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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

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PROPERTY SUMMARY

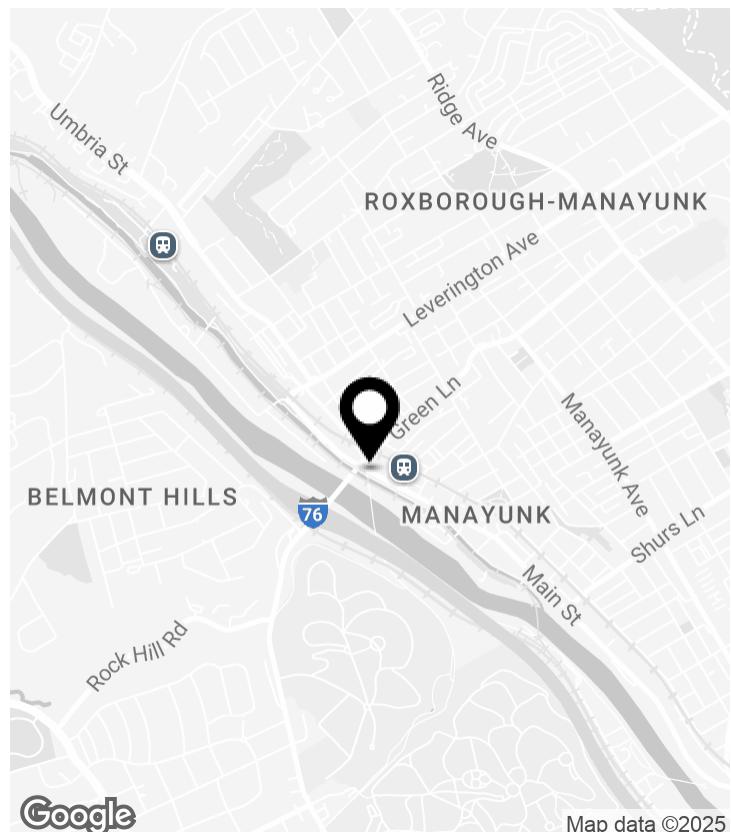
4457 Main St | Philadelphia, PA 19127

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

4457 Main St | Philadelphia, PA 19127

