

# 1 BROWN STREET

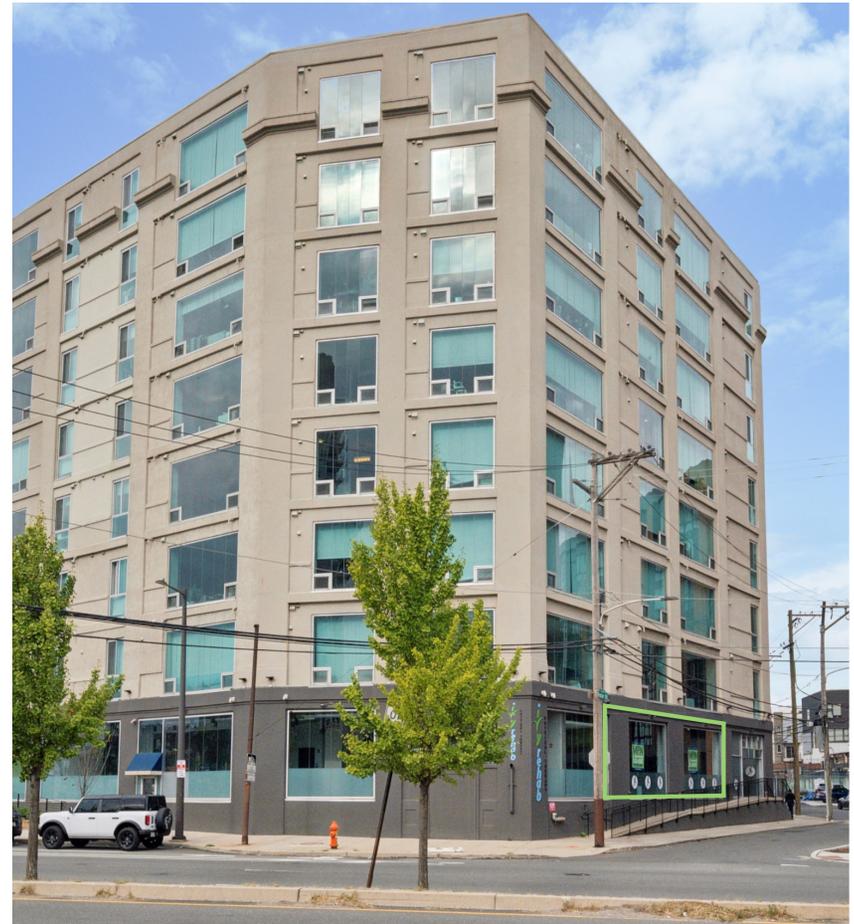
Northern Liberties, Philadelphia 19123

## RETAIL SPACE FOR LEASE IN NORTHERN LIBERTIES

### \$22.00 PSF + NNN

- » 2,100 SF open span retail space
- » Large windows fronting on Poplar Street with ADA access to the space
- » Ideal tenants include: medical office, lite fitness, salon-barbershop, med spa, office
- » Located in Northern Liberties along the North Delaware Avenue corridor with over 2,700 new residential units finished and under development in a .5-mile radius.
- » Zoning CMX-3

#### NEIGHBORS:



#### DEMOGRAPHICS (within 1 mile)

Residents	27,804
Average household income	\$115,547
Est. daytime population	11,612

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## PROPERTY PHOTOS



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## RETAIL MAP



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## ABOUT THE NEIGHBORHOOD: NORTHERN LIBERTIES

Welcome to Northern Liberties, often called “NoLibs.” It is one of Philadelphia’s trendiest and fastest-growing neighborhoods, known for its modern vibe and historic roots. Once an industrial district filled with factories and warehouses, it has transformed into a thriving residential and commercial hub.

The neighborhood features a wide range of housing options—from sleek new construction condos and townhomes to converted loft spaces and historic rowhouses—making it attractive to both first-time buyers and seasoned investors.

The area is packed with dining, nightlife, and entertainment options. North 2nd Street serves as the main corridor, lined with popular restaurants, bars, boutiques, and coffee shops. Nearby, Piazza Alta and Liberties Walk provide lively gathering spots with shops, markets, and outdoor events.

Northern Liberties also offers easy access to public transportation and major highways, making commuting simple, while its walkable streets encourage a car-free lifestyle for many residents.

Known for its creative and energetic atmosphere, Northern Liberties attracts young professionals, families, and artists who value its blend of modern living and community spirit. With its mix of stylish homes, cultural hotspots, and convenient location just north of Old City, Northern Liberties continues to be one of Philadelphia’s most desirable neighborhoods for buyers and renters seeking a vibrant urban lifestyle.

