

# ICONIC RETAIL FOR SALE OR LEASE IN THE HEART OF MANAYUNK



## 4230 MAIN STREET Manayunk, Philadelphia 19127

- » 1st Floor - 6,571 +/- SF
- Mezzanine - 7,143 +/- SF
- Lower Level - 1,892 +/- SF
- Total SF - 15,604 +/- SF
- » Fully renovated building located along Manayunk's commercial corridor with 56' frontage on Main street
- » Full length glass ceiling allowing in tons of natural light
- » 20' ceiling height
- » Building has elevator from basement to mezzanine
- » Easy rear loading off rear street
- » Zoning: CMX-2.5
- » Excellent access to public transportation with bus and SEPTA stops a block away, and major highways, with close proximity to Center City



**Walk Score®**

Walk Score **98** **Walker's Paradise**  
Daily errands do not

### DEMOGRAPHICS

Residents within 1 mile	28,920
Average household income	\$110,411
Est. daytime population (workers within 1 mile)	12,646

NEIGHBORS INCLUDE: PIZZERIA L'ANGOLO



RUSTIC ITALIAN



Winnie's  
Manayunk



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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.

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## Property Photos - 1st Floor



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## Property Photos - 2nd Floor



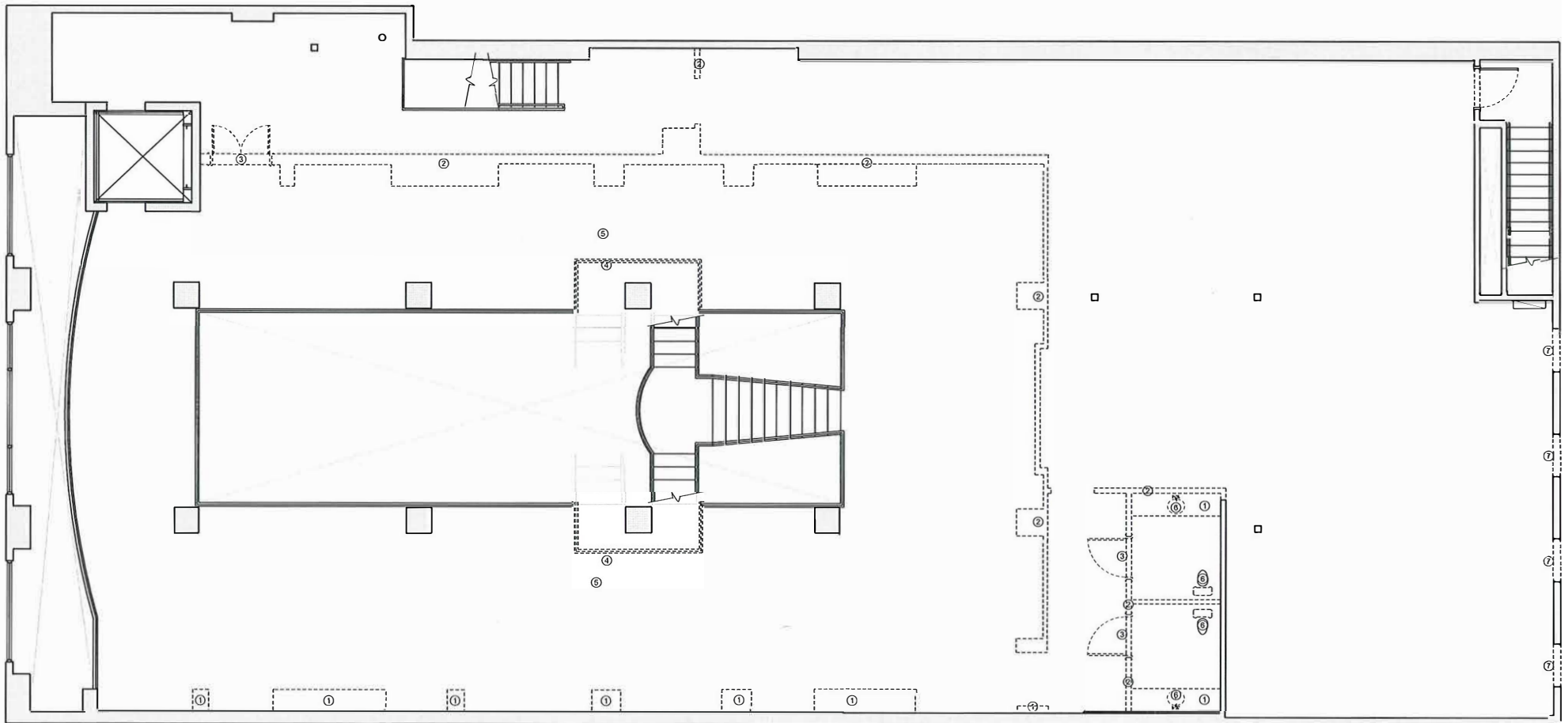
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## Floor Plan - 2nd Floor



1/EX-101 EXISTING SECOND FLOOR PLAN

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## Aerial Map of Neighborhood



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