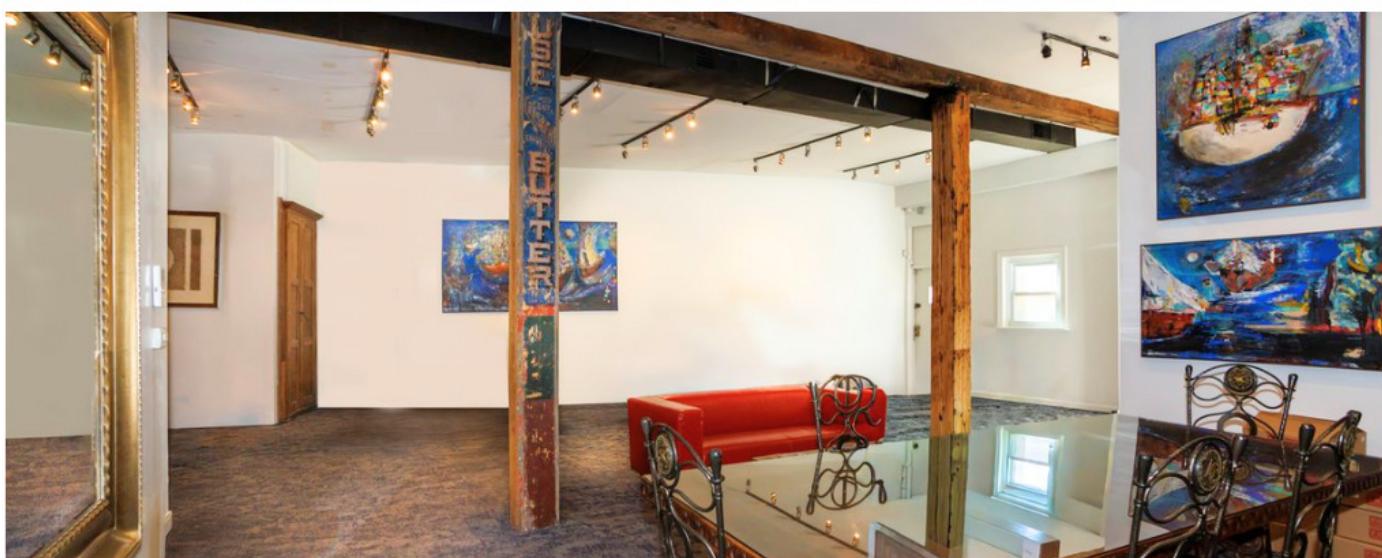
MIXED USE BUILDING FOR LEASE



OFFICE PHOTOS

4457 Main St | Philadelphia, PA 19127

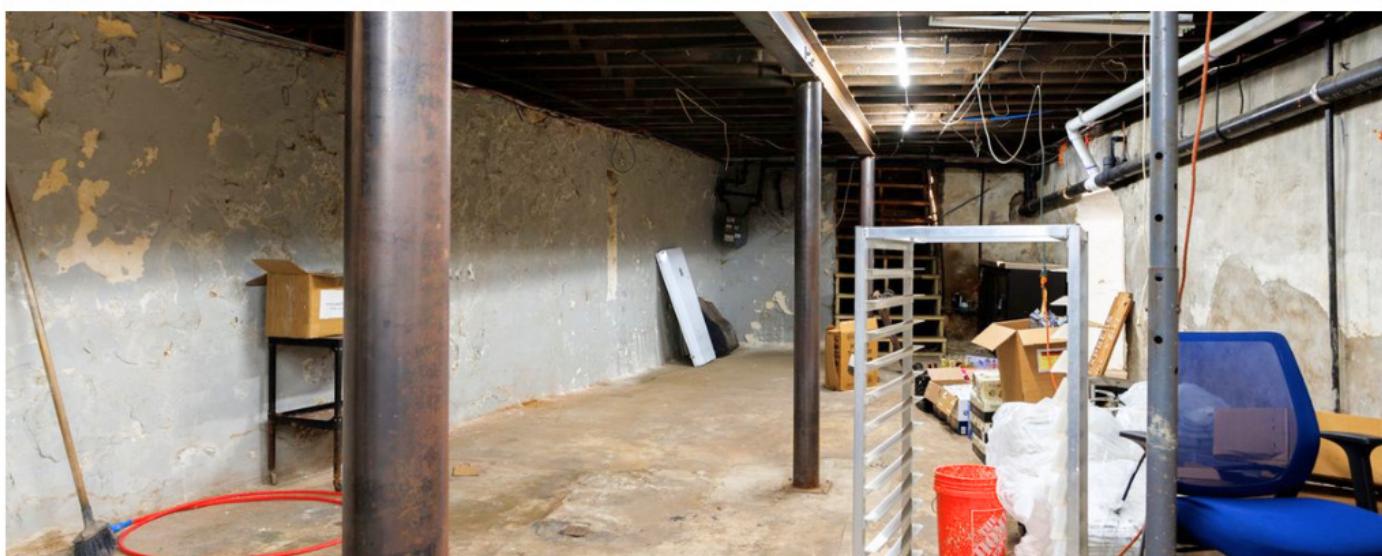
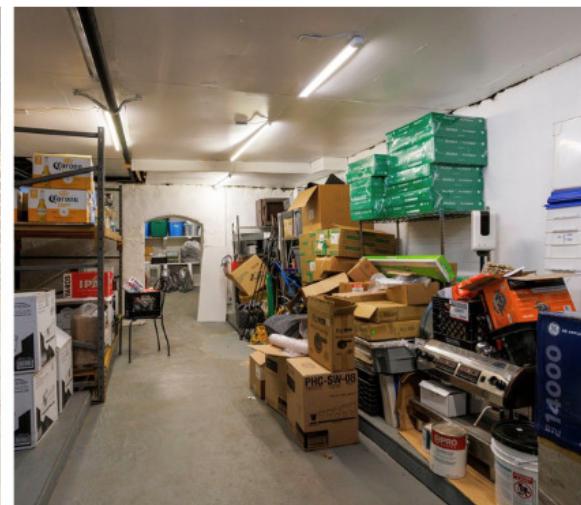
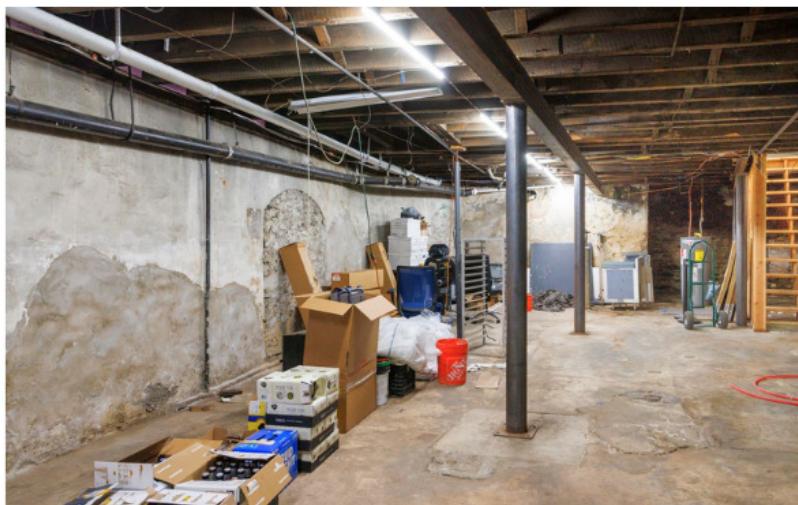
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BASEMENT PHOTOS

