

keller williams

· MAIN LINE ·

*Each Office Is Independently Owned and Operated*

**McCann**  
COMMERCIAL



MIXED USE BUILDING FOR LEASE

**4457 MAIN ST**

Philadelphia, PA 19127

# DEAL TEAM

4457 Main St | Philadelphia, PA 19127

MIXED USE BUILDING FOR LEASE

## Bryan Clay

**Associate, McCann Commercial**

M: 610.348.7490 | O: 610.520.0100

6 Coulter Ave 2nd Fl, Ardmore PA 19003

E: Bryan@McCannTeamCommercial.com

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## Jennifer Houghton

**Vice President of Retail Leasing and  
Pro Coach, McCann Commercial**

M: 215.287.8493 | O: 610.520.0100

6 Coulter Ave 2nd Fl, Ardmore PA 19003

E: Jennifer@McCannTeamCommercial.com

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## John Fee

**Managing Director, Capital Markets**

M: 856.689.2301 | O: 610.520.0100

6 Coulter Ave 2nd Fl, Ardmore PA 19003

E: John@McCannTeamCommercial.com

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# PROPERTY SUMMARY

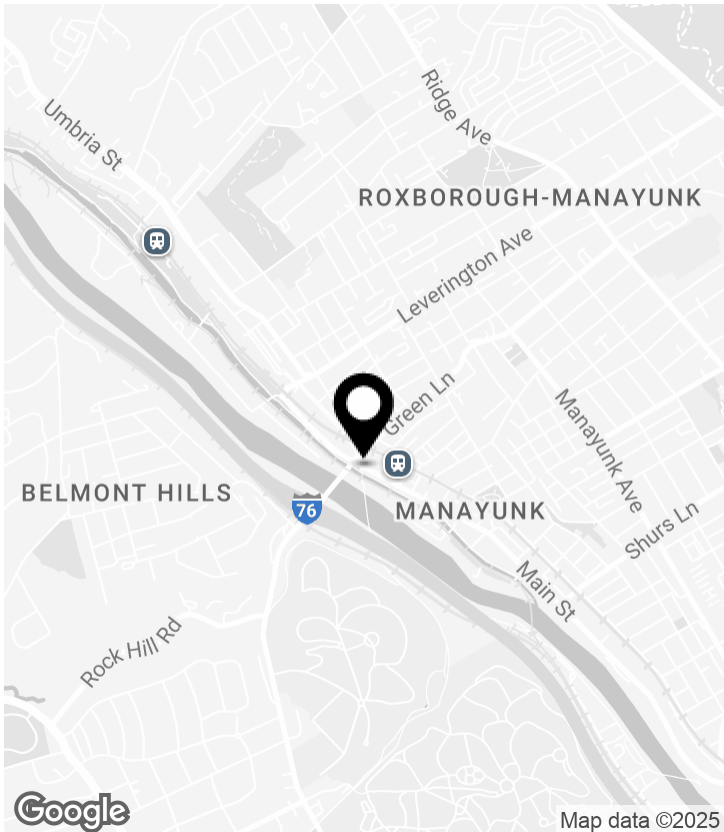
4457 Main St | Philadelphia, PA 19127

MIXED USE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

This is an extremely rare and unique opportunity to lease a standout property located just steps off Main Street in the heart of Manayunk. The three-story building, totaling 5,982 square feet, is newly zoned for restaurant use, opening the door for a wide range of hospitality and event concepts. The structure also supports the possibility of a future rooftop activation, creating even more potential for a multi-level dining or entertainment experience. Each floor provides ample space for creative build-out options, allowing a tenant to design a layout that supports retail, office, studio, specialty uses, or a full-scale restaurant. An unfinished basement adds valuable additional square footage for storage, operations, or future improvement depending on the tenant's needs. The building's proximity to Main Street ensures excellent visibility, walkability, and access to Manayunk's vibrant mix of restaurants, boutiques, and residential density. Overall, it's an ideal choice for tenants seeking historic character, convenience, and room to grow in one of Philadelphia's most energetic neighborhoods.



