

# RESTAURANT /BAR WITH GARDEN FOR LEASE IN HEART NOLIBS



## 914 N 2ND STREET Northern Liberties, Philadelphia 19123

- » 5,200 +/- SF of clear space plus outdoor garden space
- » High ceilings + Fully built-out kitchen
- » 55' of frontage on N 2nd St
- » Liquor license on site
- » Zoning: CMX-2.5
- » Located in the heart of Nolibs
- » Northern Liberties has always stood out as one of Philly's best neighborhoods for dining and drinking. With unique retail stores and services lining the streets of this walkable neighborhood it is no wonder why there is more development here than any other neighborhood in Philadelphia



### DEMOGRAPHICS within 1 mile

Residents within 1 mile	48,890
Average household income	\$110,430
Est. daytime population	22,270

### NEIGHBORS INCLUDE:



**VERONICA BLUM** 267.238.1728 ■ [vbлум@mpnrealty.com](mailto:vbлум@mpnrealty.com)

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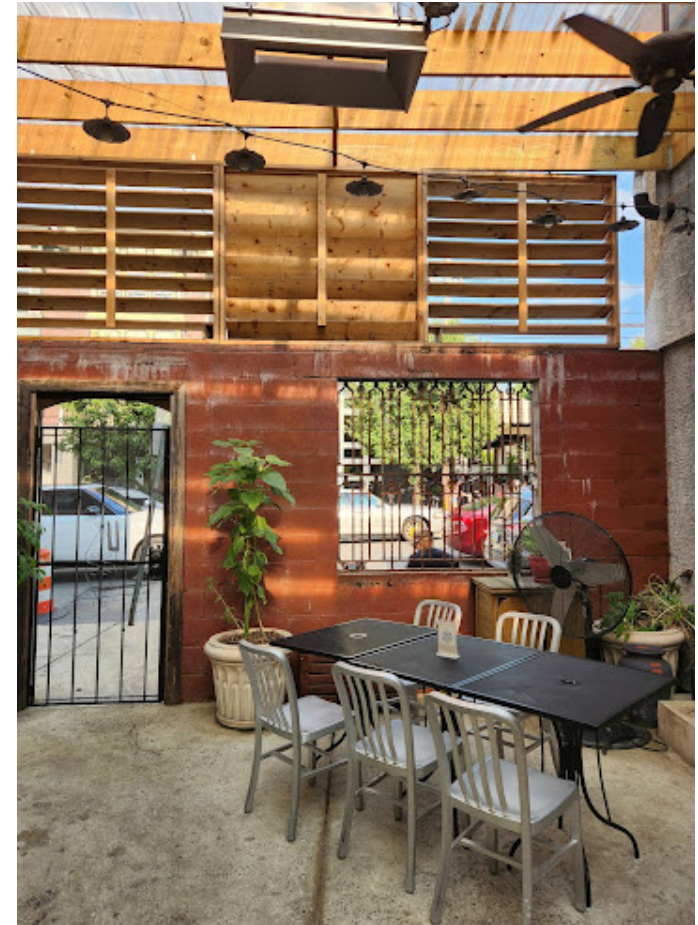
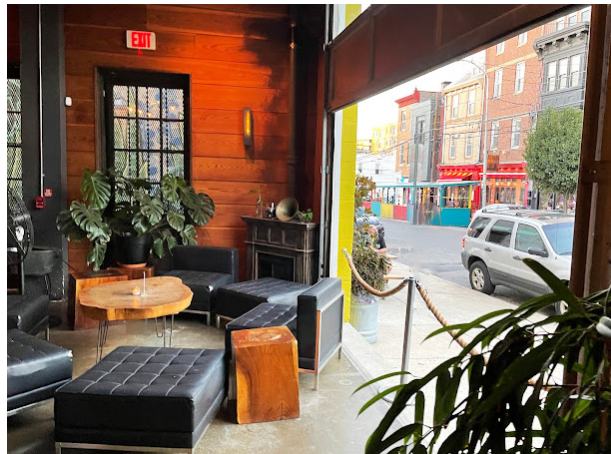
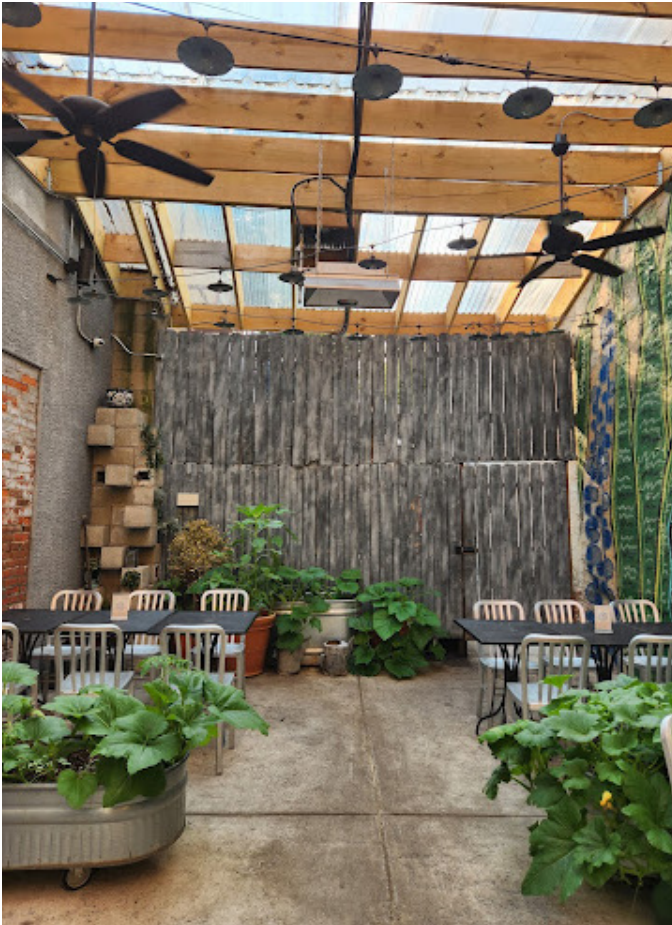
## Property Photos



