

NEW CONSTRUCTION RETAIL SPACE AVAILABLE IN EAST KENSINGTON



1643 N 2ND STREET East Kensington, Philadelphia 19122

- » 907 +/- SF new construction retail space
- » Best suited for light gym, creative studio, bakery, convenience store, boutique, and other light retailers.
- » Frontage: 38' on N 2nd Street
- » Zoning: CMX-1
- » In recent years, young entrepreneurs have been transforming the Kensington section of Philadelphia and redeveloping 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 during this spike in growth.



NEIGHBORS INCLUDE:

Walk Score®

Walk Score **93**
Walker's Paradise

Bike Score **82**
Very Bikeable

| DEMOGRAPHICS (data provided by CoStar) | |
|---|----------|
| Residents within 1 mile | 70,797 |
| Average household income | \$95,392 |
| Est. daytime population (workers within 1 mile) | 18,369 |

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Renderings



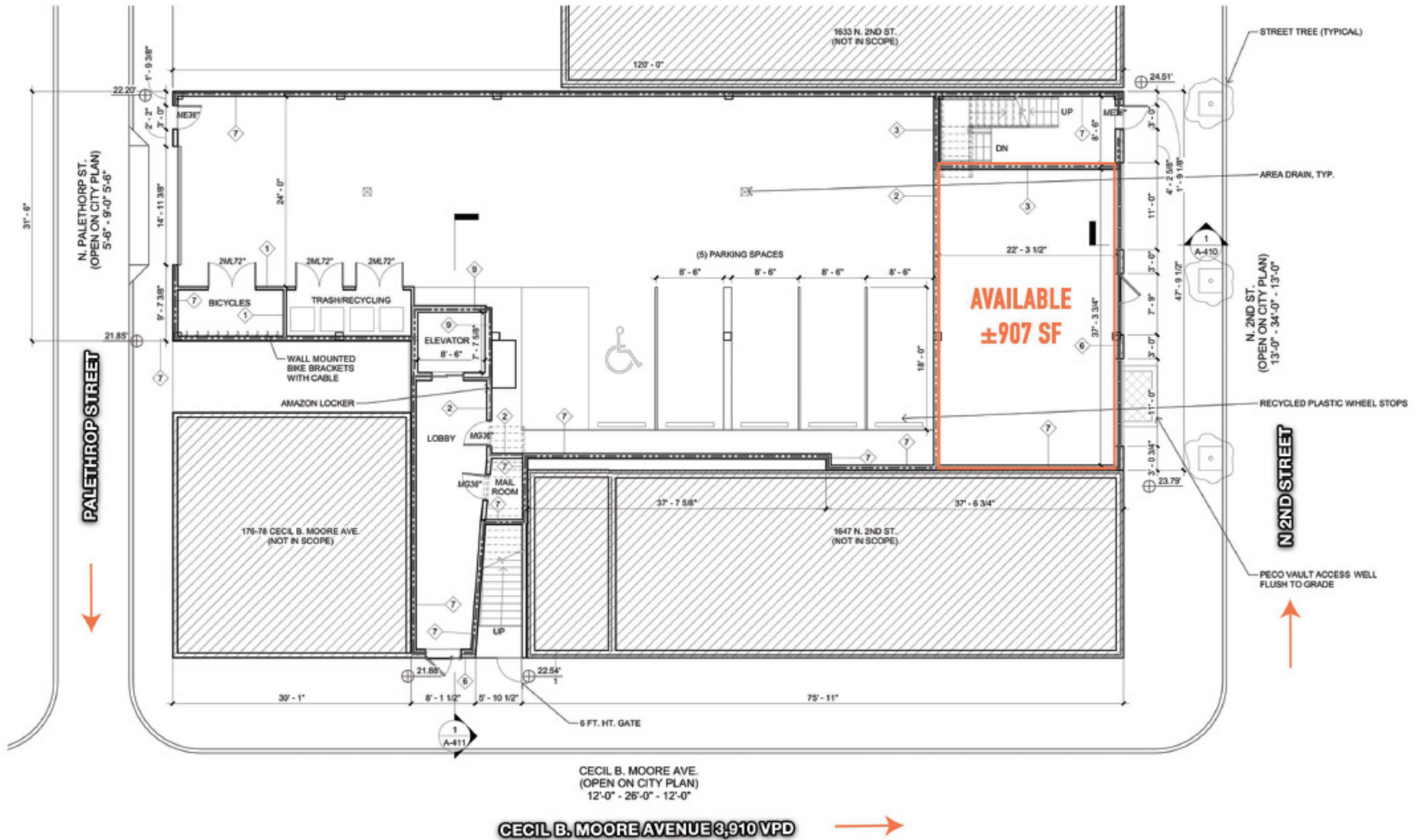
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Site Plan