4457 Main St | Philadelphia, PA 19127

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2ND FLOOR PHOTOS

4457 Main St | Philadelphia, PA 19127

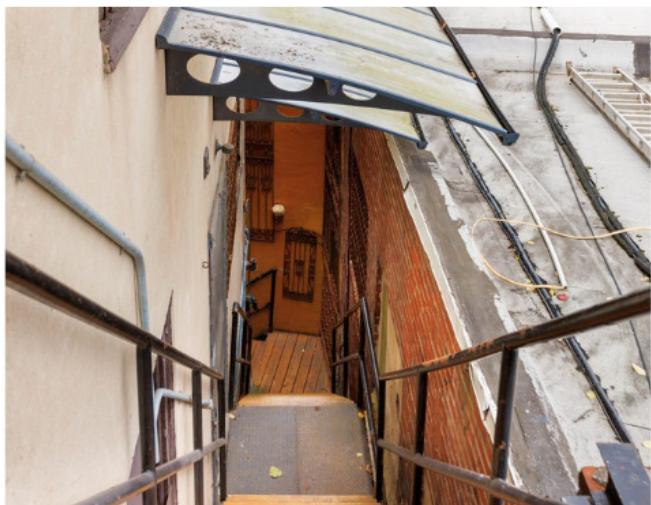
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3RD FLOOR PHOTOS

