

# 4254 MAIN STREET

Manayunk, Philadelphia 19127

## CORNER RETAIL SPACE IN THE HEART OF MANAYUNK

**\$2,250/month + NNN**

- » Located in the heart of Manayunk with excellent street presence on Main Street.
- » 441 +/- SF of street-level retail space at grade
- » 595 +/- SF lower-level storage available
- » Huge storefront windows allowing tremendous light to fill the premise
- » 30' of frontage on Main Street
- » Zoning: ICMX
- » Manayunk gives an urban experience with a small town charm. Manayunk's main commercial district lies along Main Street - which contains a collection of over 200 shops, galleries, boutiques, bars and restaurants, many of which are owner-operated and create a sense of community.
- » Transportation: Located 3.5 blocks from the Manayunk Train Station, easy access to I-76, Route 1 and Kelly Drive. Manayunk is centrally located just 15 minutes from Center City Philadelphia, King of Prussia, Chestnut Hill, and The Main Line.

### NEARBY DEMOGRAPHICS (3-mile radius)

Total Population	168,804
Total Households	75,383
Est. Daytime Employees	72,768
Average Household Income	\$102,997

### NEIGHBORS INCLUDE:



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**ALEXANDRA CHAREN** 267.546.1732 ■ [acharen@mpnrealty.com](mailto:acharen@mpnrealty.com)

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Property Photos ([click here for more photos](#))



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## Retail Map



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Located less than one block away from subject site...



## MAIN STREET MANAYUNK SITE FOR SALE WITH APPROVED WATERFRONT DEVELOPMENT

One of the few remaining developable sites along Main Street in Manayunk is on the market with approved plans for 181 luxury waterfront apartments.

The site on “Venice Island” sits between the Manayunk Canal and the Schuylkill River. Additionally, the offering includes frontage at 4436 Main St. across the canal with approved plans for 1,441 square feet of retail space.

The 181 units would be built across two five-story buildings with 145 parking spots, according to approved plans. The site is owned by Newtown developer Rock Urban Management and is being marketed by JLL with an asking price in the low \$7 million range, according to broker Carl Fiebig.

The property planned for retail at 4436 Main St. was acquired by Rock Urban in 2021 for \$4.5 million, records show.

Currently on the parcels that make up the development site are a parking lot, a car detailing business and the Main Street parcel previously housed a retail building that has been demolished.



The development proposal has gone through the city's Civic Design Review process and been approved for 181 units after initial plans called for 213. The site on the island totals 1.8 acres already zoned CMX-2, making any development by-right.

The site sits near the northwest end of Main Street's corridor of shops and restaurants, situated just below the Manayunk Bridge and the Green Lane Bridge.

Any future development on Manayunk's Venice Island would join the Isle, a 156-unit, four-story apartment development that was built in 2017 and sits adjacent the vacant for-sale site. Also further northwest on Venice Island is the Locks, a 60-townhome development and Apex Manayunk, built in 2007 with 128 units.

“Manayunk has continued to flourish and has the right fundamentals.”



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## Manayunk Events

### FOUNDERS PHILLY FREEZE-OUT

FEBRUARY

In partnership with Founders Brewing Co, Main Street will turn into a winter wonderland of ice sculptures and demonstrations, Founders beer on tap, shopping deals, and more!



[EVENT INFO](#)

### MANAYUNK ARTS FESTIVAL

JUNE

Celebrated in Manayunk for three decades, this festival brings over 300 artists and 150,000 visitors to Main Street for a weekend-long event every June.



[EVENT INFO](#)

### HALLOWEEN IN MANAYUNK

OCTOBER

Come to Main Street for a fun and safe way to celebrate Halloween with a day filled with activities.



[EVENT INFO](#)

### STREET FOOD FESTIVAL

APRIL

Over 50 of Philadelphia's best food trucks and food vendors line Main Street for the day. Enjoy everything from traditional barbecue to frozen sweet treats.



[EVENT INFO](#)

### DOG DAY OF SUMMER

AUGUST

Join us for a tail waggin' good time at Dog Day of Summer in Manayunk! Bring your pup to enjoy pet-friendly vendors, activities, and giveaways on Venice Island.



[EVENT INFO](#)

### SMALL BUSINESS SATURDAY

NOVEMBER

Kick off the holiday season by shopping small and shopping local in Manayunk! Over 50 small businesses offer a day of promotions so you can find something for everyone on your list.



[EVENT INFO](#)

### STROLL THE STREET

MAY-SEPTEMBER

Walk, shop, and eat along Main Street every Thursday night throughout the summer! Restaurants feature signature cocktails and appetizers, and retailers highlight seasonal promotions.



[EVENT INFO](#)

### OUT & ABOUT IN MANAYUNK

OCTOBER

In honor of National Coming Out Day in October, Out & About in MNYK will host a pop-up of LGBTQ+ organizations and entertainment to promote Manayunk as a safe place that welcomes everyone.



[EVENT INFO](#)

### HOLIDAYS IN MANAYUNK

DECEMBER

Shop, dine, and be merry in Manayunk! With events all month long, there are so many ways to celebrate the season, from our annual tree lighting to a festive fun run.



[EVENT INFO](#)

SOURCE: MANAYUNK DEVELOPMENT

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