



RD+

PROPERTY FOR LEASE

827 SPRING GARDEN STREET  
PHILADELPHIA, PA 19123

# PROPERTY



Walk Score | 94



Transit Score | 97

**22,851sf Property**

**17,950sf Single-Story Warehouse**

**11 Cars - Parking**

**14x11ft Drive In Door With  
Loading Bay**

**14ft Ceiling Height To Beam,  
16ft To Deck**

- + Corner property at the signalized intersection of N. 9th and Spring Garden Street
- + Adjacent to The Rail Park, a 3 mile greenway and pedestrian space
- + 10.5k Vehicles/Day on Spring Garden Street
- + The existing building offers substantial retail exposure along Spring Garden Street. It also includes extensive office, warehouse, and flexible space along N. 9th Street.
- + Located along the rapidly developing Spring Garden corridor, which features over \$1 billion in new projects, this area is bringing thousands of apartments, offices, and retail offerings to the neighborhood.
- + Owned by Arts + Crafts Holdings as a part of their significant portfolio within the Spring Arts area



MEDIAN AGE

32



MEDIAN  
HOUSEHOLD  
INCOME

\$102,728

DEMOGRAPHICS OF  
CALLOWHILL NEIGHBORHOOD

# THE RAIL PARK

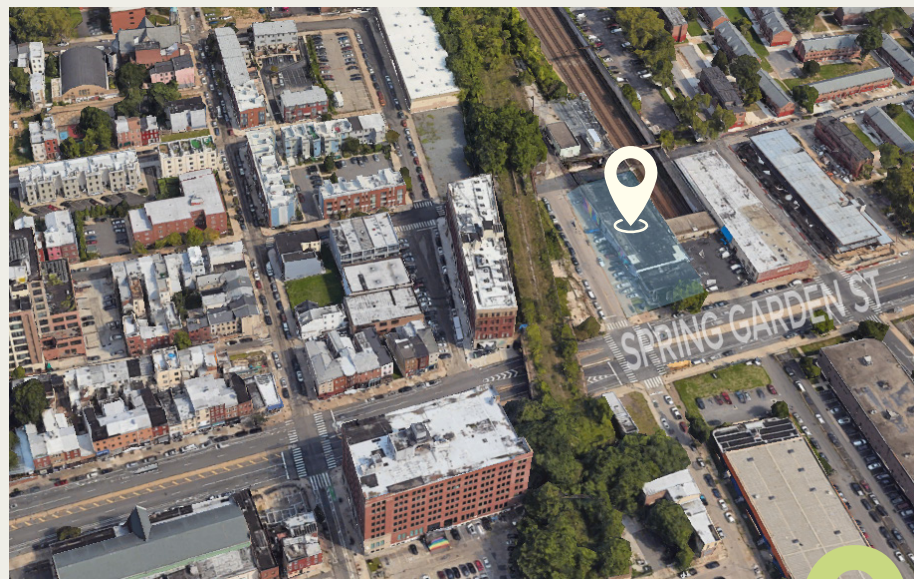
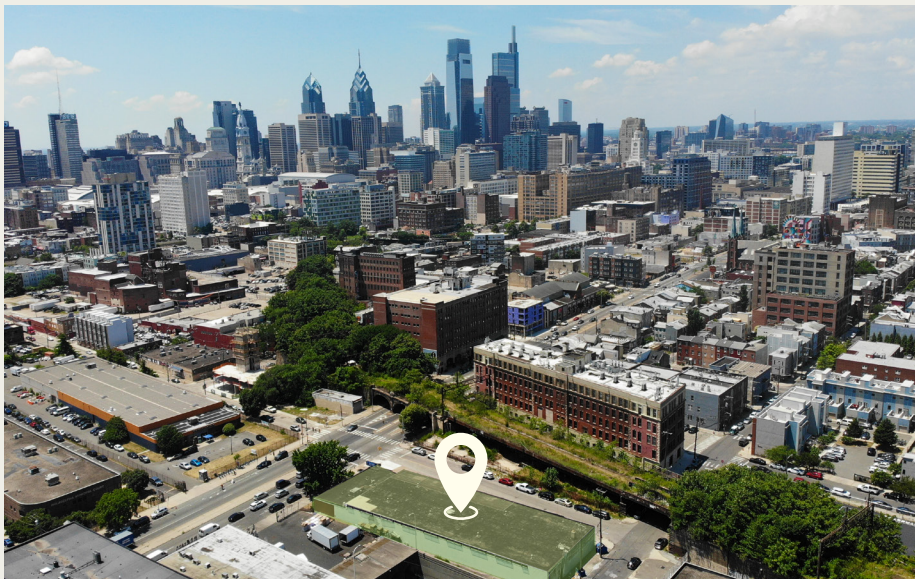
Phase One of the Rail Park opened in 2018, marking the beginning of an ambitious project. The plans for the park span three miles of historic rail lines, connecting over 10 neighborhoods from Northern Liberties to Brewerytown, with the ultimate goal of revitalizing the entire park.

