd generation restaurant space, which includes:
 - 20' type 1 hood
 - (1) 3-compartment dish sink
 - (1) 2-compartment prep sink
 - (1) hand sink
 - (2) ADA restrooms
- » Zoning: CMX-2.5
- » Fishtown was recently featured in Forbes magazine in an article on "Fishtown, Philadelphia Is Still One Of America's Hottest New Neighborhoods." [CLICK HERE FOR FULL STORY](#)



Walk Score **94**

Bike Score **97**

DEMOGRAPHICS	
Residents within 1 mile	39,263
Average household income	\$91,934
Est. daytime population <small>(workers within 1 mile)</small>	46,685

NEIGHBORS INCLUDE:



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

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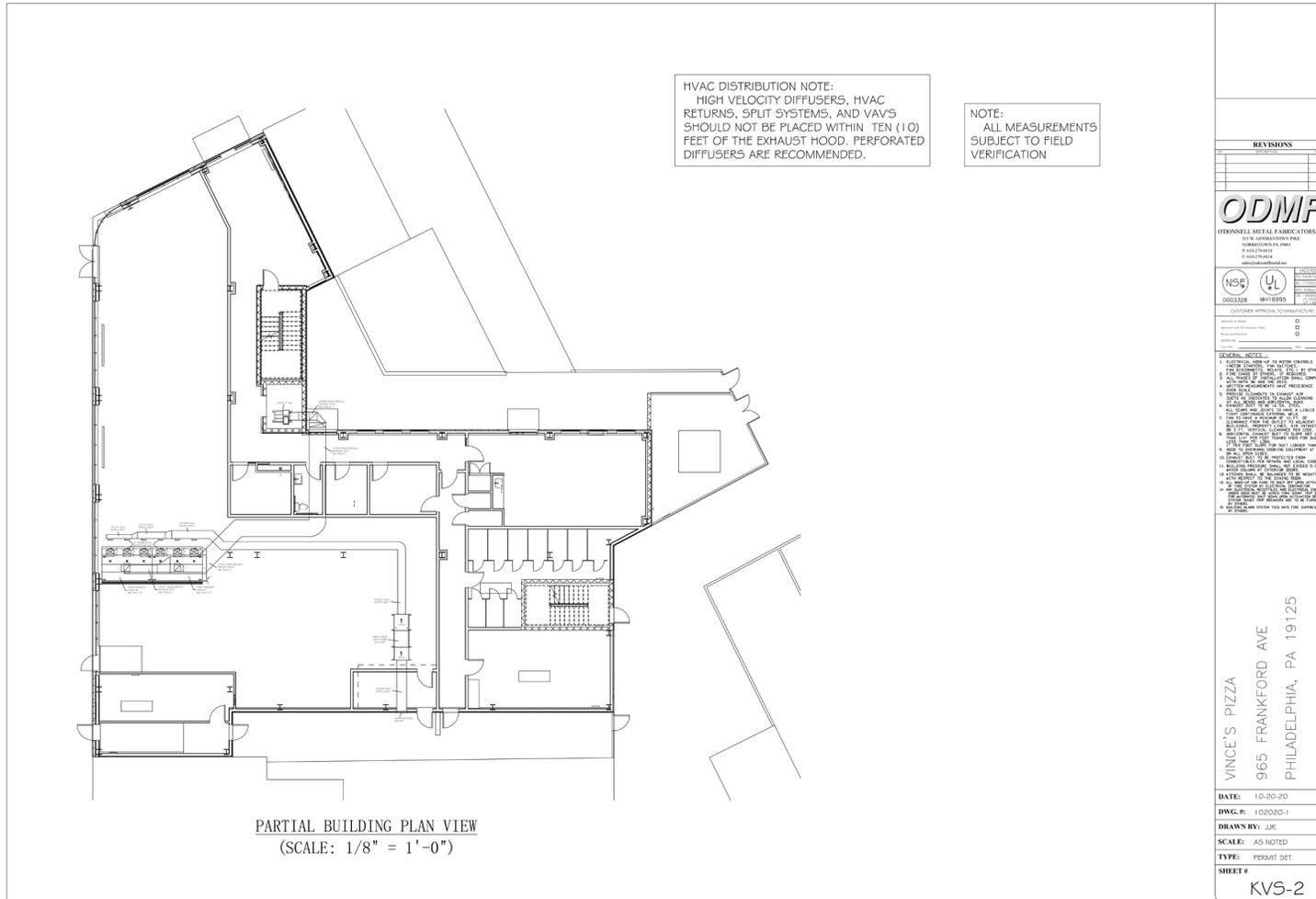
Floor Plans ([Link to all plans HERE](#))