## OFFERING SUMMARY

Available SF:	5,982 SF
Building Size:	CMX-1-2
Year Built   Renovated	1900   2021



# BAR & PATIO PHOTOS

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# OFFICE PHOTOS

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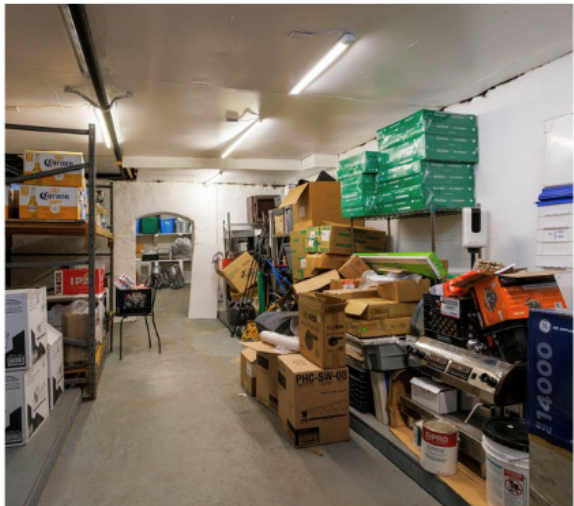
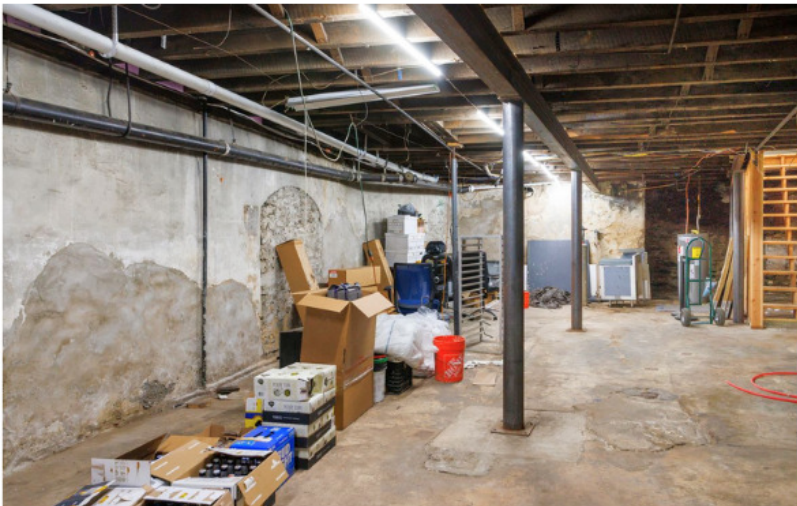