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IN THE NEIGHBORHOOD

4457 Main St | Philadelphia, PA 19127

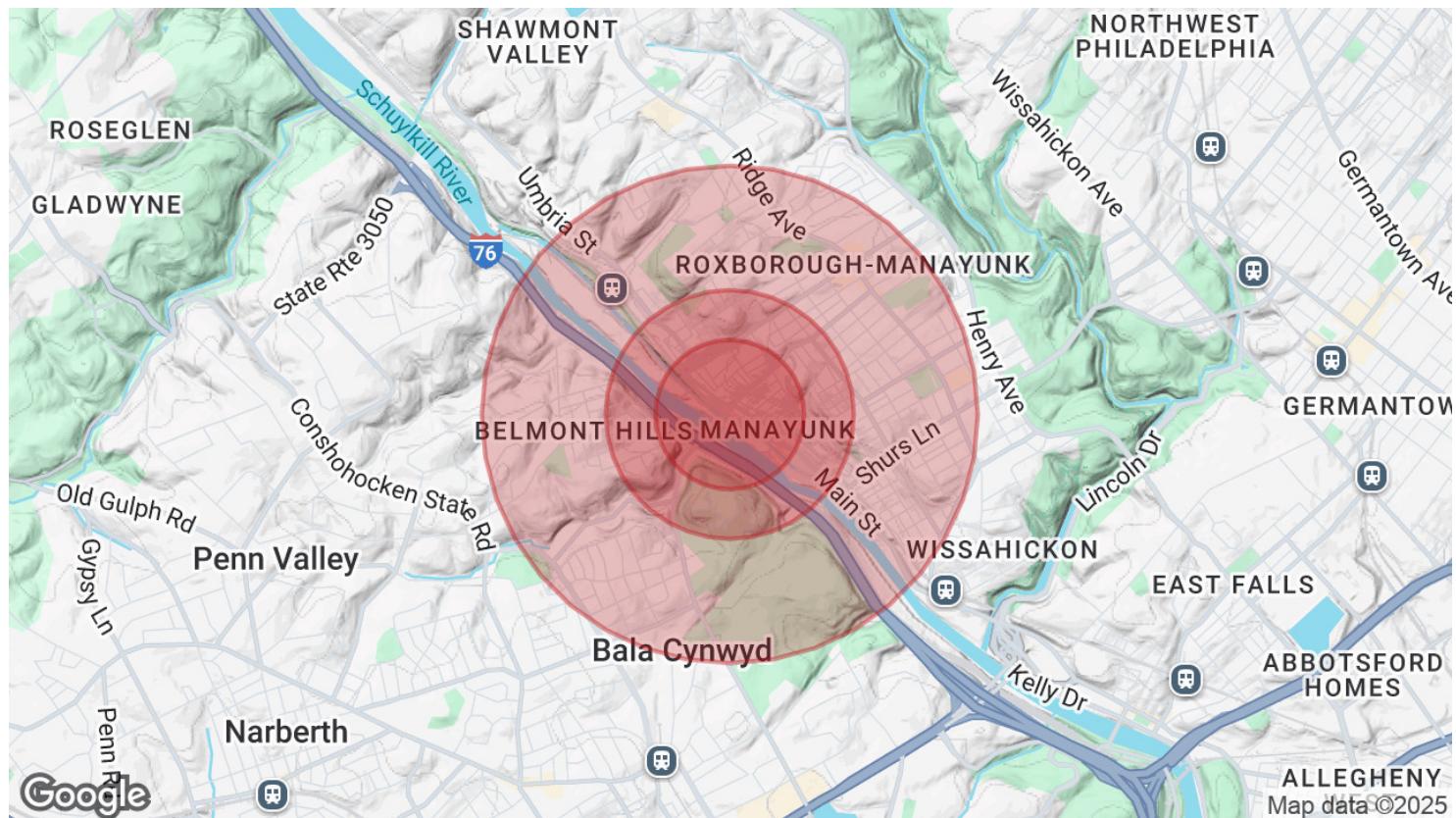
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DEMOCRAPHICS MAP & REPORT

4457 Main St | Philadelphia, PA 19127

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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

PROJECT PLANS

4457 Main St | Philadelphia, PA 19127

MIXED USE BUILDING FOR LEASE

ARTESANO RESTAURANT

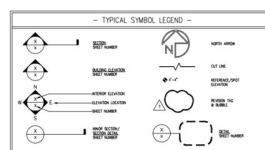
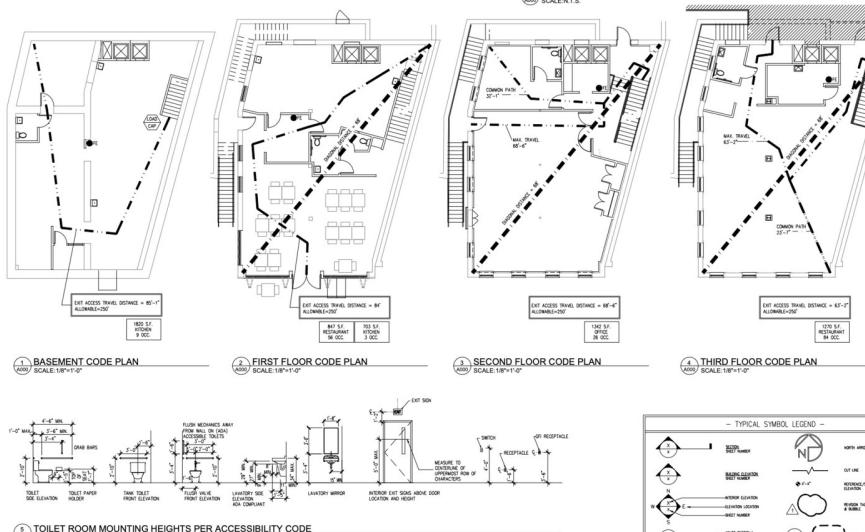
4457 MAIN STREET
PHILADELPHIA, PA 19127