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Floor Plans (Link to all plans HERE)

VINCE'S PIZZERIA FIT OUT

965 FRANKFORD AVENUE PHILADELPHIA, PA 19125

OWNER
965 FRANKFORD LLC
702 N 3RD ST, UNIT 204
PHILADELPHIA, PA 19123
(267) 231-7194

ARCHITECT
CANNO DESIGN
109 S 13TH STREET
PHILADELPHIA, PA 19107
TEL: (215) 977-7075

FOR PERMIT SET

10/26/2020

ACCESSIBILITY DIAGRAMS

KEY PLAN

LOCATION MAP

PARTITION TYPES

PROJECT INFORMATION

PROJECT DESCRIPTION:
FIT OUT FOR FIRST FLOOR COMMERCIAL SPACE AT 965 FRANKFORD AVENUE. AREA UNDER RESTORATION APPROXIMATELY 2,100 SQ. FT. EXCLUDING USE OF SPACE. VACANT PROPOSED USE: RESTAURANT WITH COMMERCIAL KITCHEN.

APPLICABLE FIRE SAFETY CODES:
INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION
ICC-AM 117 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES INTERNATIONAL CODE (ICC-AM) 2018 EDITION
PHILADELPHIA MECHANICAL CODE (PMC) 2018 EDITION
PHILADELPHIA ELECTRICAL CODE (PEC) 2018 EDITION
PHILADELPHIA PLUMBING CODE (PPC) 2018 EDITION
NATIONAL FIRE PROTECTION ASSOCIATION AND OTHER STANDARDS REFERENCED BY THE ABOVE.

BASE BUILDING CONSTRUCTION TYPE:
A-2 REINFORCED CONCRETE - GROUP I/II

OCCUPANCY CLASSIFICATION:
A-2 RESTAURANT (UNCL. INT. NET 1,026 SQ. FT. ± 88 SQ. OCC. A-2 COMMERCIAL KITCHEN (200 CATEGORIES) 88 SQ. FT. ± 23 SQ. OCC.

TOTAL OCCUPANCY LOAD: 91
88 PERSONS, 3 NON-PERSONS - GROUP I/II
FIRST FLOOR TO BE SPRINKLERED PER NFPA 13.

LIGHT FIXTURE LEGEND

L1 1" RECESSED LIGHT
L2 TRACK LIGHTING
L3 PENDANT (DINING ROOM)
L4 PENDANT (COUNTER)
L5 VANITY SCONCE

FIRE RATINGS

1-HR FIRE RATED WALL
2-HR FIRE RATED WALL
3-HR FIRE RATED WALL

SYMBOL LEGEND

ELIMINATION INDICATION
PARTITION TYPE
NEW CONSTRUCTION
EXISTING TO REMAIN

VINCE'S RESTROOM PLAN

1/2" = 1'-0"

FIRST FLOOR VINCE'S PIZZERIA REFLECTED CEILING PLAN

1/8" = 1'-0"

FIRST FLOOR VINCE'S PIZZERIA PLAN

1/8" = 1'-0"