# BASEMENT PHOTOS

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# 2ND FLOOR PHOTOS

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# 3RD FLOOR PHOTOS

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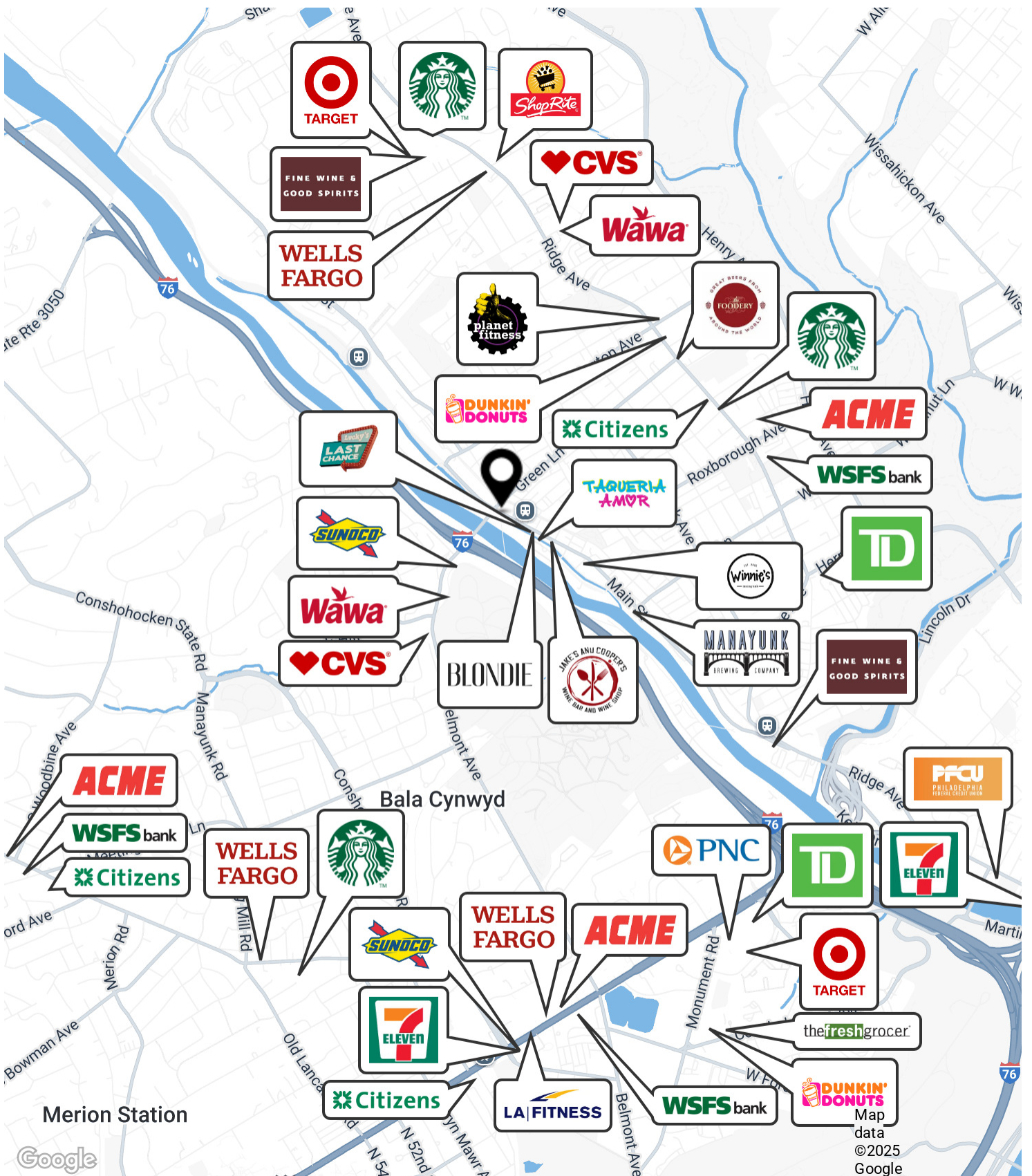