FORD3 PROJECT NO. 1943

OWNER	ARCHITECT	STRUCTURAL	MEP ENGINEER
Artesano 445 Main Street Philadelphia, PA 19127 Phone: 215.483.9273 Contact: Jaime Kapian	Ford 3 Architects, LLC 243 N Union St Lambertville, NJ 08534 Phone: 609.924.0043 Contact: Erin Monaghan emonaghan@ford.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

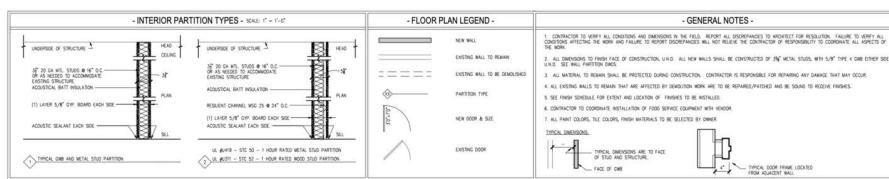
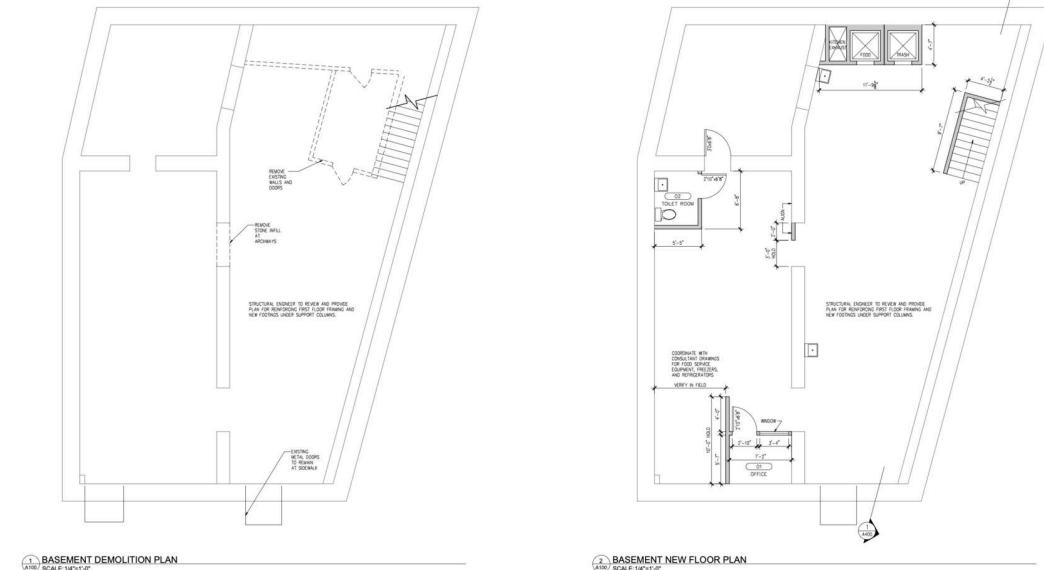


