

Dramatic Development Opportunity with Existing Retail for Sale within Federal Opportunity Zone

1939-57 N. Front Street, Philadelphia, PA 19122

Total Site Size 17,365 SF

Epi-Center of Emerging Market of Olde Kensington and Fishtown

Kensington Courts
Lehigh & Frankford Avenues
Up to 155-Unit Housing Development

PORT RICHMOND

2041-2055 Coral Street
Mixed Use
90-Unit + 30,000 SF of Office Space

2nd Street & Norris Square
Gotham Tower
Mixed Use
130 Units

KENSINGTON

1939-47 N Front Street // 1948-57 N Front Street

2110 E Norris Street
95-Unit
Multi-Family Building

OLDE RICHMOND

1700 Germantown Avenue
Mixed Use Project
Up to 246 Units and
65,000 SF Commercial & Retail Space

180 W. Girard Avenue
Project Northern Liberties
Piazza Acme & Retail
85,000 SF

OLDE KENSINGTON

FISHTOWN

1001 N. 2nd Street
Northern Liberties
Piazza Commons
Mixed Use 11 Bldgs
500 Units 150,000 SF Retail

138,920 SF of Mixed Use Development

The Liacouras Center
TEMPLE UNIVERSITY

For more information:

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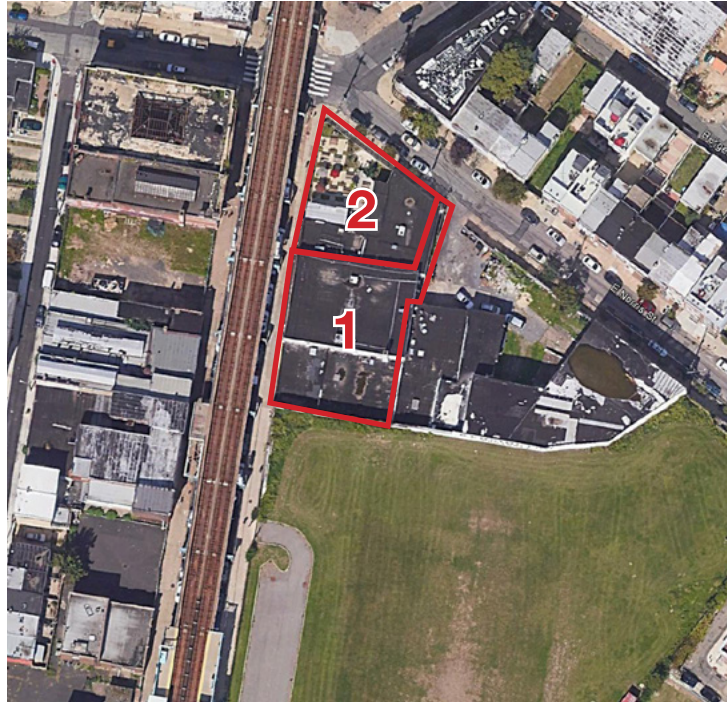


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Parcel Information

The real estate and business with all of the trade fixtures are included in the sale price. The building is approximately ±13,109 SF in size. The long time grocery store, Liberty Choice Food Market and Ice Cream Parlor Café, Five Sisters was established 15 years ago and generates high cash flow and volume. Store has a strong neighborhood presence and is located in a highly visible, masonry constructed building on main artery of N. Front Street. This supermarket sells basic groceries, meat, produce, lotto and has an in-house deli and bakery with selections prepared daily. Tremendous re-branding and repositioning opportunity within (adding a liquor license will provide significant revenue on a variety of levels).



- Grocery store and cafe for sale
- Business value included in sale
- Seller will consider sale lease back of café of approximately 1,500-2,500 SF
- Within Federal Opportunity Zone
- All store fixtures and equipment included in sale
- Possible overbuild development opportunity with first floor retail in place
- Parcel 2 building size 9,359 SF
- Parcel 1 building size 3,750 SF
- Located on main thoroughfare of N. Front Street with up to 10,000 cars daily
- Across from Market/Frankford Line Berks Elevated Transit Stop
- TOD Development opportunity



1	Address	1939-47 N Front St #47 Philadelphia, PA 19122
	APN	88-2-9352-44
	Lot Acreage	0.23
	Standard Use	Commercial
	Zoning	CMX3
	Lot SF	10,120
	Building SF	9,359
	Year Built	1950

2	Address	1949-57 N Front St #57 Philadelphia, PA 19122
	APN	88-2-0176-90
	Lot Acreage	0.17
	Standard Use	Commercial
	Zoning	CMX2
	Lot SF	7,245
	Building SF	3,750
	Year Built	1965