The vision for the site is to transform it into a vibrant greenway, featuring pathways, lush plantings, open spaces, and welcoming areas. The park will offer a variety of programs and activities designed to serve both Philadelphians and visitors, creating a dynamic and inclusive urban oasis.





# PROPERTY



# LOCATION

## Drive Times

Philadelphia International Airport:  
15 Minutes

Benjamin Franklin Bridge:  
5 Minutes

Philadelphia City Hall:  
10 Minutes

Philadelphia Sports Complex:  
15 Minutes

I-95:  
8 Minutes



# DEVELOPMENT MAP

*Adjacent To All Of The Following Recently Completed & Ongoing Developments...*



## The Rail Park & Viaduct

The first phase of a 3-mile elevated park project converting unused rail tracks to public space. Includes green spaces, park benches, and amazing views of the city.



## SoNo

Massive mixed use development including Anchor tenants, Yards Brewing and Target. Additional 4-story, 50-unit apartment building with 11,000sf of ground-floor retail space.



## Arts + Crafts Properties

The single largest owner of adaptive reuse properties in the Callowhill Neighborhood. A+C has acquired and redeveloped over 2M sf of commercial real estate including creative offices, retail, & apartments.



## 417 Callowhill

Under construction development of a 220-unit, 7+ story, luxury apartment with 70 parking spots.



## 412 N Second

Multiphase \$100M, 1M sf, mixed use development including 750 apartment units and 40,000sf of retail space.



## Waterview at Festival Pier

Two, under construction 6-story buildings with 470 residential units, 46,432sf of commercial space, and 313 parking spots.



## 418 Spring Garden

Under construction, \$200M, 329-unit apartment building with 14,520sf of retail and 89 parking spaces.



## 501-39 Spring Garden

13-story, 382 unit apartment building with 60,000sf ground-floor commercial space.



## 650 Fairmount

Under construction, \$100M, 5-Acre, mixed use development, including 297 apartments, 107 townhouses, duplexes, and triplexes, 221 parking spaces, and 21,000sf of retail space.



## 700 N. Delaware

Two, under construction 7-story buildings with 488 mixed use units.



# AMENITY MAP

## Food & Restaurants

- |                                      |                           |
|--------------------------------------|---------------------------|
| 1. Federal Donuts                    | 13. Radicchio Cafe        |
| 2. La Chinesca                       | 14. Starbucks             |
| 3. Liquid Art Barrel House           | 15. Yards Brewing         |
| 4. The Lucky Well                    | 16. Silk City             |
| 5. Kaiseki                           | 17. Cafe La Maude         |
| 6. Love City Brewing                 | 18. Honey's Sit 'n' Eat   |
| 7. Cafe Lift                         | 19. Del Rossi's           |
| 8. Trestle Inn                       | 20. El Purepecha          |
| 9. Dim Sum Garden                    | 21. Square Burger         |
| 10. David's Mai Lai Wah              | 22. Prohibition Taproom   |
| 11. Nan Zhou Hand Drawn Noodle House | 23. Triple Bottom Brewing |
| 12. Juno                             |                           |