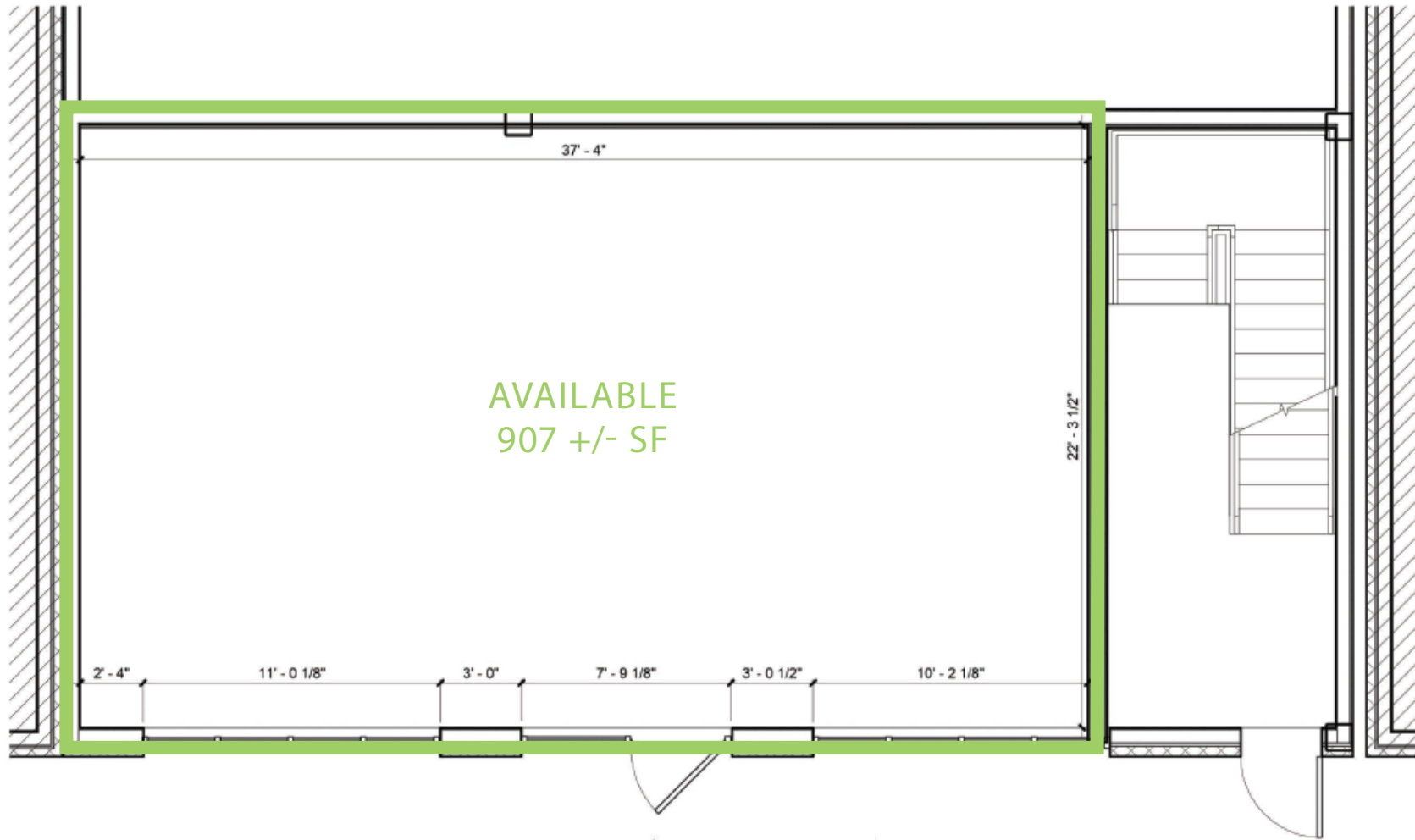


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Floor Plan

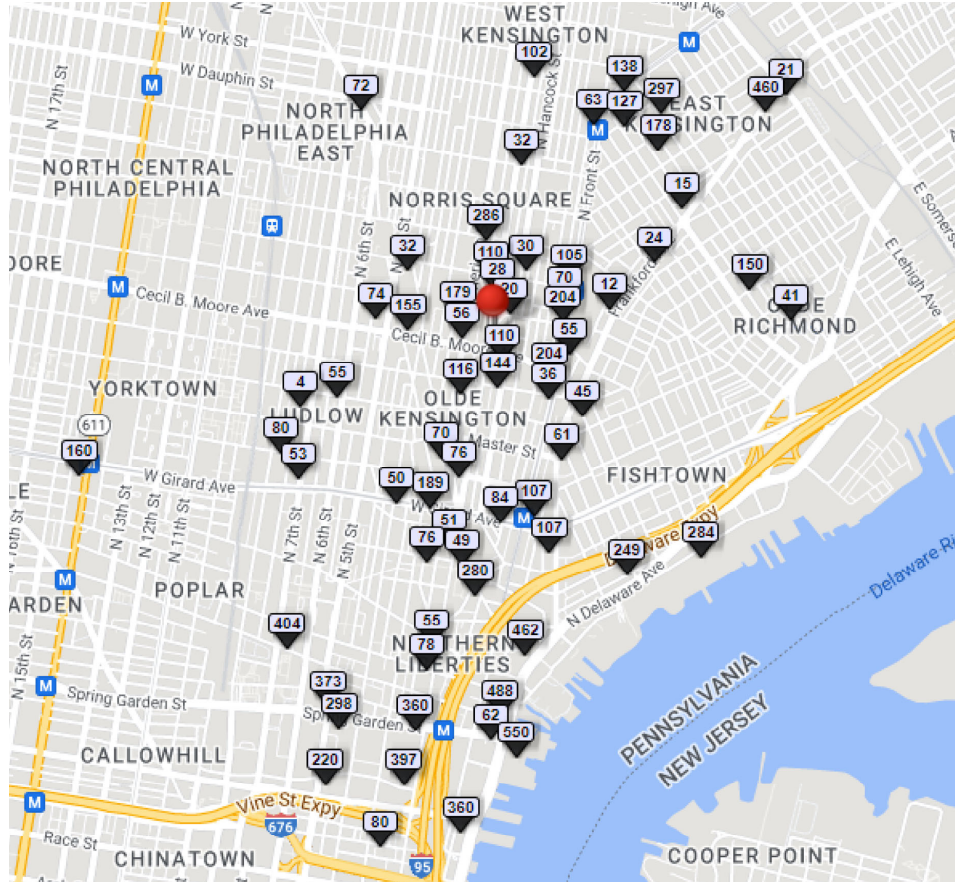


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Development Map



| BUILDING STATUS | # OF PROJECTS | # OF UNITS |
|--------------------|---------------|------------|
| PROPOSED | 28 | 3,984 |
| UNDER CONSTRUCTION | 47 | 6,827 |
| TOTAL | 75 | 10,811 |

