

# HISTORIC 2ND GENERATION RESTAURANT IN FAIRMOUNT

## 2301 FAIRMOUNT AVE Art Museum, Philadelphia 19130



- » 8,180 +/- SF 2nd Generation multi-floor restaurant space, this includes; double-wide first floor with additional patio and 2nd floor private event dining room.
- » Iconic London Grill restaurant and bar in the Fairmount neighborhood of Philadelphia
- » Fully fitted out kitchen with hood and lower level, contains walk-ins, storage
- » Several distinct dining venues including the classic bar, dining rooms, and 2nd floor private event space.
- » 2301 is a historical property in Fairmount, recently nominated for designation in the Philadelphia Register of Historic Places
- » Often referred to as the "Art Museum Area" because of its walking-distance access to Philadelphia Museum of Art, Franklin Institute, Rodin Museum, and Barnes Foundation, Fairmount possesses a distinct personality. Fairmont is home to many young families and urban professionals due to its abundant green space; neighborhood feel and its proximity to Center City.
- » Easy access to, I-76, I-676 and the Benjamin Franklin Bridge



**Walk Score**

Walk Score **94**

Bike Score **94**

DEMOGRAPHICS	
Residents within 1 mile	73,005
Average household income	\$96,455
Est. daytime population	71,104

**NEIGHBORS INCLUDE:**



**THE BISHOP'S COLLAR**



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

**JOE SCARPONE** 215.520.5091 ■ [jscarpone@mpnrealty.com](mailto:jscarpone@mpnrealty.com)

*Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.*

# 2301 FAIRMOUNT AVE

Art Museum, Philadelphia 19130

## Aerial View



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

**JOE SCARPONE** 215.520.5091 ■ [jscarpone@mpnrealty.com](mailto:jscarpone@mpnrealty.com)

*Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.*

# 2301 FAIRMOUNT AVE Art Museum, Philadelphia 19130

## Property Photos



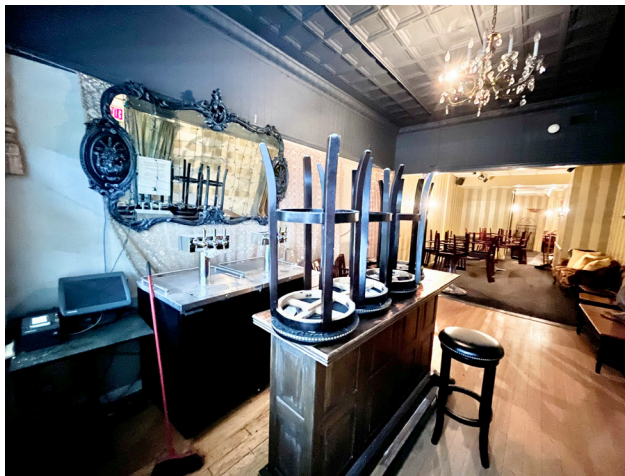
**VERONICA BLUM** 267.238.1728 ■ [vblum@mpnrealty.com](mailto:vblum@mpnrealty.com)

**JOE SCARPONE** 215.520.5091 ■ [jscarpone@mpnrealty.com](mailto:jscarpone@mpnrealty.com)

*Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.*

# 2301 FAIRMOUNT AVE Art Museum, Philadelphia 19130

## Property Photos



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

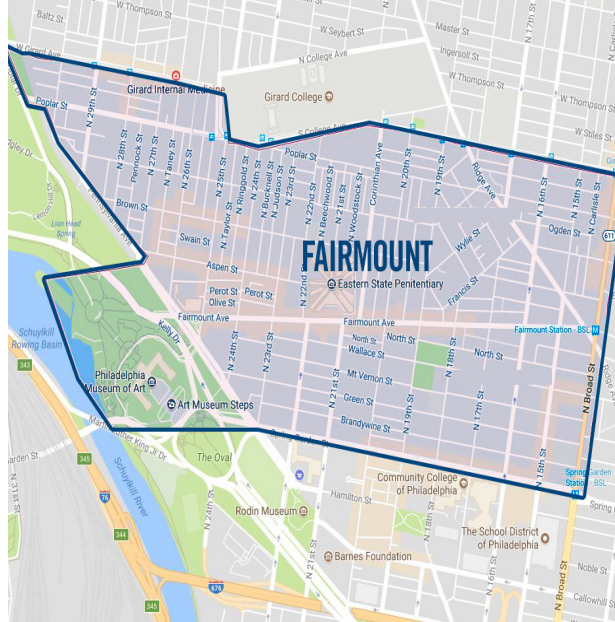
**JOE SCARPONE** 215.520.5091 ■ [jscarpone@mpnrealty.com](mailto:jscarpone@mpnrealty.com)

*Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.*

# 2301 FAIRMOUNT AVE Art Museum, Philadelphia 19130



## About the Neighborhood: Fairmount



The Fairmount Neighborhood is a residential area with a thriving business corridor, just northwest of Center City. Bordered by Girard Avenue to its north, Broad Street to its east, Spring Garden Street to its South, and the Schuylkill River to its West, the area is a convenient commute to many of the city's cultural attraction. The neighborhood has been increasingly drawing a crowd of young families, students, and professional singles, drawn in by the evolving restaurants, bars, cafes, and green spaces.