## Stores, Retail, & Fitness

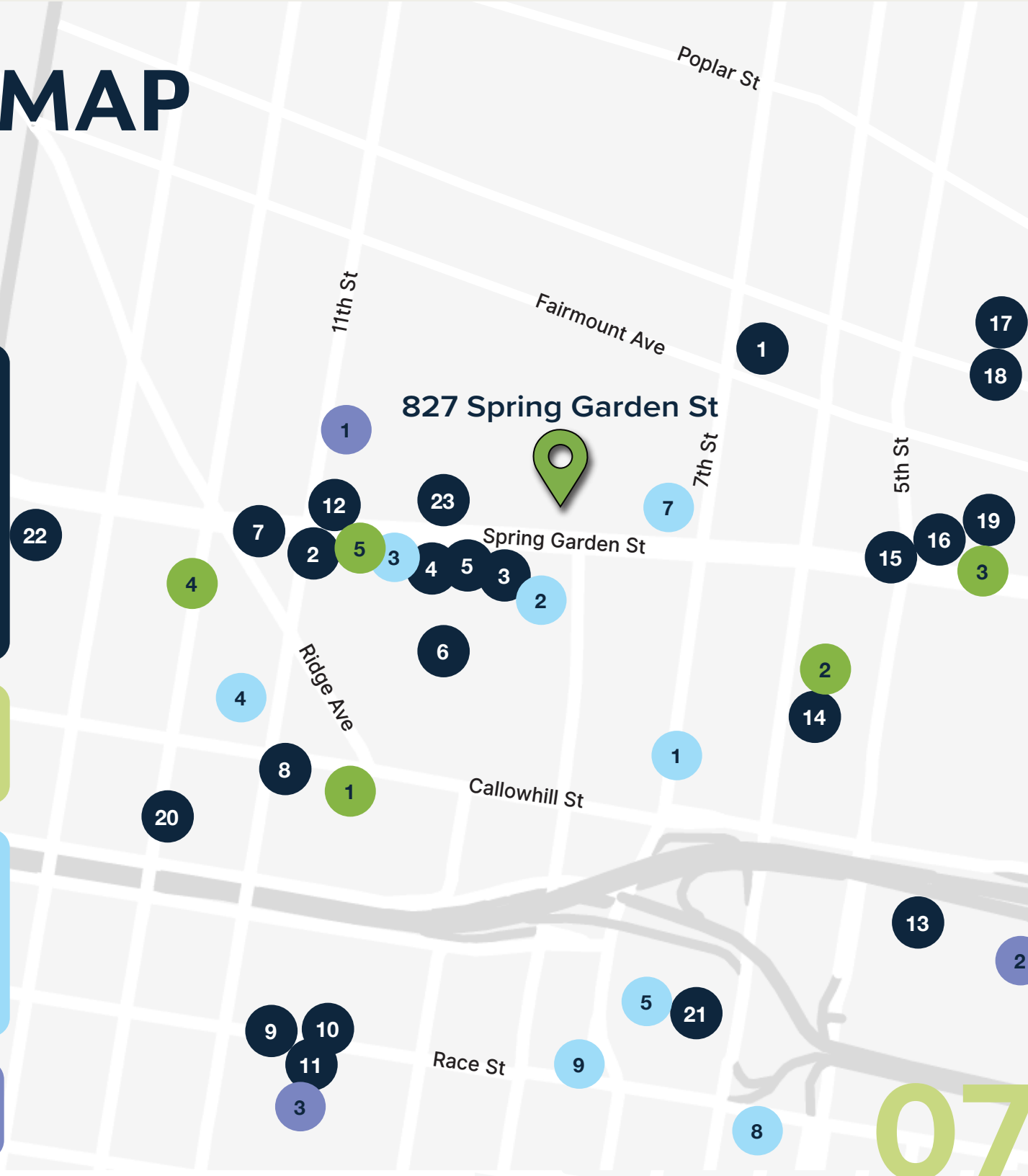
- |                         |                       |
|-------------------------|-----------------------|
| 1. Cliffs at Callowhill | 4. Iron Works Fitness |
| 2. Target               | 5. Russo Music        |
| 3. CVS                  |                       |

## Area Attractions

- |                        |  |
|------------------------|--|
| 1. Franklin Music Hall | 7. Edgar Allan Poe Historic Site               |
| 2. Phield House        | 8. National Constitution Center                |
| 3. Union Transfer      | 9. The African American Museum in Philadelphia |
| 4. The Rail Park       |  |
| 5. Franklin Square     |  |
| 6. Liberty Lands       |  |

## Hotels

- |                                  |                             |
|----------------------------------|-----------------------------|
| 1. SoSuite at Independence Lofts | 2. Majestic Penthouse Lofts |
|                                  | 3. Sleep Inn Center City    |