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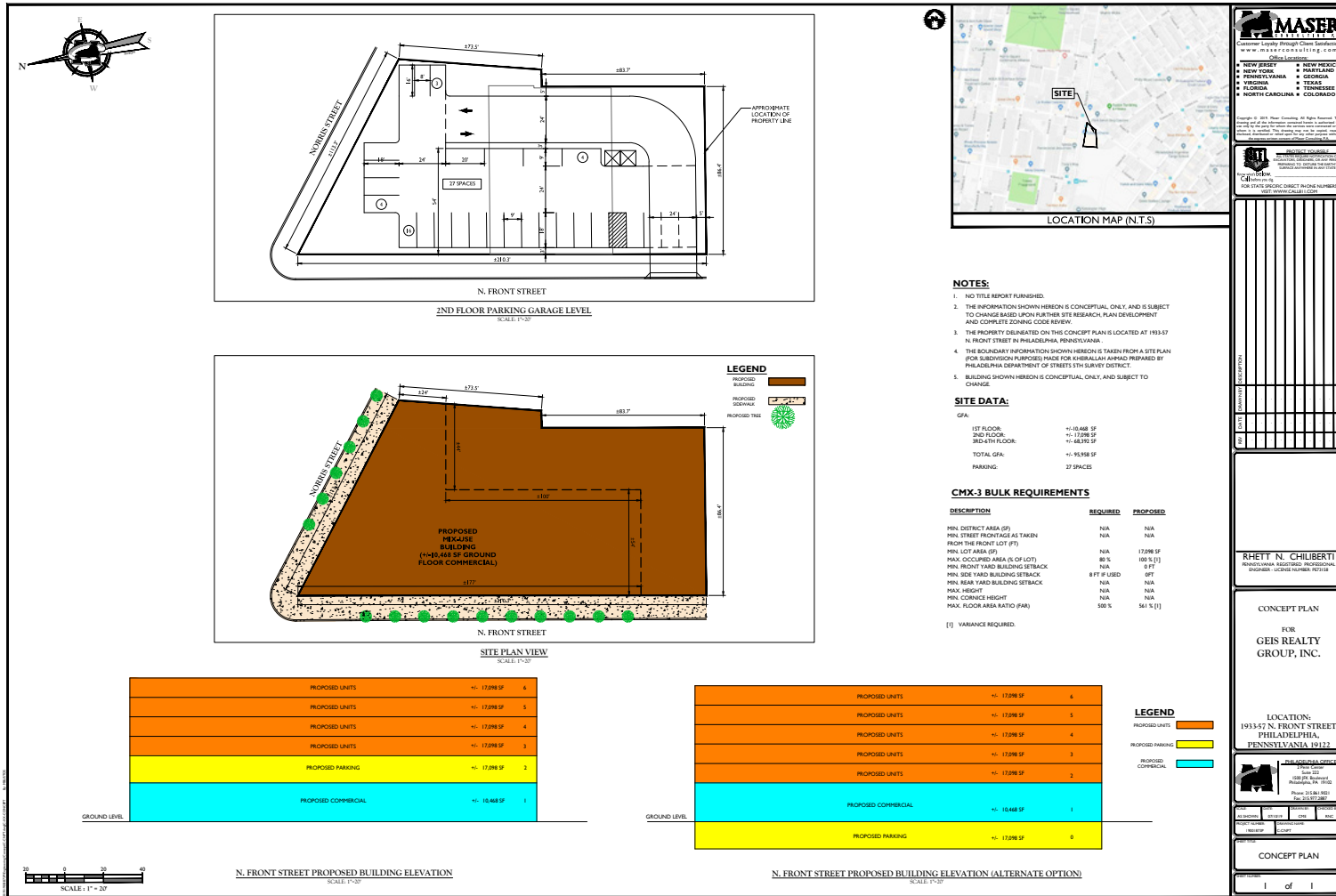


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Development Concept Plan



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Zoning Information

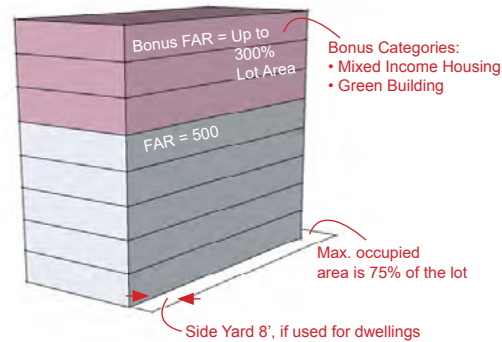
CMX-3

Description: Community commercial and residential mixed use

Uses permitted as of right: Household Living; Group Living; Recreation; Day

Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverage, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Eating and Drinking Establishment; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Structured Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Personal Vehicle Repair Sales and Rental; Personal Vehicle Repair and Maintenance; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden; Market or Community-Supported Farm