GENERAL NOTES

- GENERAL CONTRACTOR (GC) SHALL VERIFY ALL CONDITIONS AT SITE AND CHECK ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. NOTIFY CANNOS DESIGN IN WRITING OF ANY DISCREPANCIES OR FIELD CHANGES.
- THE DRAWINGS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2018 IBC. THE GC IS RESPONSIBLE FOR THE CORROBORATION AND ALL TAGS TO VERIFY PERMITTED REGULATIONS AND REVISIONS BY THE OWNER. THE GC TO PROVIDE EACH TRADE WITH A COMPLETE SET OF PLANS INCLUDING DETAILED OF ANY CHANGES TO THE ORIGINAL SET OF PLANS.
- ALL REQUIRED PERMITS AND FEES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION. THE GC IS RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS AND FEES FROM THE PHILADELPHIA DEPARTMENT OF STREETS.
- ALL MATERIALS INCLUDING FIRE PROTECTION SHALL BE PROVIDED FROM THE SITE PROPERTY AND SHALL NOT BE ALLOWED TO ACCUMULATE.
- ALL MATERIALS STORED AND TRANSPORTED TO BE STORED IN A REASONABLE MANNER IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. ALL SHALL BE COVERED WITH TARPING TO PREVENT COMPLEMENTARY DISCREPANCIES AND/OR CORRECTIVE INFORMATION AMONG THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CANNOS DESIGN FOR CLARIFICATION. CANNOS DESIGN SHALL EXTEND WORK TO CORRECT FOR SUCH DISCREPANCIES IN WRITING TO THE GC. THE GC IS RESPONSIBLE FOR THE COORDINATION OF ALL BUILDING SERVICES, TEMPORARY FIRE PROTECTION, TRAFFIC CONTROL AND COMPLIANCE WITH CONSTRUCTION REGULATIONS.
- THE GC IS TO SUPERVISE AND CLEAN ALL NEW WORK FROM TURNING OVER SPACE TO THE OWNER.
- THE GC IS TO PREVENT THE RAMP SPREAD OF FIRE THROUGH FIRE RATED PARTITIONS WITHIN A BUILDING. CERTAIN WALLS, CEILING AND FLOOR ARE REQUIRED TO MEET A SPECIFIC FIRE RESISTANCE RATING. THE RATING OF FIRE RATED PARTITION WALLS SHALL BE VERIFIED BY THE GC TO BE A MINIMUM OF 1-HR TO PREVENT A STRUCTURAL FAILURE OR SPALL THROUGH REINFORCED CONCRETE. POWER TO REMAIN AND THE EXISTING PARTS CREATED DURING THE CONSTRUCTION PROCESS REQUIRE THE INSTALLATION OF PROTECTIVE SYSTEMS TO PROTECT THE BUILDING CONSTRUCTION FROM ITS ORIGINAL FIRE RATING. THROUGHOUT PROTECTION FROM EXPOSURE TO A STRUCTURAL FAILURE OR SPALL THROUGH REINFORCED CONCRETE SHALL BE VERIFIED BY THE GC TO BE A MINIMUM OF 1-HR TO PREVENT A STRUCTURAL FAILURE OR SPALL THROUGH REINFORCED CONCRETE. THE GC IS TO VERIFY THE RATING OF ALL EXISTING PARTS OF FIRE RATED PARTITION WALLS FOR MOVEMENT IN THE CONSTRUCTION PHASE SUCH AS FLOOR TO WALL, WALL TO WALL, CURTAIN WALL, JOINTS, AND WALLS.
- CONTRACTOR ARE TO PAIR ONE UNLESS OTHERWISE NOTED. DIMENSIONS TO BE SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.
- THE GC SHALL MAINTAIN THE RECORD FOR ALL WORK UNDER PROTECTION. APPROPRIATE PARTS AND DRAWINGS SHALL BE AS WELL AS ALL RECORD COPY OF ALL DRAWINGS AND APPROVED SETS. THESE SHALL BE MAINTAINED THROUGHOUT ALL CHANGES DURING CONSTRUCTION FOR THE OWNER/ARCHITECT.

PERMIT SET

10/21/2020

No. SUBMISSION/REVISION DATE

VINCE'S PIZZERIA
965 FRANKFORD AVENUE
PHILADELPHIA, PA 19125

CANNO design
109 S. 13TH STREET, 2ND FLOOR
PHILADELPHIA, PA 19107

Drawing Title

COVER SHEET

Date: NOV 24, 2020
Drawn By: AA
Checked By: CJY
Scale: As indicated

A-000

Drawing No.