# TRANSIT MAP

- + SEPTA Market-Frankford
- + SEPTA Bus Routes
- + PATCO STATION
- + Indego Bike Station
- P PARKING

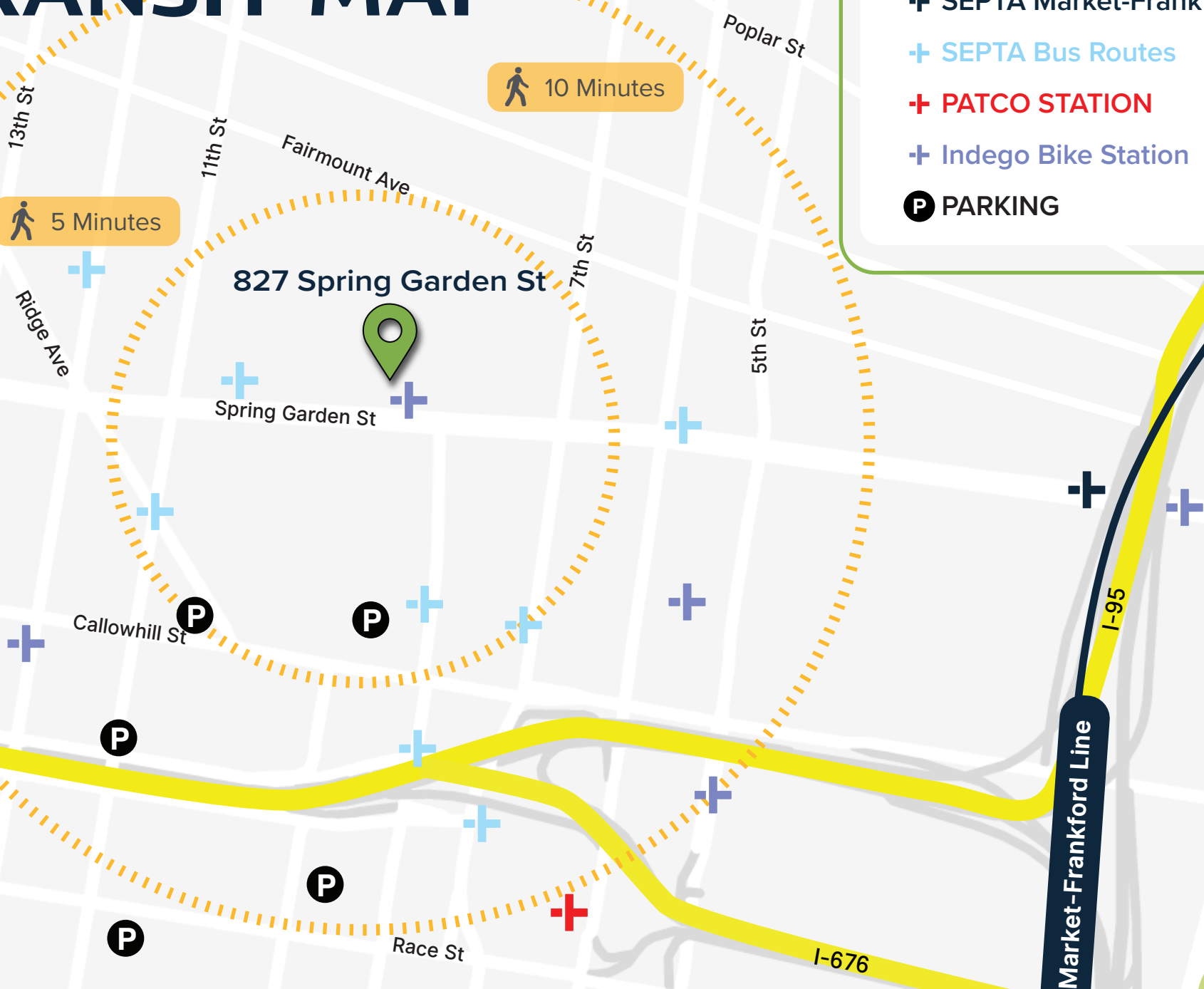
10 Minutes

5 Minutes

827 Spring Garden St



Spring Garden St





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