Uses requiring special exception approval: Surface Parking



Max. Occupied Area	Intermediate: 75% Corner: 80%
Min. Front Yard Depth	NA
Min. Side Yard Width	8 ft. if used for building w/ dwelling units
Min. Rear Yard Depth	NA
Max. FAR	500%; up to an additional 300% with bonuses

Zoning - CMX-3

- 500% FAR (floor area ration) – 86,825 square feet
- Up to an additional 300% FAR with bonuses - 800% FAR – 138,920 square feet
- Maximum occupied area (Corner)- 80%
- Height restriction - none
- Parking requirement
 - Multi-family - 3 spaces per 10 units
 - Retail - 0 spaces
 - Hospitality - 0 spaces

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Exterior Photos



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Interior
Photos



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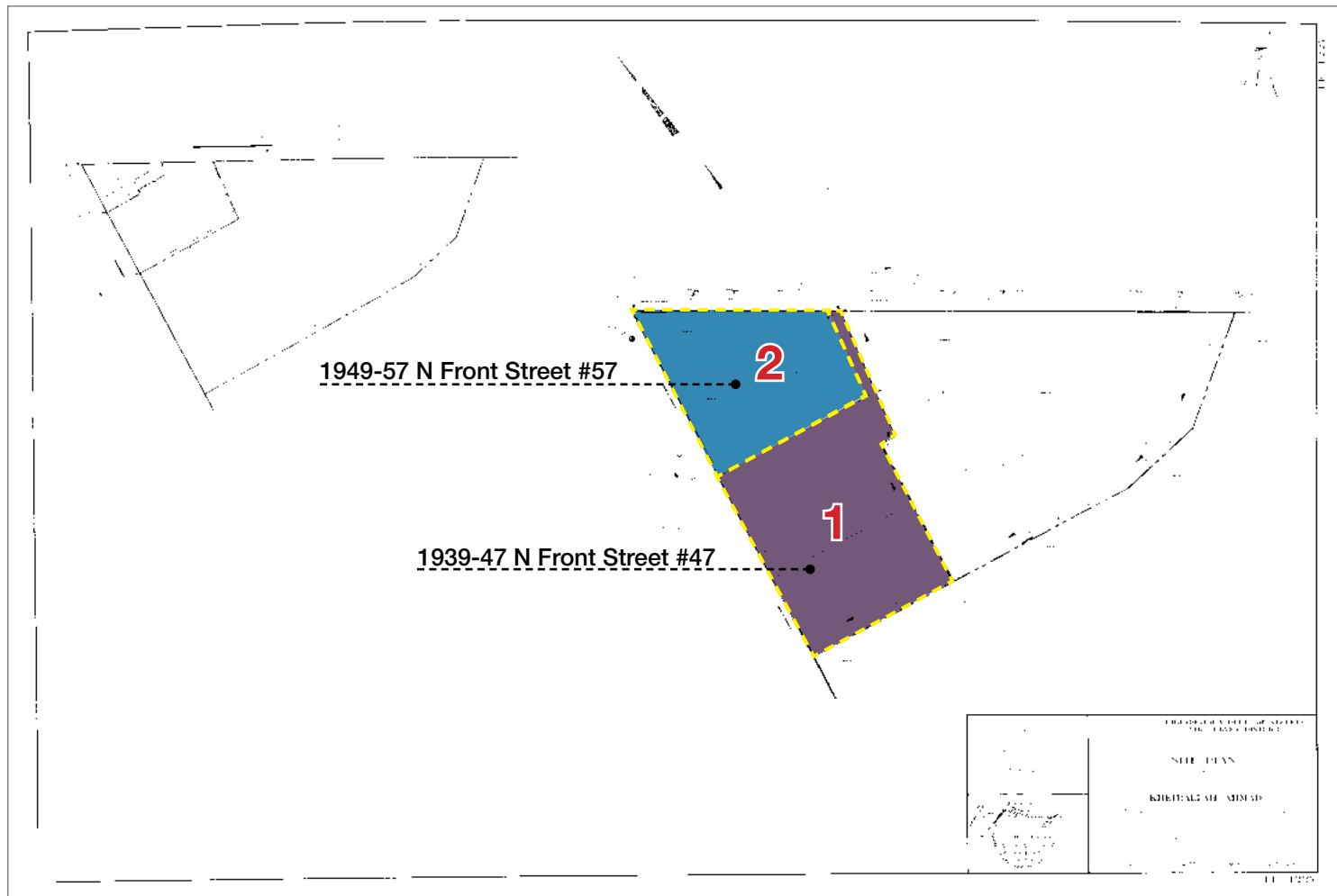
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Site
Plan



