

1811

FRANKFORD AVENUE

FISHTOWN | PHILADELPHIA | PA

1811

WEXLER
GALLERY

UP TO 10,500 SF PREMIER FISHTOWN
RETAIL/OFFICE SPACE FOR LEASE

BLUEPRINT
COMMERCIAL

1811



PROPERTY OVERVIEW

- Stunning two-story adaptive reuse former warehouse available for lease
- Located within the growing Fishtown neighborhood of Philadelphia, where local and national brands are converging to create a vibrant community
- Currently built out as gallery space with two-story atrium, skylights, exposed beams and ductwork
- An exceptional large format opportunity ideal for retailers, food and beverage operators, headquarters space for office tenants, event space operators and a number of other uses.



DEMOGRAPHICS

59,754

90,266

33.8

120,399

Within 1-Mile Radius

Est. Population

Median HH Income

Est. Median Age

Avg. HH Income



LOCAL AMENITIES



BERKS
TRAIN STATION

LIVE WORK PLAY

THE NEIGHBORHOOD

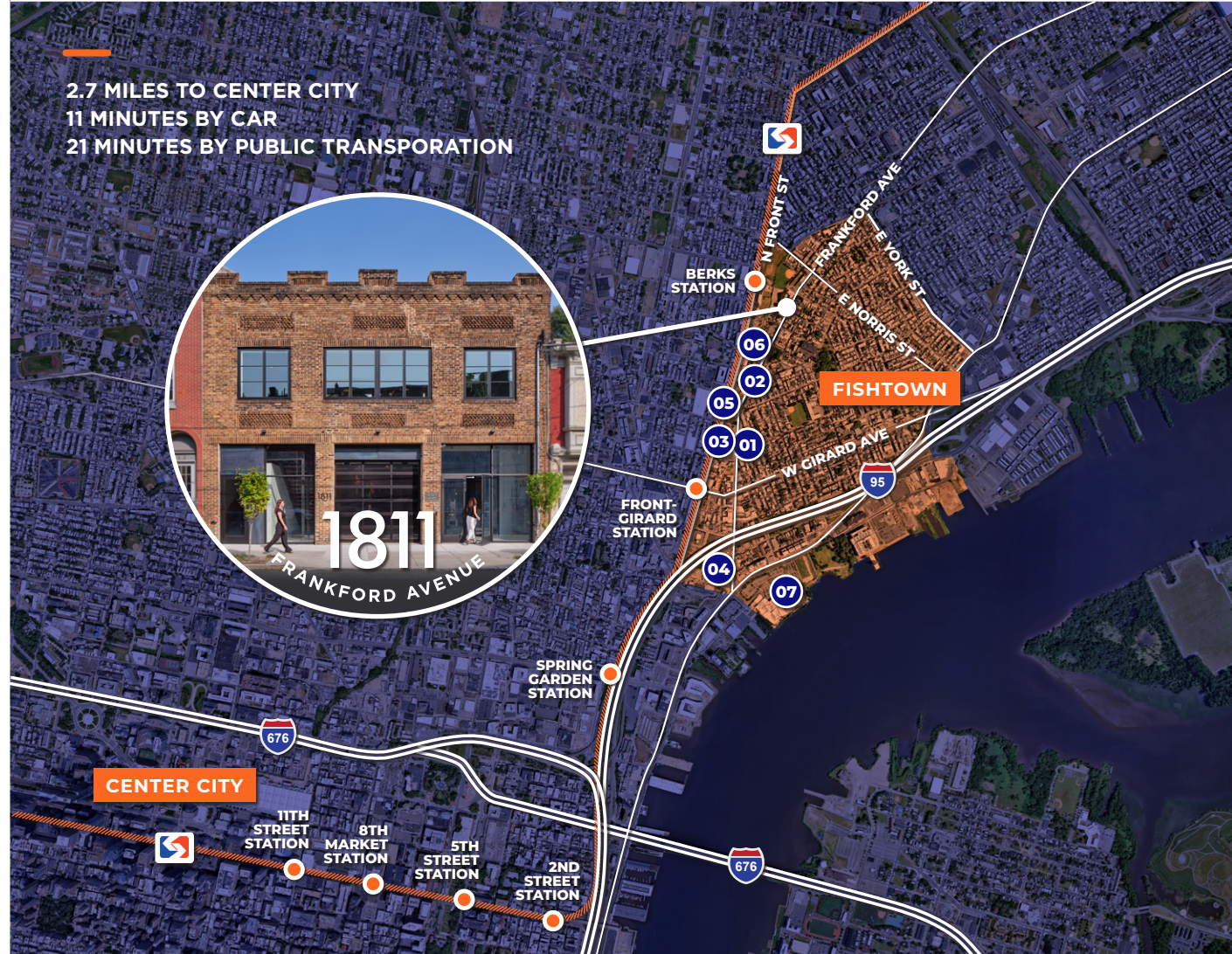
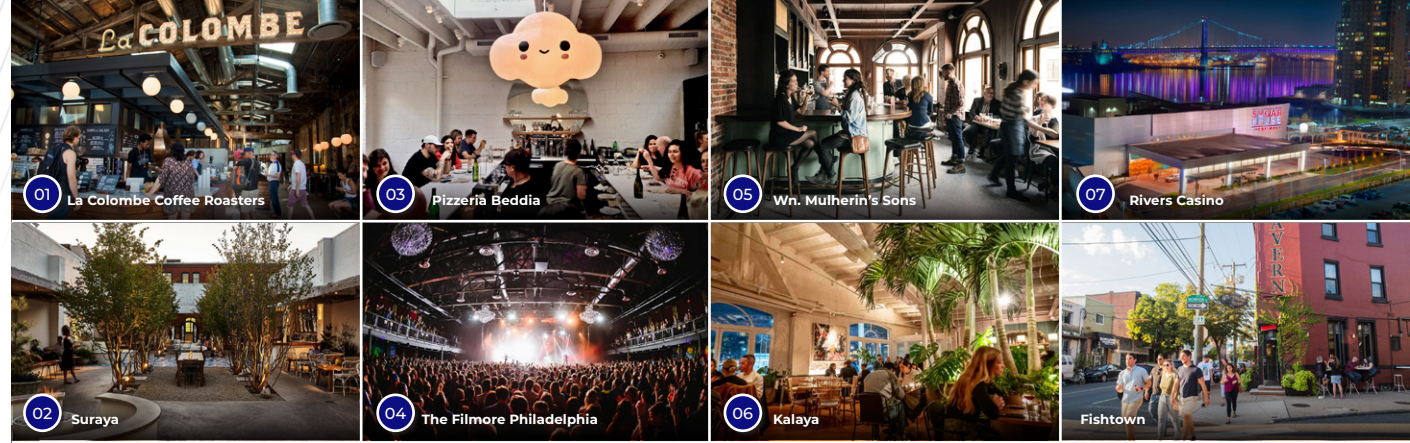
Fishtown has transformed into one of Philadelphia's most dynamic live-work-play neighborhoods, attracting creative professionals, young families, and visitors drawn by its energy, authenticity, and strong sense of place.