## IN THE NEIGHBORHOOD

4457 Main St | Philadelphia, PA 19127

**MIXED USE BUILDING FOR LEASE**

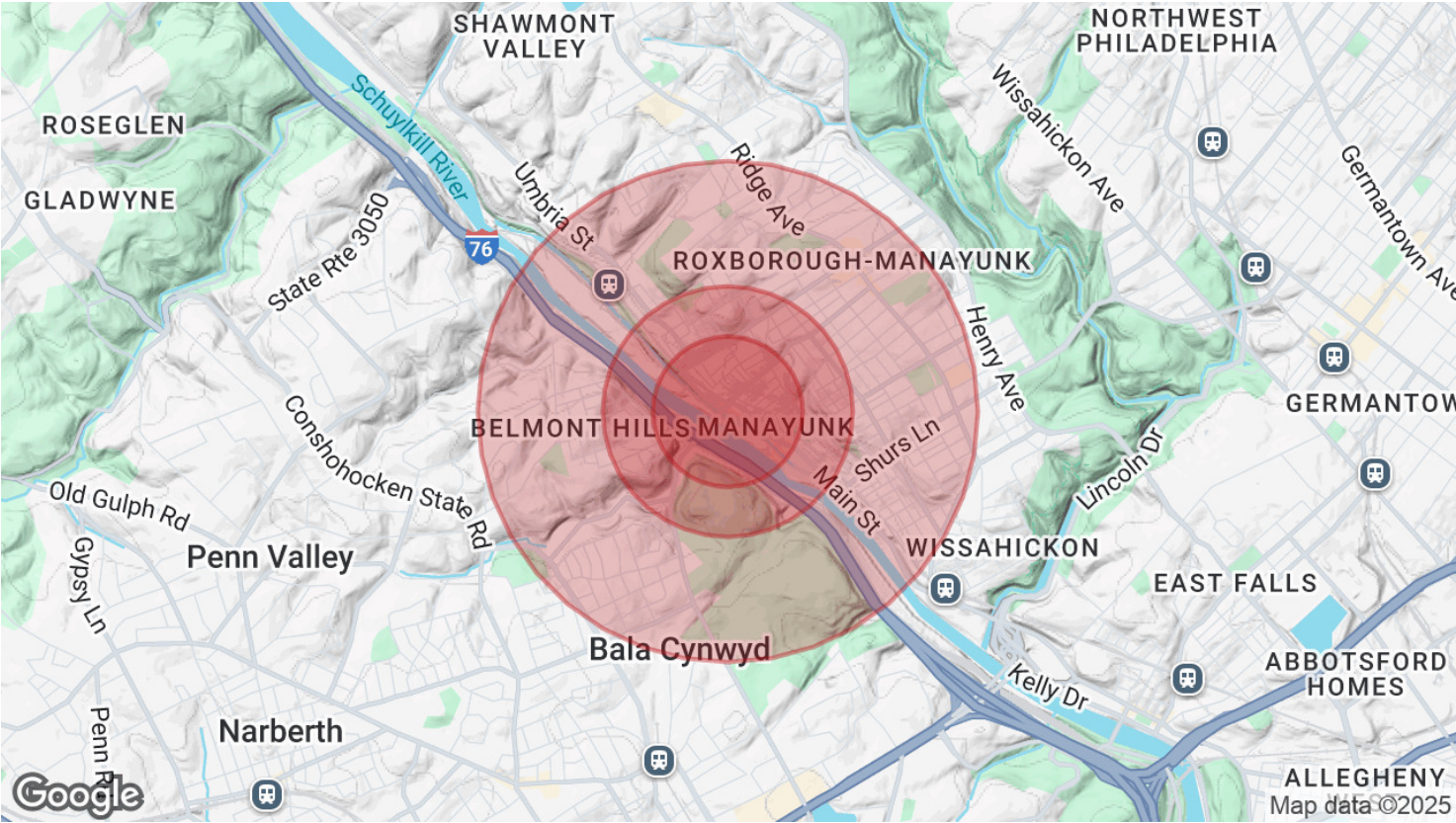




# DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,201	7,506	25,046
Average Age	34	35	37
Average Age (Male)	34	35	37
Average Age (Female)	34	35	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,602	3,691	11,803
# of Persons per HH	2	2	2.1
Average HH Income	\$117,150	\$127,734	\$136,653
Average House Value	\$415,590	\$404,460	\$414,155

Demographics data derived from AlphaMap



4457 Main St | Philadelphia, PA 19127

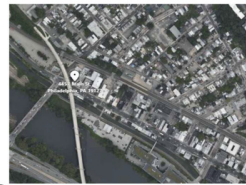
MIXED USE BUILDING FOR LEASE

4457 MAIN STREET  
PHILADELPHIA, PA 19127

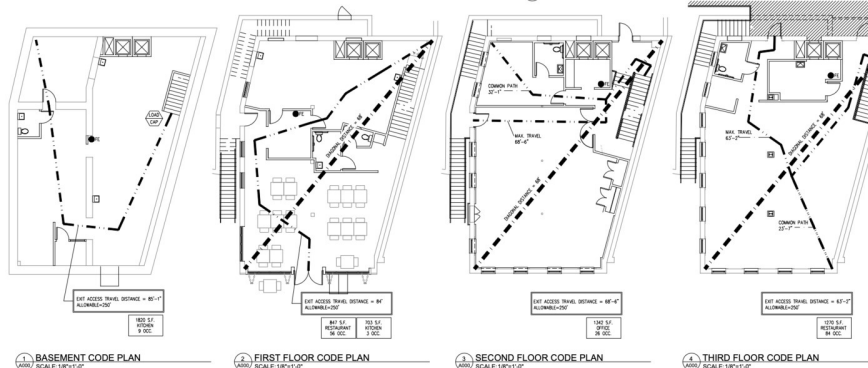
FORD3 PROJECT NO. 1943

OWNER	ARCHITECT	STRUCTURAL	MEP ENGINEER
Affonso 4457 Main Street Philadelphia, PA 19127 Phone: 215.483.9273 Contact: Jaime Kajian	Ford 3 Architects, LLC 243 N Union St Lambertville, NJ 08534 Phone: 609.924.0043 Contact: Erin Monaghan emonaghan@ford3.com	Larsen & Landis 11 W Thompson Street Philadelphia, PA 19125 Phone: 215.232.7207 Contact: Brad Landis	Z & F Consulting 55 West Avenue Wayne, PA 19087 Phone: 610.995.2988 Contact: Andrew Elender

ISSUED FOR BUILDING PERMIT  
03.04.2022



 PROJECT VICINITY IN MANAYUNK  
SCALE: N.T.S.