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Traffic Count Report

Located on main thoroughfare of N. Front Street with up to 10,000 cars daily

1939 N Front St, Philadelphia, PA

<p>Building Type: General Retail Secondary: Storefront GLA: 36,000 SF Year Built: - Total Available: 0 SF % Leased: 100% Rent/SF/Yr: -</p>	
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Image Coming Soon

500 yds

Map data ©2019 Google

Traffic Counts

N Front St/W Norris Street	5.3K
N front St/E Norris Street	5.9K
E Norris Str/Trenton Avenue	2.0K
N Front St/Diamond Street	5.3K

Location

Location Score:	91
Walk Score®	Walker's Paradise (95)
Transit Score®	Excellent Transit (73)

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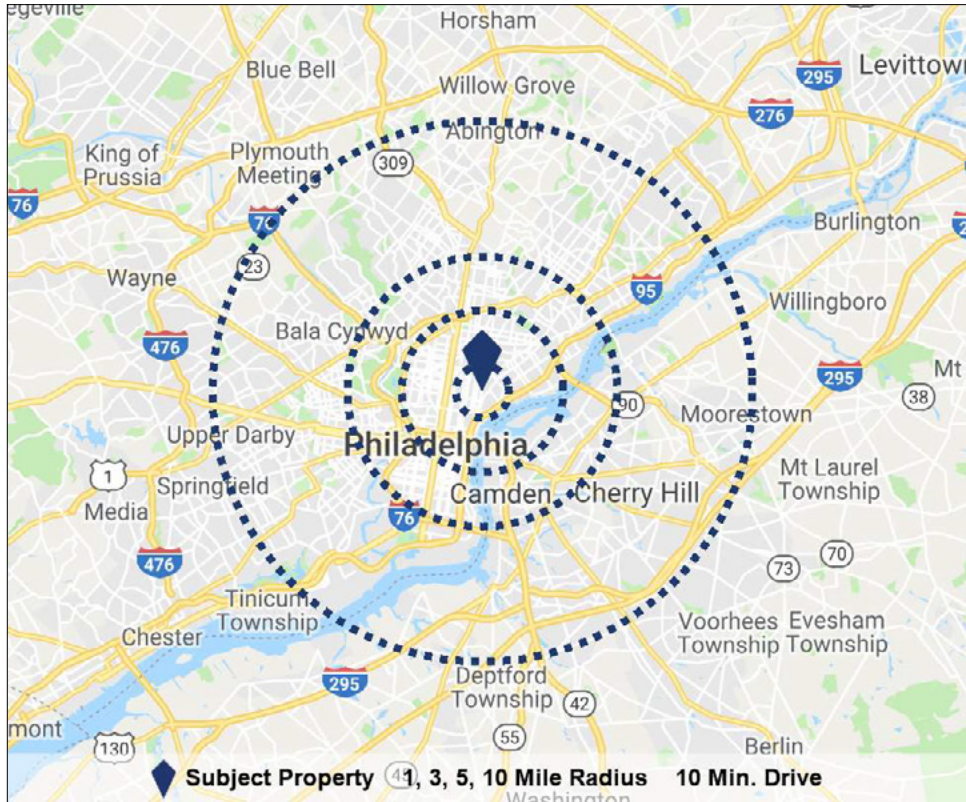


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Demographics



Population		1 Mile	3 Mile	5 Mile
	2019 Total Population:	70,952	463,428	1,055,906
	2024 Population:	74,574	480,773	1,080,406
	Pop Growth 2019-2024:	5.10%	3.74%	2.32%
	Average Age:	34.10	35.30	35.60
Households				
	2019 Total Households:	26,069	184,830	412,571
	HH Growth 2019-2024:	4.80%	3.91%	2.47%
	Median HH Income:	\$42,201	\$39,234	\$39,299
	Avg HH Size:	2.60	2.40	2.40
	2019 Avg HH Vehicles:	1.00	1.00	1.00
Housing				
	Median Home Value:	\$197,123	\$140,091	\$145,597
	Median Year Built:	1948	1949	1948

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