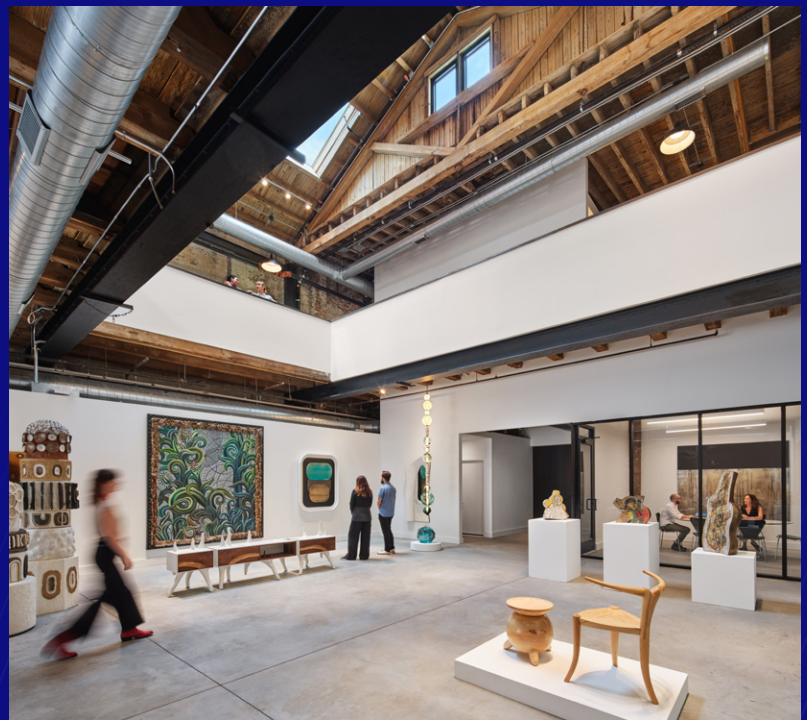
Over the past decade, the neighborhood has experienced a wave of new residential, mixed-use, and hospitality development. This growth has fueled strong demand for quality retail, dining, and creative office space, particularly in proximity to the Market-Frankford El stations at Girard and Berks, offering effortless connectivity to Center City.

Retailers, restaurants, and creative companies thrive here. Fishtown's main corridors—Frankford Avenue, Girard Avenue, and Front Street—blend local institutions with nationally recognized brands and innovative workspaces. The neighborhood is home to La Colombe Coffee Roasters' flagship café and headquarters, acclaimed restaurants such as Suraya, Wm. Mulherin's Sons, Kalaya, and Pizzeria Beddia, and landmark destinations including The Fillmore Philadelphia and Rivers Casino Philadelphia.

For both retailers and office users, Fishtown offers a rare balance: a dense, affluent customer and workforce base, strong weekday and evening activity, and a neighborhood identity that resonates far beyond the city limits. Its mix of historic industrial architecture and striking new construction provides flexible spaces ideal for restaurants, boutiques, creative offices, showrooms, fitness, service, and experiential concepts.

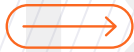
Fishtown's transformation into one of Philadelphia's premier destinations reflects the city's larger story of reinvention. With continued investment, strong demographics, and a thriving mix of retail and creative office tenants, it remains a prime location for businesses looking to capture the energy of Philadelphia's next-generation urban market.