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Property Photos



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Property Photos

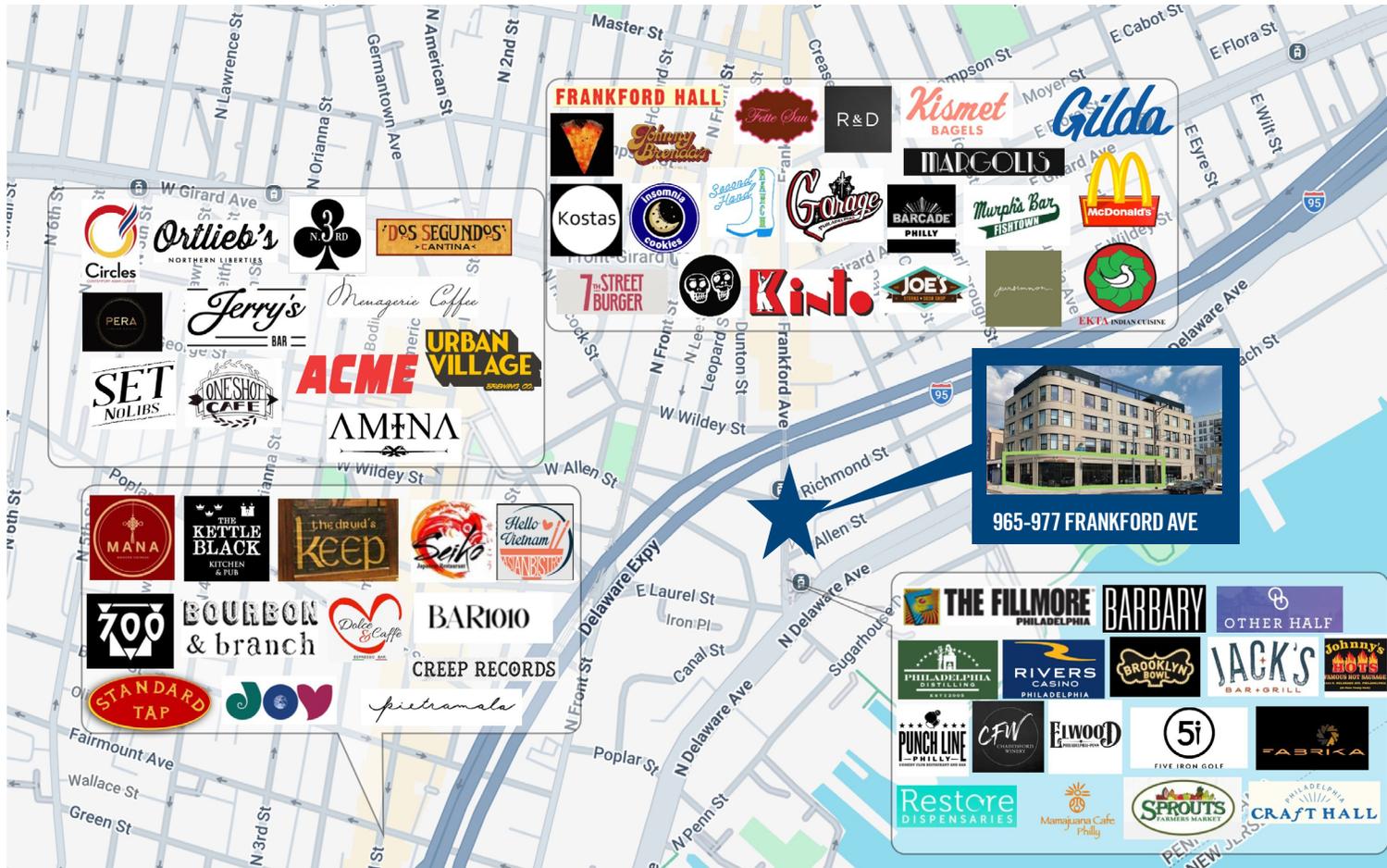


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Retail Map



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About The Neighborhood

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 river-front 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.



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