

1,600 - 11,500 +/- SF OF NEW CONSTRUCTION RETAIL SPACE

CORNER OF GERMANTOWN AVE & W DAUPHIN ST

2224-50 GERMANTOWN AVE Kensington, Philadelphia 19133

\$17.50 PSF / NNN



- » 1,600 - 11,500 +/- SF Spaces can be demised
- » Join Robin's Nest Early Learning (Leased 5,000 SF)
- » Ceiling Heights: 11'
- » Street Frontages
 - 250' on Germantown Avenue
 - 130' on N. 7th Street
- » Mixed-use building w/72 residential units and underground parking.
- » Property has a full 10-year tax abatement.
- » Parking available for commercial tenants
- » Seeking grocers/ markets, cafes, fitness users, household goods, and many other retail users
- » Zoning: CMX-2
- » Walking distance to Septa bus line
- » In recent years, young entrepreneurs have been transforming the Kensington section of Philadelphia and redeveloping many of the old abandoned buildings. Many parts of the area have seen a huge increase in both population and industry. Today the area is full of culture and heritage, which the residents of Kensington take pride in as they continue to protect and support their community.



JOIN: Robin's Nest Early Learning (Leased 5,000 SF)

NEIGHBORS INCLUDE:

Temple University, U-Haul, Blazin Flavors, The Sculpting Bar, TruMark Financial, The Neon Museum of Philadelphia, Cousin's Market, Human Robot, Poe's Sandwich Shop

DEMOGRAPHICS (workers within 1 mile)

Residents within 1 mile	63,947
Average household income	\$49,117
Est. daytime population	18,005

Walk Score®

88 Very Walkable
Most errands can be accomplished on foot.

86 Excellent Transit
Transit is convenient for most trips.

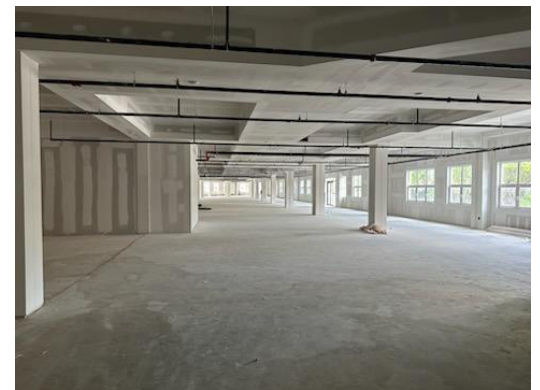
NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

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.

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Property Photos



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Potential Café Space Renderings - [\(Click to see More\)](#)



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