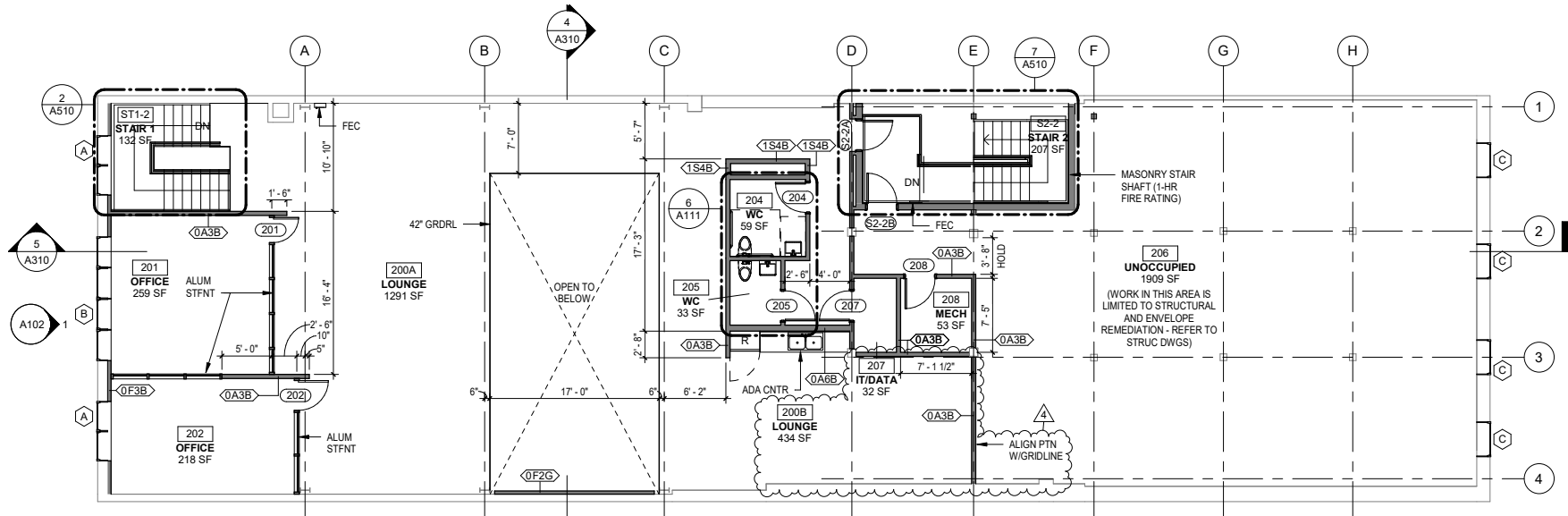
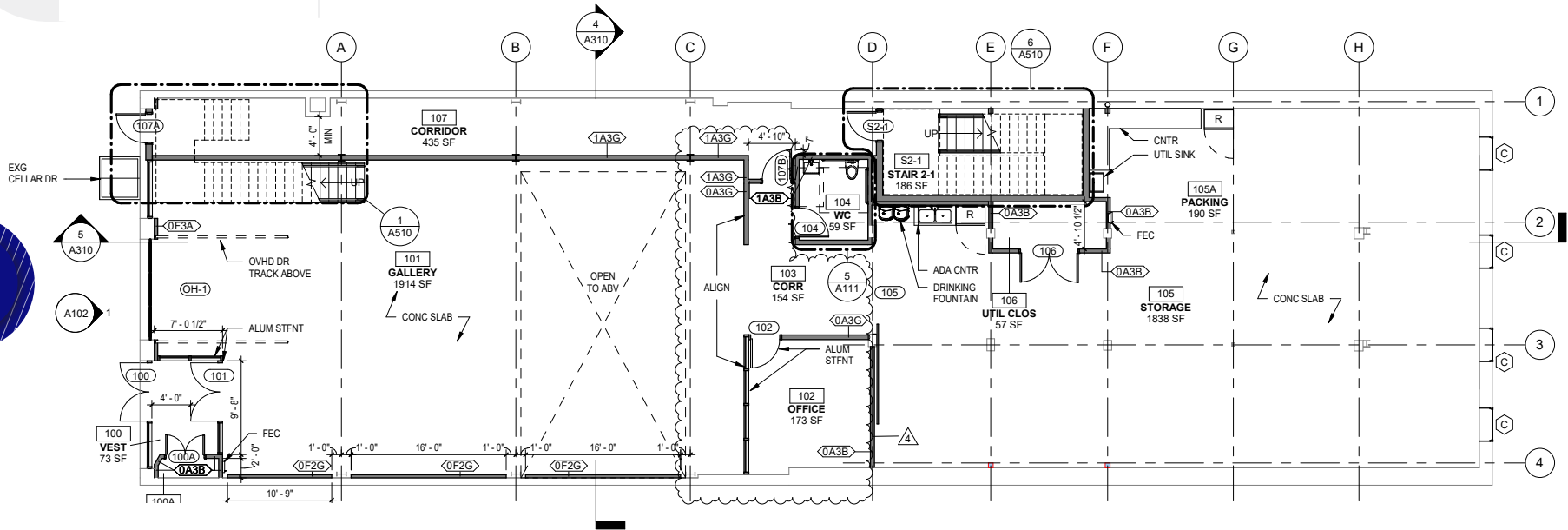








FLOOR PLANS



1811

FRANKFORD AVENUE

FISHTOWN | PHILADELPHIA | PA

Gerry Smith

Principal

M. 610-509-3690

gerry@blueprintcommercial.com

Maddie Whitehead

Managing Principal

M. 610-742-4863

maddie@blueprintcommercial.com

BLUEPRINT
COMMERCIAL

Oxford Mills | 100 W. Oxford St., Suite E-2100 | Philadelphia, PA 19122