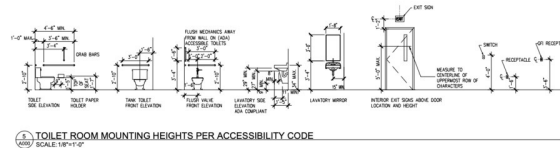


1 BASEMENT CODE PLAN  
A/000 SCALE: 1/8"=1'-0"

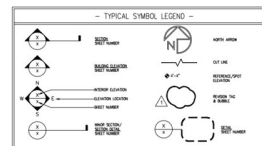
2 FIRST FLOOR CODE PLAN  
A300 SCALE: 1/8"=1'-0"

3 SECOND FLOOR CODE PL  
A000 SCALE: 1/8"=1'-0"

4 THIRD FLOOR CODE PLAN  
A200 SCALE: 1/8"=1'-0"



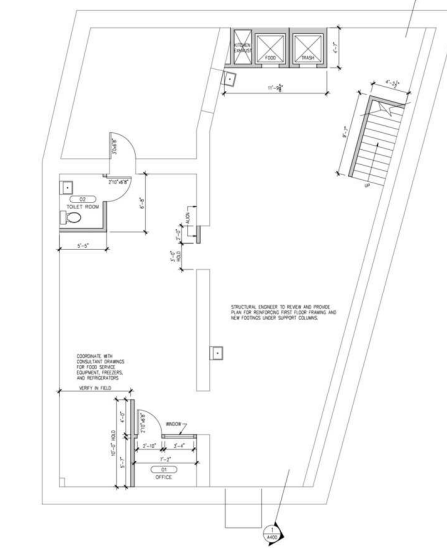
5 TOILET ROOM MOUNTING HEIGHTS PER ACCESSIBILITY CODE  
A000 SCALE: 1/8"=1'-0"



5

HATCH SECTION / SECTION LINE

1 BASEMENT DEMOLITION PLAN



2 BASEMENT NEW FLOOR PLAN



- INTER

- FLOOR PLAN LEGEND -

- GENERAL NOTES -

ARTESANO RESTAURANT  
IMANAYUNK  
4457 MAIN STREET, PHILADELPHIA, PA

Drawn By	
Checked By	
Date	03.04.22
Reasons	ISSUED FOR PERMIT 03.04.22
Project No	1943
Drawing Title	COVER SHEET
	CODE PLAN
File Name	1943-C100.dwg

**FORD3**  
ARCHITECTS, LLC  
243 W Union St | Lumberton, New Jersey 08520  
609.824.0242 | E: info@ford3.com | W: www.ford3.com

**ARTESANO RESTAURANT**  
MANAYUNK  
1457 MAIN STREET, PHILADELPHIA, PA

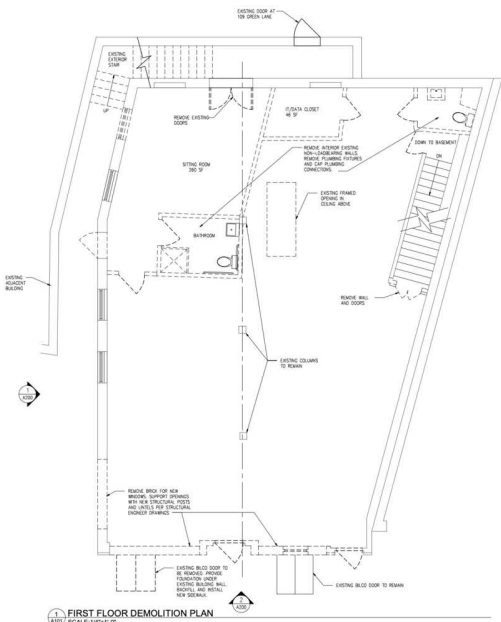
Drawn By	
Checked By	
Date	03.04.22
Revisions	
ISSUED FOR PERMIT 03.04.22	
Project No	
1943	
Drawing Title	
BASEMENT DEMO PLAN	
BASEMENT NEW PLAN	
File Name	
1943 A100.dwg	
A100	