| PROPERTY ADDRESS | BUILDING STATUS | # OF UNITS |
|--------------------------|--------------------|------------|
| 1701 N 2ND ST | UNDER CONSTRUCTION | 88 |
| 175 W OXFORD | UNDER CONSTRUCTION | 144 |
| 1501 N AMERICAN ST | UNDER CONSTRUCTION | 116 |
| 2201 FRANKFORD AVE | UNDER CONSTRUCTION | 24 |
| 1600 N FRONT ST | UNDER CONSTRUCTION | 36 |
| 1900-1922 N FRONT ST | PROPOSED | 105 |
| 2224-2250 GERMANTOWN AVE | PROPOSED | 72 |
| 2046 E LEHIGH AVE | UNDER CONSTRUCTION | 21 |
| 1901 E YORK ST | UNDER CONSTRUCTION | 127 |
| 1817-1819 N 2ND ST | UNDER CONSTRUCTION | 28 |
| 1828-1844 N FRONT ST | UNDER CONSTRUCTION | 70 |
| 342 W GIRARD AVE | UNDER CONSTRUCTION | 50 |
| 1705 N AMERICAN ST | UNDER CONSTRUCTION | 179 |
| 828 N 2ND ST | UNDER CONSTRUCTION | 55 |
| 1222 N 2ND ST | UNDER CONSTRUCTION | 76 |
| 1712 N 2ND ST | UNDER CONSTRUCTION | 56 |
| 814 N 2ND ST | UNDER CONSTRUCTION | 78 |
| 1801 N 2ND ST | PROPOSED | 20 |
| 2155 N 2ND ST | UNDER CONSTRUCTION | 32 |
| 2405 N 2ND ST | PROPOSED | 102 |
| 817 N 3RD ST | UNDER CONSTRUCTION | 49 |
| 570 N 5TH ST | UNDER CONSTRUCTION | 373 |
| 1827 N 5TH ST | UNDER CONSTRUCTION | 32 |
| 1452 N 6TH ST | PROPOSED | 55 |
| 1030 N AMERICAN ST | UNDER CONSTRUCTION | 76 |
| 1801 1859 N AMERICAN ST | UNDER CONSTRUCTION | 110 |