ISSUED FOR BUILDING PERMIT
03.04.2022



Drawn By
Checked By
Date 03.04.22
Revisions
ISSUED FOR PERMIT 03.04.22

Project No
1943
Drawing Title
COVER SHEET
CODE PLAN
File Name
1943-C100.dwg



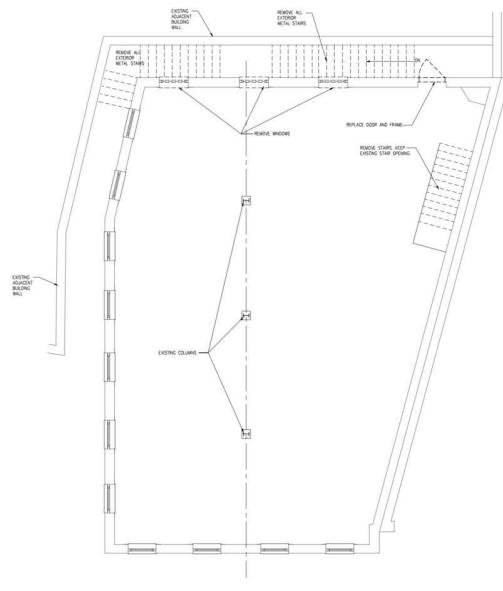
AP
MAN
445



PROJECT PLANS

4457 Main St | Philadelphia, PA 19127

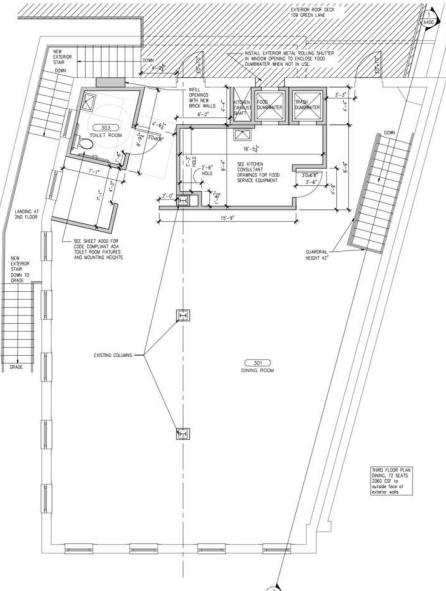
MIXED USE BUILDING FOR LEASE



1. THIRD FLOOR DEMOLITION PLAN

AS-001

SCALE: 1/4"=1'-0"



2. THIRD FLOOR NEW PLAN

AS-002

SCALE: 1/4"=1'-0"

- INTERIOR PARTITION TYPES -		- FLOOR PLAN LEGEND -		- GENERAL NOTES -	
	1/2" HEAD COULD		1/2" HEAD COULD	1. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. REPORT ALL OBSERVATIONS TO ARCHITECT FOR RESOLUTION. FAILURE TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD WILL NOT EXCUSE ANY DEFECTS OR NON-COMPLIANCE.	
	1/2" GYPSUM DRYWALL		1/2" GYPSUM DRYWALL	2. ALL NEW WALLS SHALL BE CONSTRUCTED OF 1/2" METAL STUDS, W/H 1/2" TYPE C OR D CABLE every 16"	
	1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT		1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT	3. ALL EXISTING WALLS SHALL BE REMOVED.	
	1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL		1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL	4. ALL EXISTING WALLS TO REMOVE THAT ARE AFFECTED BY EXISTING WIRE, ARE TO BE REPAIRED FOR REMOVING ANY DAMAGE THAT MAY OCCUR.	
	1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL & 1/2" GYPSUM DRYWALL		1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL & 1/2" GYPSUM DRYWALL	5. SEE FLOOR SCHEDULE FOR EXACT AND LOCATION OF FRAMES TO BE INSTALLED.	
	1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL		1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL	6. CONTRACTOR TO COORDINATE INSTALLATION OF FOOD SERVICE EQUIPMENT WITH VENDORS.	
	1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL		1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL	7. ALL PAINT COLORS, TILE COLORS, PAINT MATERIALS TO BE SELECTED BY OWNER.	
	1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL		1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL & 1/2" GYPSUM DRYWALL	TYPICAL DOORS ARE TO FACE OUT (TOWARD EXTERIOR).	
	1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL & 1/2" GYPSUM DRYWALL		1/2" GYPSUM DRYWALL & 1/2" ACOUSTIC SEALANT & 1/2" DRYWALL & 1/2" GYPSUM DRYWALL	TYPICAL DOOR FRAME LOCATED FROM ADJACENT WALL.	