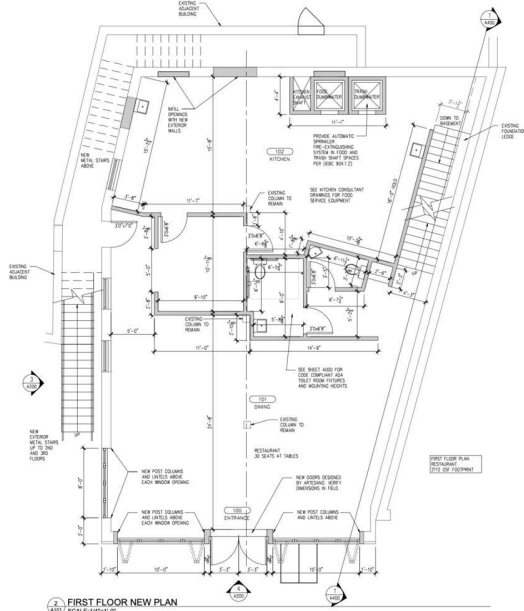
PROJECT PLANS

4457 Main St | Philadelphia, PA 19127

MIXED USE BUILDING FOR LEASE



1 FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



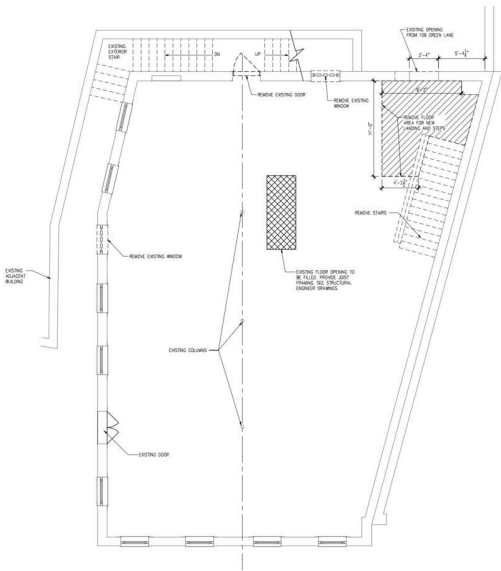
2 FIRST FLOOR NEW PLAN  
SCALE: 1/4" = 1'-0"

- INTERIOR PARTITION TYPES - SCALE: 1/4" = 1'-0"		- FLOOR PLAN LEGEND -		- GENERAL NOTES -	

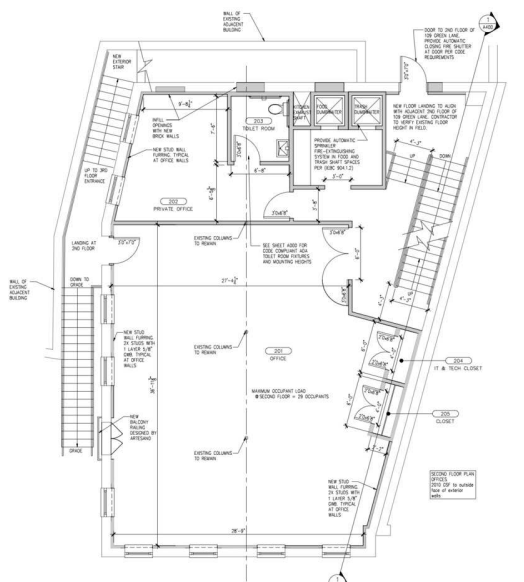


ARTESANO RESTAURANT  
MANAYUNK  
4457 MAIN STREET, PHILADELPHIA, PA

Sheet No.	
Drawn By	
Scale	1/4" = 1'-0"
Project	ARTESANO RESTAURANT
Client	ARTESANO RESTAURANT
Architect	FORD3 ARCHITECTS, LLC
Engineer	
Structural Engineer	
MEP Engineer	
Interior Designer	
Other	



1 SECOND FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR NEW PLAN  
SCALE: 1/4" = 1'-0"

- INTERIOR PARTITION TYPES - SCALE: 1/4" = 1'-0"		- FLOOR PLAN LEGEND -		- GENERAL NOTES -	



ARTESANO RESTAURANT  
MANAYUNK  
4457 MAIN STREET, PHILADELPHIA, PA

Sheet No.	
Drawn By	
Scale	1/4" = 1'-0"
Project	ARTESANO RESTAURANT
Client	ARTESANO RESTAURANT
Architect	FORD3 ARCHITECTS, LLC
Engineer	
Structural Engineer	
MEP Engineer	
Interior Designer	
Other	