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**Property Photos**



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## Retail Map of Neighborhood



**Walk Score** 

Walk Score **94**

Walker's Paradise

**Bike Score** 

Bike Score **96**

Biker's Paradise

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## Northern Liberties

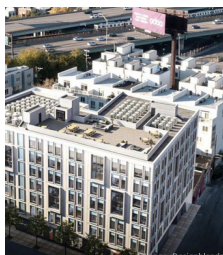
### A GASTRONOMIC ADVENTURE IN PHILADELPHIA'S TRENDSETTING HUB

Embark on a culinary adventure in Northern Liberties, Philadelphia, where the dining scene is a testament to innovation and flavor. From trendy cafes to diverse restaurants, this vibrant neighborhood offers a taste of excellence with a focus on locally sourced ingredients and sustainability. Explore the eclectic menus, enjoy artisanal delights, and savor the unique flavors that define Northern Liberties as a gastronomic haven in the heart of Philadelphia.



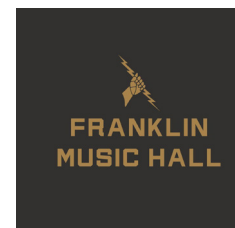
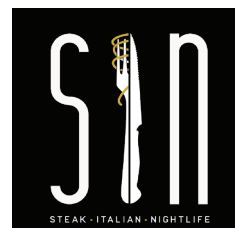
### AN ENERGETIC CANVAS OF NIGHTLIFE EXPERIENCES

As the sun sets, Northern Liberties in Philadelphia comes alive with a pulsating nightlife that beckons night owls and socialites alike. The neighborhood boasts a diverse array of bars, craft breweries, and stylish lounges, each contributing to the lively atmosphere. Dive into the local craft beer scene, relish expertly crafted cocktails, and groove to the beats in live music venues. Northern Liberties' vibrant nightlife scene reflects the dynamic spirit of the community, offering an array of options for those seeking memorable evenings filled with entertainment, camaraderie, and a touch of urban charm.



### A TRENDY HAVEN OF DIVERSE RETAIL DELIGHTS

Discover the eclectic retail scene of Northern Liberties, Philadelphia, where historic charm meets modern trends. This vibrant neighborhood boasts an array of boutiques, specialty shops, and vintage stores offering unique selections. Explore art galleries showcasing local talent, visit pop-up shops for ever-changing finds, and peruse home decor stores for stylish pieces. Northern Liberties is a dynamic shopping destination that caters to diverse tastes, providing a mix of local, high-quality, and one-of-a-kind offerings against the backdrop of its welcoming and trendy atmosphere.



### A VIBRANT TAPESTRY OF COMMERCIAL AND RESIDENTIAL INNOVATION

Experience the evolution of Northern Liberties in Philadelphia, where commercial and residential development intertwine to create a modern urban landscape. The neighborhood has undergone a renaissance, blending historic charm with contemporary living. Chic apartments and renovated warehouses cater to a diverse community, while commercial spaces host trendy boutiques, art studios, and innovative businesses. This harmonious fusion of residential and commercial development reflects Northern Liberties as a dynamic and sought-after destination, where the spirit of progress and community thrives in every corner.

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