Historically anchored by the Philadelphia Water Works, the Eastern State Penitentiary, and Girard College, Fairmount has since built upon those institutions to transform into a charming hub for residents and tourists alike. Since its year-round opening in 2002, the Eastern State Penitentiary has drawn much tourism to the area, greatly contributing to its growing local business scene. The heavy tourism that streams from the Museum District further supplements the area's growing foot traffic.

Fairmount is located at the end of the Benjamin Franklin Parkway, a heavily populated stretch filled with Philadelphia's prominent cultural attractions and museums such as the Philadelphia Museum of Art and the Franklin Institute of Science. A vast amount of city-wide events, such as the Philadelphia Marathon and the "Made in America" Festival often take place in front of the Art Museum Steps. For this reason, the neighborhood is also often referred to as the "Art Museum Area" for its proximity to and association with the Philadelphia Art Museum.

—visitphilly.com

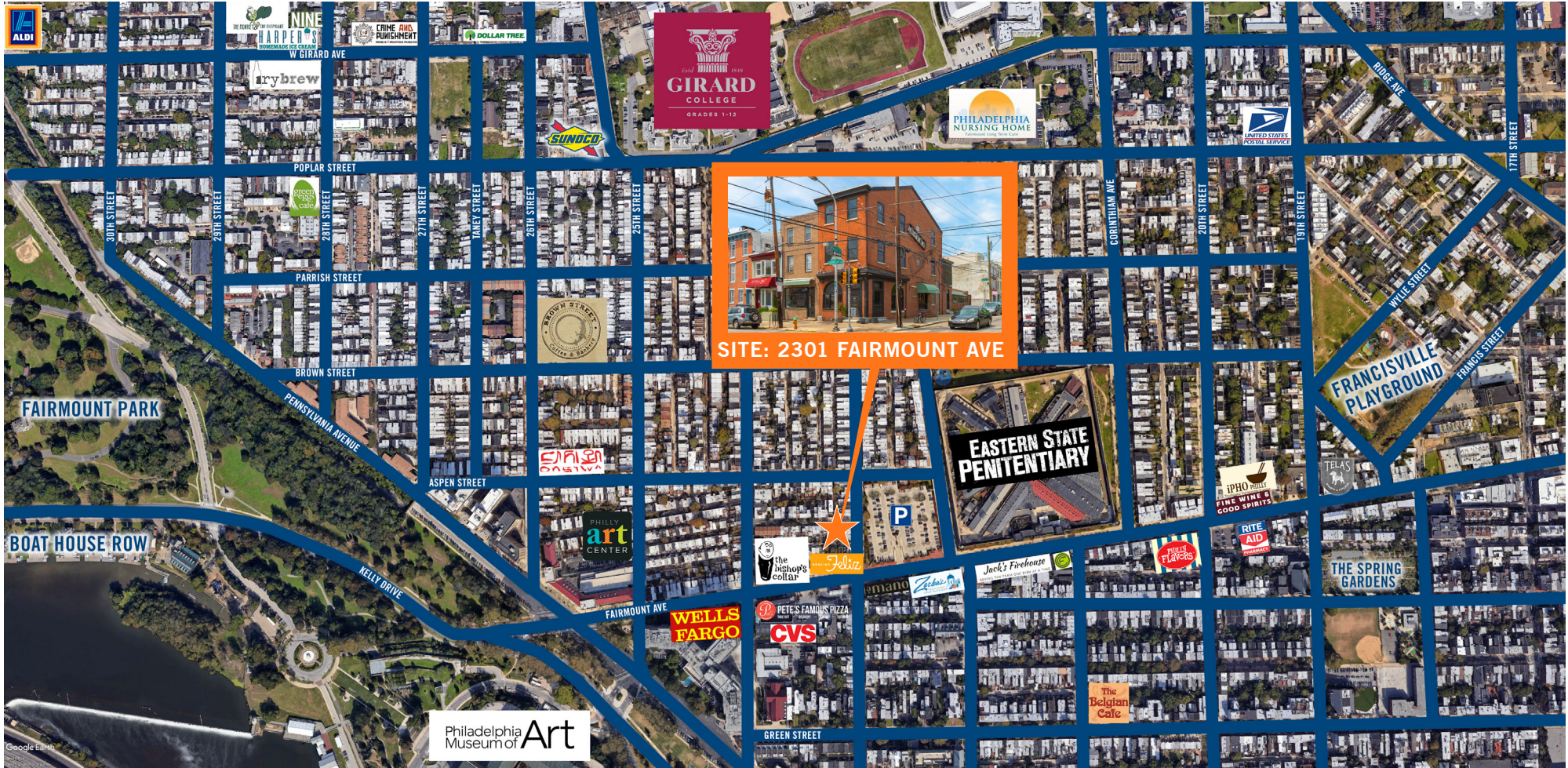
**VERONICA BLUM** 267.238.1728 ■ [vblum@mpnrealty.com](mailto:vblum@mpnrealty.com)

**JOE SCARPONE** 215.520.5091 ■ [jscarpone@mpnrealty.com](mailto:jscarpone@mpnrealty.com)

*Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.*

# 2301 FAIRMOUNT AVE Art Museum, Philadelphia 19130

## Retail Map of Neighborhood



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

**JOE SCARPONE** 215.520.5091 ■ [jscarpone@mpnrealty.com](mailto:jscarpone@mpnrealty.com)

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.