4457 Main St | Philadelphia, PA 19127

  
RICHARD J. FORD, P.E.  
240-N-0000307  
NEW JERSEY  
REGISTERED PROFESSIONAL ENGINEER  
MECHANICAL ENGINEERING

9000 RECITERS, ALA  
35402278

**FORD3**  
ARCHITECTS, LLC

240 N. SUMMIT ST. | LEBANON, NEW JERSEY 08536  
P: 610.324.0402 | E: info@ford3.com | W: www.ford3.com

ARTESANO RESTAURANT  
MANAYUNK  
4457 MAIN STREET, PHILADELPHIA, PA

Drawn By
Checked By
Date 03.04.22
Revisions
ISSUED FOR PERMIT 03.04.22
Project No
1963
Drawing Title
THIRD FLOOR DECK PLAN
THIRD FLOOR NEW PLAN
File Name
1963_1100.dwg
<b>A103</b>

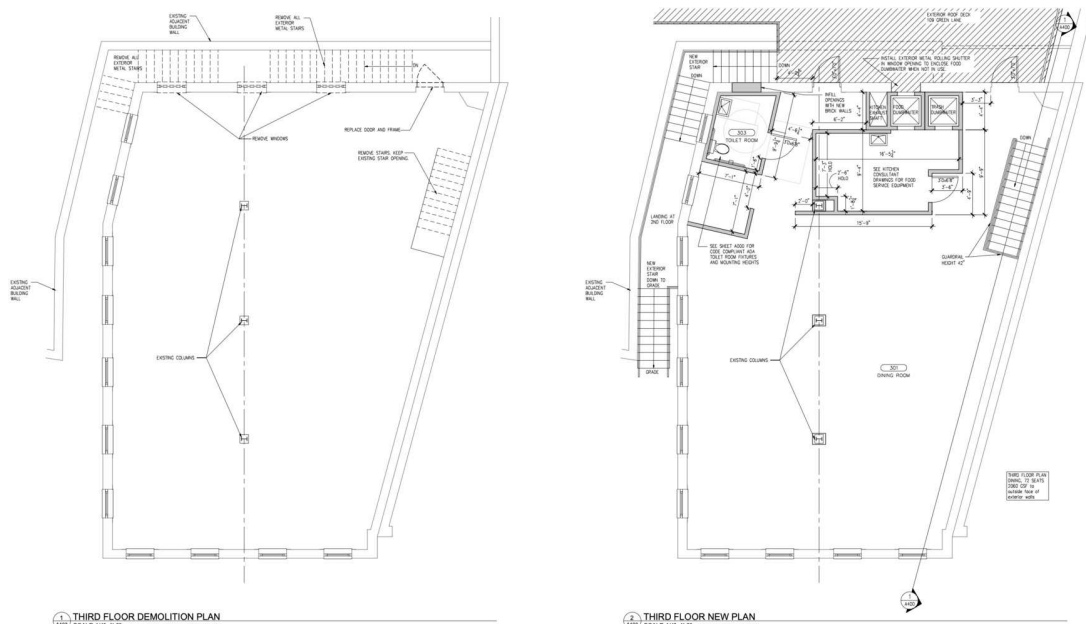
  
More Offices: NJ  
8462278

**FORD3**  
ARCHITECTS, LLC

143 N. SUMMIT ST. | LEBANON, NJ 08839  
T: 908.824.0400 | E: [info@ford3.com](mailto:info@ford3.com) | W: [www.ford3.com](http://www.ford3.com)

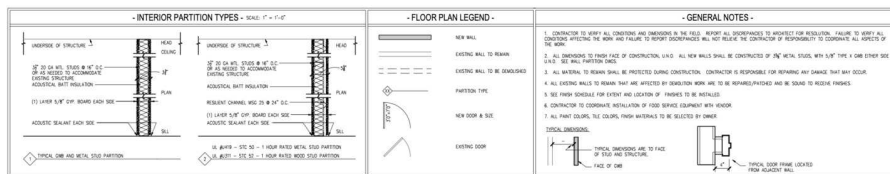
ARTESANO RESTAURANT  
MANAYUNK  
4457 MAIN STREET, PHILADELPHIA, PA

Drawn By	
Checked By	
Date	02-25-22
Revisions	
ISSUED FOR PERMIT 03-04-22	
Project No.	1943
Drawing Title	BUILDING ELEVATIONS
File Name	1943 A300.dwg
A200	