1. EXISTING SIDE ELEVATION

AS-003

SCALE: 1/4"=1'-0"



2. EXISTING MAIN STREET ELEVATION

AS-004

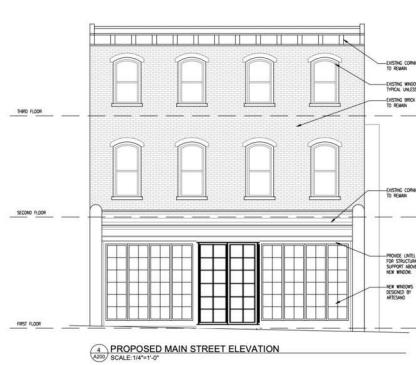
SCALE: 1/4"=1'-0"



1. PROPOSED SIDE ELEVATION

AS-005

SCALE: 1/4"=1'-0"



2. PROPOSED MAIN STREET ELEVATION

AS-006

SCALE: 1/4"=1'-0"



ARTESANO RESTAURANT
MANATUNK
4457 MAIN STREET, PHILADELPHIA, PA

Drawn By: _____
Checked By: _____
Date: 03/23/23
Revised: _____
Issued for Permit: 03/04/23

Project No: _____
Sheet No: _____
Title: 3rd Floor New Plan
Drawing No: _____
File Name: _____

A103



ARTESANO RESTAURANT
MANATUNK
4457 MAIN STREET, PHILADELPHIA, PA

Drawn By: _____
Checked By: _____
Date: 03/23/23
Revised: _____
Issued for Permit: 03/04/23

Project No: _____
Sheet No: _____
Title: Existing Side Elevation
Drawing No: _____
File Name: _____

A200

PROJECT PLANS

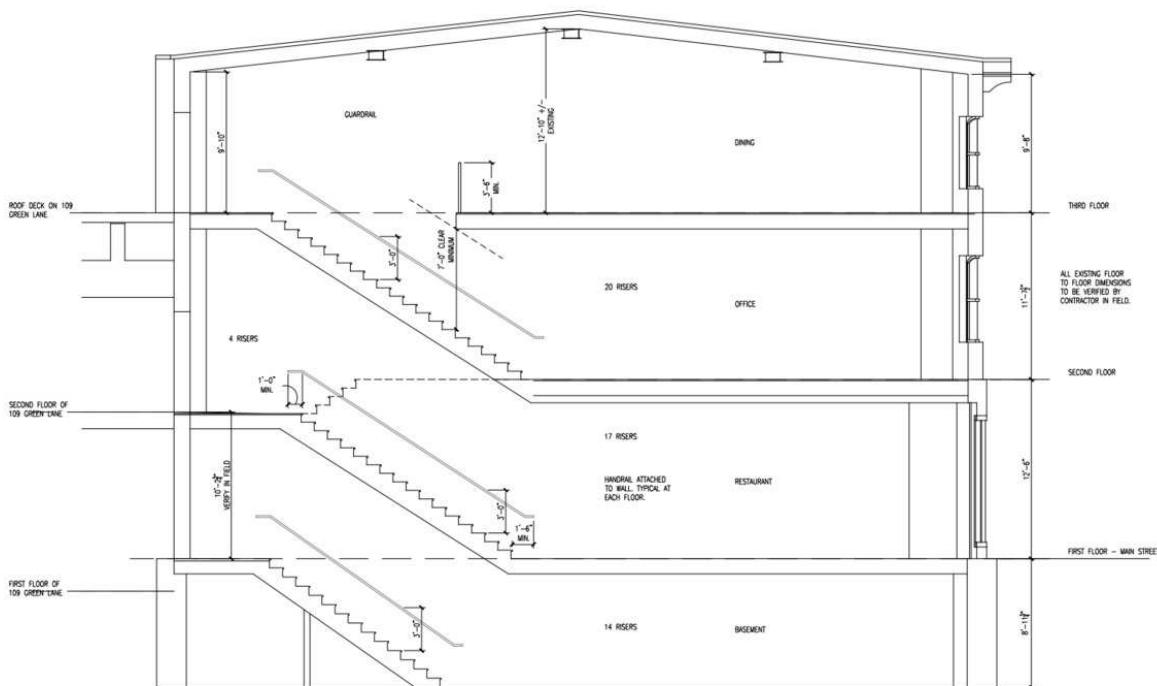
4457 Main St | Philadelphia, PA 19127

MIXED USE BUILDING FOR LEASE



ARTESANO RESTAURANT

MANAYUNK
4457 MAIN STREET, PHILADELPHIA, PA



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

Drawn By:
Checked By:
Date 02/25/22
Revisions:
ISSUED FOR PERMIT 03.04.22

Project No:
1943
Drawing Title:
BUILDING SECTIONS

File Name:
1943_A300.dwg

A300