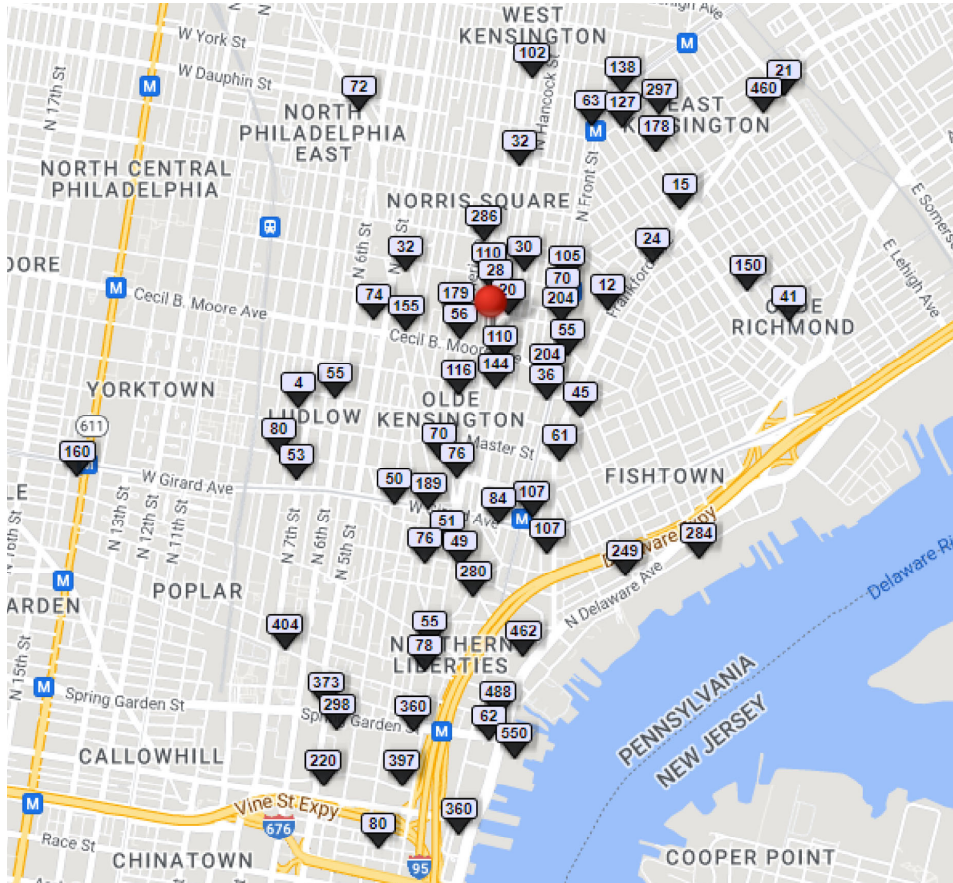
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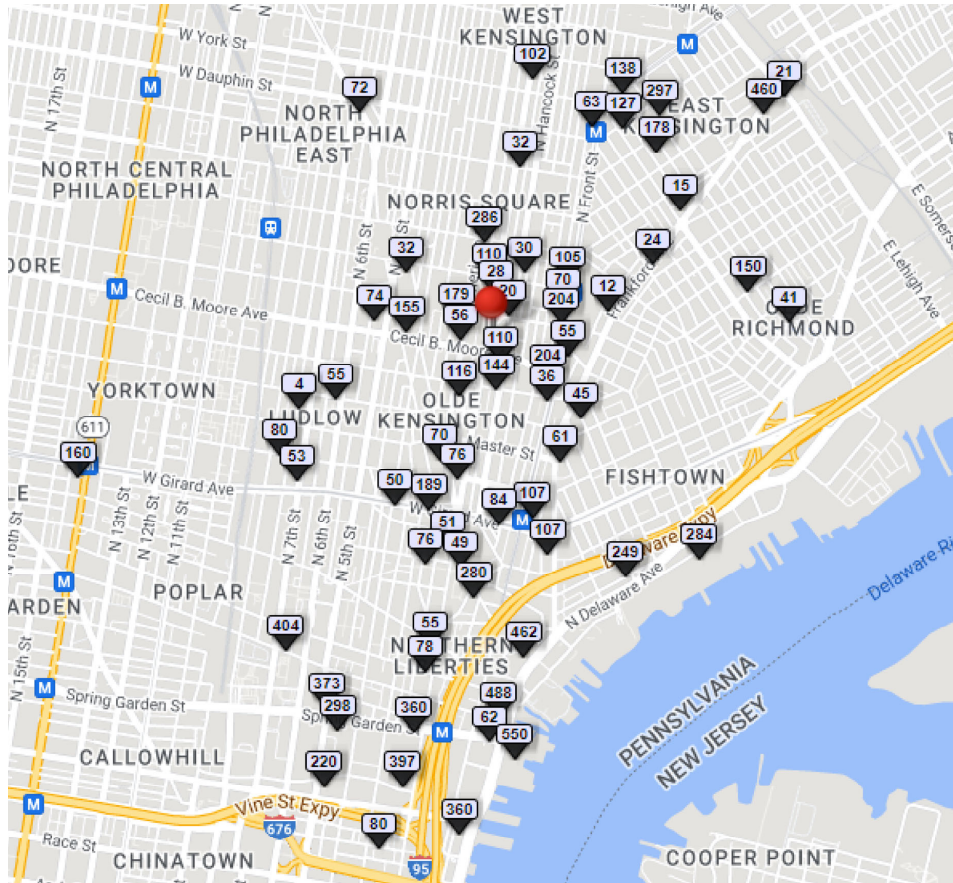
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|--------------------------|--------------------|------------|
| 1325 BEACH ST | UNDER CONSTRUCTION | 284 |
| 173 W BERKS ST | UNDER CONSTRUCTION | 30 |
| 1825 E BOSTON ST | PROPOSED | 138 |
| 2019 E BOSTON ST | PROPOSED | 178 |
| 2409 17 CEDAR ST | UNDER CONSTRUCTION | 150 |
| 700 N DELAWARE AVE | UNDER CONSTRUCTION | 488 |
| 918 N DELAWARE AVE | UNDER CONSTRUCTION | 462 |
| 650 FAIRMOUNT AVE | UNDER CONSTRUCTION | 404 |
| 1130 1154 N DELAWARE AVE | PROPOSED | 249 |
| 1120 FRANKFORD AVE | UNDER CONSTRUCTION | 107 |
| 1351 1359 FRANKFORD AVE | PROPOSED | 61 |
| 1828 FRANKFORD AVE | UNDER CONSTRUCTION | 12 |
| 2400 2404 FRANKFORD AVE | UNDER CONSTRUCTION | 15 |
| 2621 2667 FRANKFORD AVE | PROPOSED | 460 |
| 1421 N FRANKLIN ST | UNDER CONSTRUCTION | 4 |
| 1700 1740 N FRONT ST | PROPOSED | 204 |
| 1701 N FRONT ST | UNDER CONSTRUCTION | 204 |
| 1307 GERMANTOWN AVE | UNDER CONSTRUCTION | 70 |
| 1700-1724 GERMANTOWN AVE | PROPOSED | 155 |
| 2224 GERMANTOWN AVE | UNDER CONSTRUCTION | 72 |
| 1102 34 N GERMANTOWN AVE | UNDER CONSTRUCTION | 51 |
| 23 W GIRARD AVE | PROPOSED | 107 |
| 1700 RANDOLPH ST | PROPOSED | 74 |
| 130 W GIRARD | PROPOSED | 84 |
| 200 SPRING GARDEN ST | UNDER CONSTRUCTION | 360 |
| 412 N 2ND ST | PROPOSED | 397 |

