

1222 N 2ND ST

OLDE KENSINGTON, PHILADELPHIA 19122



DIVISIBLE NEW CONSTRUCTION RETAIL SPACES AVAILABLE AT THE GATEWAY OF OLDE KENSINGTON

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\$25 PSF + NNN

Space A:

- » 5,646 SF
- » 15 Foot Ceilings
- » 173 Feet of Street Frontage at the Corner of Thompson & American Streets
- » Can be demised into smaller spaces.

Space B:

- » 3,601 SF
- » 15 Foot Ceilings
- » Street-to-Street Space, Two Frontages
- » 45 Feet of Frontage on both American Street and 2nd Street
- » Can be demised into two spaces.

» Zoning: CMX-2*

*RM-1 with Existing Variance for CMX-2 Uses



Walk Score®

Walk Score
98

Bike Score
86

DEMOGRAPHICS (1 mile)	
Residents	59,360
Average household income	\$105,962
Est. Daytime population	19,732

NEIGHBORS INCLUDE:

heart + paw



[solidcore]

GEORGE'S PIZZA



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Property Photos (Space A)



[\(Click here for more photos\)](#)

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Property Photos (Space B)



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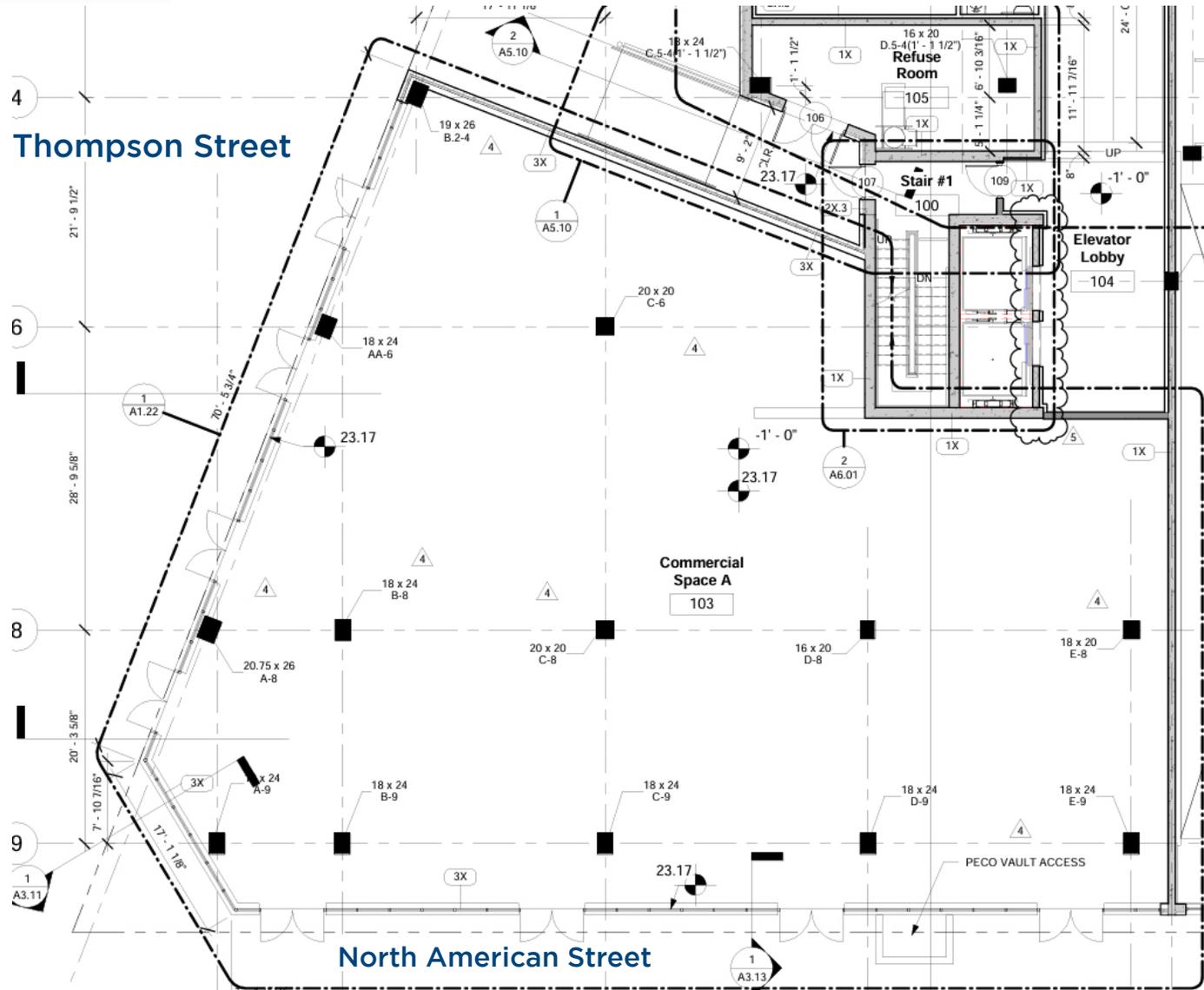
Floor Plans



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Floor Plans (Space A)

