

2033 E LEHIGH AVE

EAST KENSINGTON | PHILADELPHIA | 19125

TURNKEY RETAIL SPACE FOR LEASE



\$2,450/MONTH GROSS

- 1,378 SF of ground floor retail space
- Large storefront windows allowing ample natural light
- Parking lot on site – spaces can be leased to retail tenants
- Part of new construction complex containing 71 residential units
- The space is ideal for fitness, childcare, pet services, service oriented retail, community services, and office users
- Zoning: CMX-2

DEMOGRAPHICS | 1 MILE RADIUS

Population	77,723
Average HH Income	\$73,800
Est. Daytime Employment (workers within 1 mile)	15,017

NEIGHBORS INCLUDE



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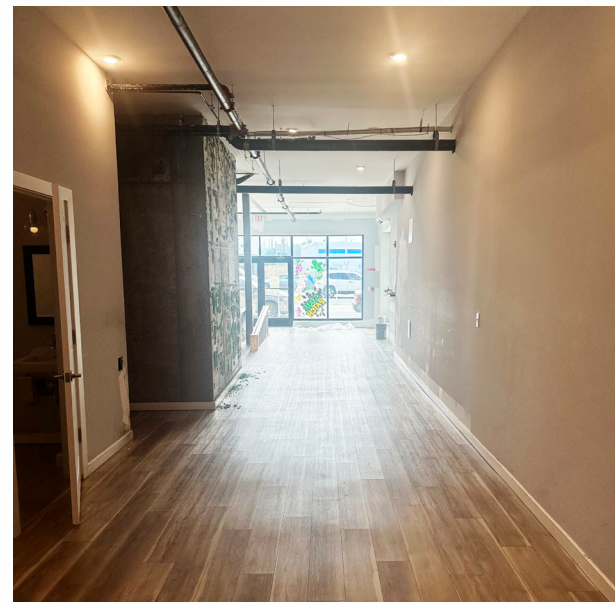
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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without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

PROPERTY PHOTOS

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ABOUT THE NEIGHBORHOOD

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EAST KENSINGTON, located in East Philadelphia, is a vibrant neighborhood known for its rich community culture and diverse urban landscape. Historically an industrial area, East Kensington has transformed into a thriving hub for artists, young professionals, and families. The community is tight-knit, often organizing events such as street festivals, art shows, and farmers' markets that foster a sense of unity and local pride. The area's artistic vibe is evident in the numerous murals and public art installations that adorn its streets, reflecting the creativity and dynamism of its residents. The people of East Kensington are a mix of long-time locals and newer transplants, all contributing to the neighborhood's eclectic and inclusive atmosphere.



The retail, food, and beverage scene in East Kensington is eclectic and ever-evolving, with a mix of longstanding establishments and new ventures. Independent boutiques, vintage stores, and craft shops line the main thoroughfares, offering unique shopping experiences. The neighborhood is also a food lover's paradise, featuring an array of dining options from cozy cafes and trendy brunch spots to diverse international cuisines.



The local bar scene is lively, with many establishments offering craft beers, artisanal cocktails, and live music. Development in East Kensington has been robust in recent years, with new residential buildings and commercial spaces popping up, adding to the area's vibrancy. Efforts are being made to balance this growth with the preservation of the neighborhood's historical and cultural heritage, ensuring that East Kensington remains a dynamic and engaging place to live and visit.

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NEIGHBORHOOD RETAIL MAP

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