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|-------------------------|--------------------|---------------|
| 570 N 5TH ST | UNDER CONSTRUCTION | 373 |
| 417 CALLOWHILL ST | PROPOSED | 220 |
| 501 N COLUMBUS BLVD | UNDER CONSTRUCTION | 550 |
| 50 SPRING GARDEN ST | PROPOSED | 62 |
| 418 SPRING GARDEN ST | UNDER CONSTRUCTION | 298 |
| 300 346 N COLUMBUS BLVD | UNDER CONSTRUCTION | 360 |
| 230 VINE ST | PROPOSED | 80 |
| 310 330 W GIRARD AVE | PROPOSED | 189 |
| 701 719 W GIRARD AVE | PROPOSED | 53 |
| 801 W GIRARD AVE | UNDER CONSTRUCTION | 80 |
| 922 N BROAD ST | UNDER CONSTRUCTION | 160 |
| 2600 2640 HAGERT ST | UNDER CONSTRUCTION | 41 |
| 1929 44 E HAGERT ST | UNDER CONSTRUCTION | 297 |
| 1021 N HANCOCK ST | PROPOSED | 280 |
| 1640 48 N HANCOCK ST | PROPOSED | 110 |
| 1700 1706 N HOWARD ST | PROPOSED | 103 |
| 178 HUNTINGDON ST | PROPOSED | 57 |
| 1901 NORTH AMERICAN ST | PROPOSED | 286 |
| 103 NORTH HOPE ST | UNDER CONSTRUCTION | 26 |
| 1414 E OXFORD ST | UNDER CONSTRUCTION | 45 |
| 1713 1721 N FRONT ST | PROPOSED | 55 |
| 2315 N FRONT ST | UNDER CONSTRUCTION | 63 |
| 1731 1739 TILGHMAN ST | PROPOSED | 55 |
| TOTAL | 75 | 10,811 |

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About the Neighborhood: East Kensington

The Kensington area is roughly defined as having triangular borders, those being Erie Avenue, Front Street, and Trenton Avenue. This area has long been a center for ship and boat building, with many of its residents working for ship manufacturers or as commercial fisherman. During the Industrial Revolution, the industry in Kensington switched from ship and boat building to iron and steel manufacturing. Kensington quickly became the center for textile and carpet manufacturing in Philadelphia and played an important role in the national textile industry. Many english who immigrated to the Philadelphia area, were quickly absorbed into the textile industries because they were considered “expert weavers.” However by 1950 deindustrialization of the area drove many workers and their families to other locations. Buildings were abandoned and as a result, the population in the Kensington area greatly declined.

In recent years the East Kensington section of Philadelphia has become gentrified and many of the old abandoned buildings are now being transformed by young entrepreneurs. 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 East Kensington take pride in as they continue to protect and support their community.

Source: www.planphilly.com



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