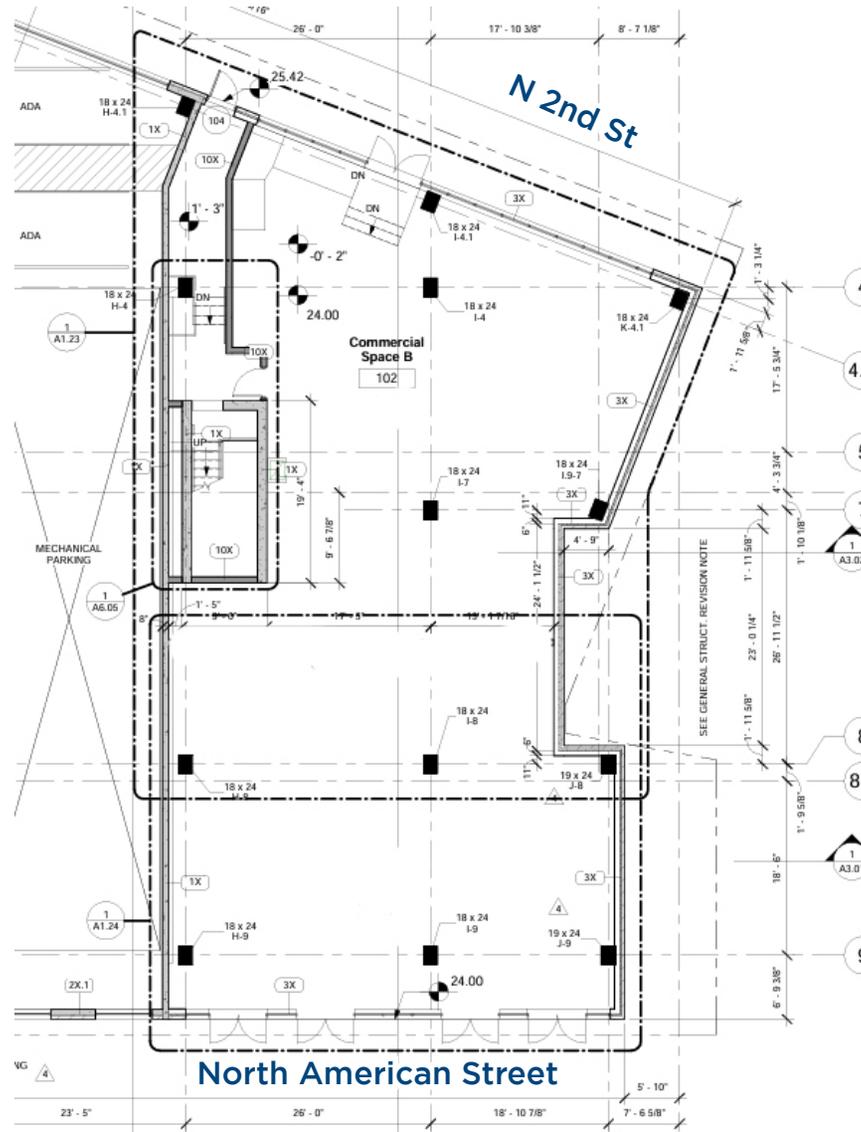


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Floor Plans (Space B)



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Zoning

Table 14-602-2: Uses Allowed in Commercial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	Y[3]	
Two-family	Y[3]	
Multi-family	Y [2] [3]	
Group Living (except as noted below)	N	
Personal Care Home	S [3]	14-603 (11)
Single-Room Residence	N	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	S	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	S	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	S	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

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COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	S	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	S	14-603 (18)
Building Services	N	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	S	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	N	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	S	14-603 (10)
Structured Parking	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

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Retail Map



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About the Neighborhood: Olde Kensington

Olde Kensington (not to be confused with East Kensington or Kensington) is centrally located, bordered by Norris Square, Fishtown, Northern Liberties, and Ludlow. This pocket of Philadelphia offers a wonderfully central and vibrant place to call home. Olde Kensington's architecture is a testament to its industrial past and evolving future. Once a center for manufacturing and craftsmanship, known for its bustling textile mills, breweries, and foundries. Walking through the neighborhood today, you'll encounter a mix of classic Philadelphia rowhomes, industrial warehouses, and sleek, modern constructions. Many of the former factories have been converted into loft apartments, art studios, and co-working spaces, creating a unique juxtaposition of old and new. Double-wide North American Street runs through the middle of the neighborhood, bringing local breweries, small businesses and artists studios. Other restaurants and neighborhood businesses such as coffee shops, yoga studios, are tucked among the residential streets. The lines between Olde Kensington and nearby neighborhoods like Fishtown and East Kensington blur easily, offering a seamless connection to the local scene. The neighborhood's location is ideal for transportation.

It's walkable, close to bus, subway, and trolley lines, and served by numerous bus routes. For drivers, nearby I-95 provides easy commuting access. Community spaces like Cruz Playground serve as gathering points for both Olde Kensington residents, offering a public pool, playground, basketball courts, and peaceful benches for rest and relaxation.

SOURCE: www.phillyhomegirls.com



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