1 THIRD FLOOR DEMOLITION PLAN  
A103 SCALE: 1/4"=1'-0"

2 THIRD FLOOR NEW PLAN  
A103 SCALE: 1/4"=1'-0"



1  
A200

EXISTING SIDE ELEVATION  
SCALE: 1/4"=1'-0"



2 EXISTING MAIN STREET ELEVATION  
A203 SCALE: 1/8"=1'-0"



3 PROPOSED SIDE ELEVATION  
A200 SCALE: 1/4"=1'-0"



4 PROPOSED MAIN STREET ELEVATION  
A200 SCALE: 1/4"=1'-0"

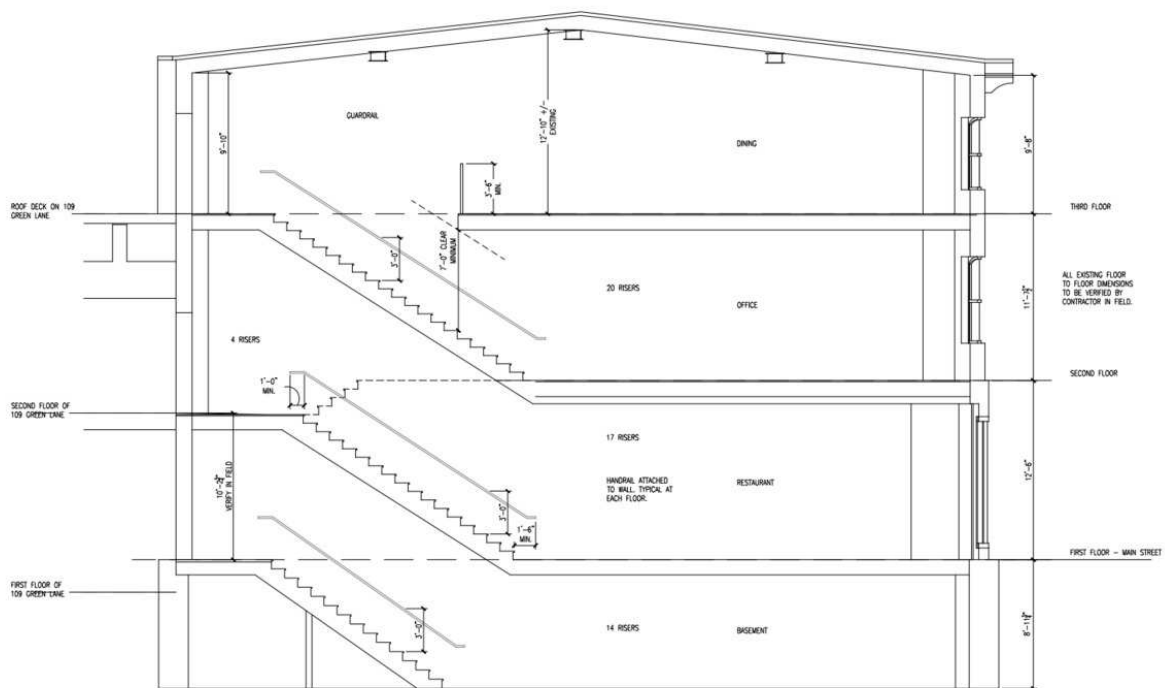


4457 Main St | Philadelphia, PA 19127

Moira McClintock AIA  
RA402378

**FORD3**  
ARCHITECTS, LLC

243 N Union St | Lumberton, New Jersey 08030  
T: 609.924.0043 | E: office@ford3.com | W: www.ford3.com



1 BUILDING SECTION THROUGH STAIRCASE  
A300 SCALE: 1/4"=1'-0"

ARTESANO RESTAURANT  
MANAYUNK  
4457 MAIN STREET, PHILADELPHIA, PA

Drawn By
Checked By
Date 02.25.22
Revisions ISSUED FOR PERMIT 03.04.22
Project No 1943
Drawing Title <b>BUILDING SECTIONS</b>
File Name 1943_A300.dwg
A300