

NEW CONSTRUCTION RETAIL AVAILABLE IN SPRING ARTS

1314 SPRING GARDEN STREET Spring Arts Philadelphia, 19123



\$40 PSF + NNN

- » 1,609 +/- SF of new construction retail space
- » 16' dramatic ceiling heights
- » Access to covered loading area with 30' clear height
- » Delivery estimated: Q1 Jan 2025
- » Potential parking available for commercial tenant
- » Ground floor of 149-unit apartment
- » Zoning: CMX-4
- » Located above the Spring Garden SEPTA (Subway) Station. 1 stop from Center City & 3 stops from Temple University.
- » Central location among booming commercial and residential development between City Hall and Temple University, making this space ideal for childcare facility.
- » Easy access to Septa's Broad Street Line and buses as well as to major city arteries like I-676, I-95, I-76

Walk Score®



Walker's Paradise Rider's Paradise Very Bikeable



NEIGHBORS INCLUDE:



DEMOGRAPHICS

Residents within 1 mile	81,963
Average household income	\$105,466
Est. daytime population (workers within 1 mile)	181,020

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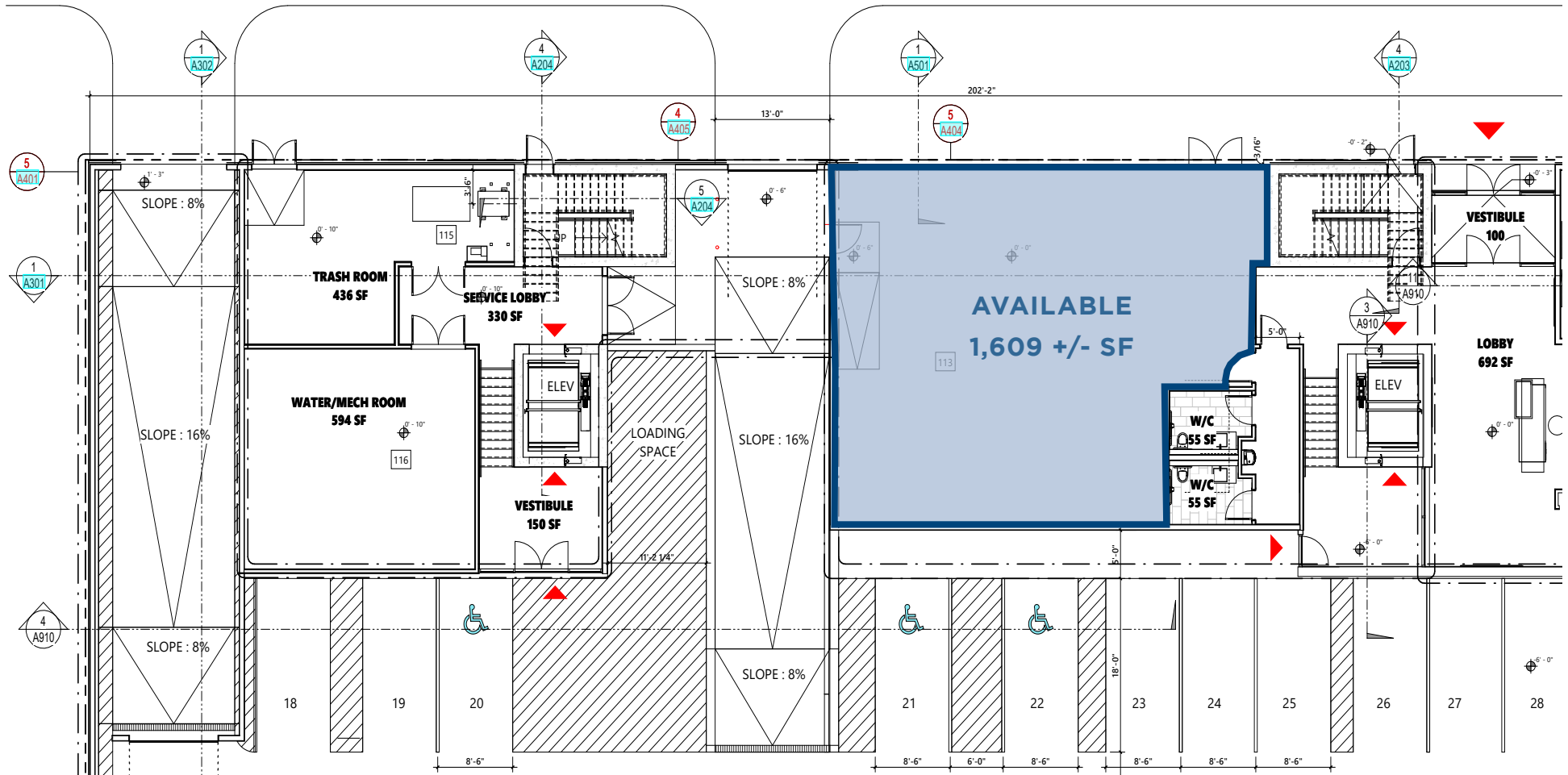
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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without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

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Floor Plan



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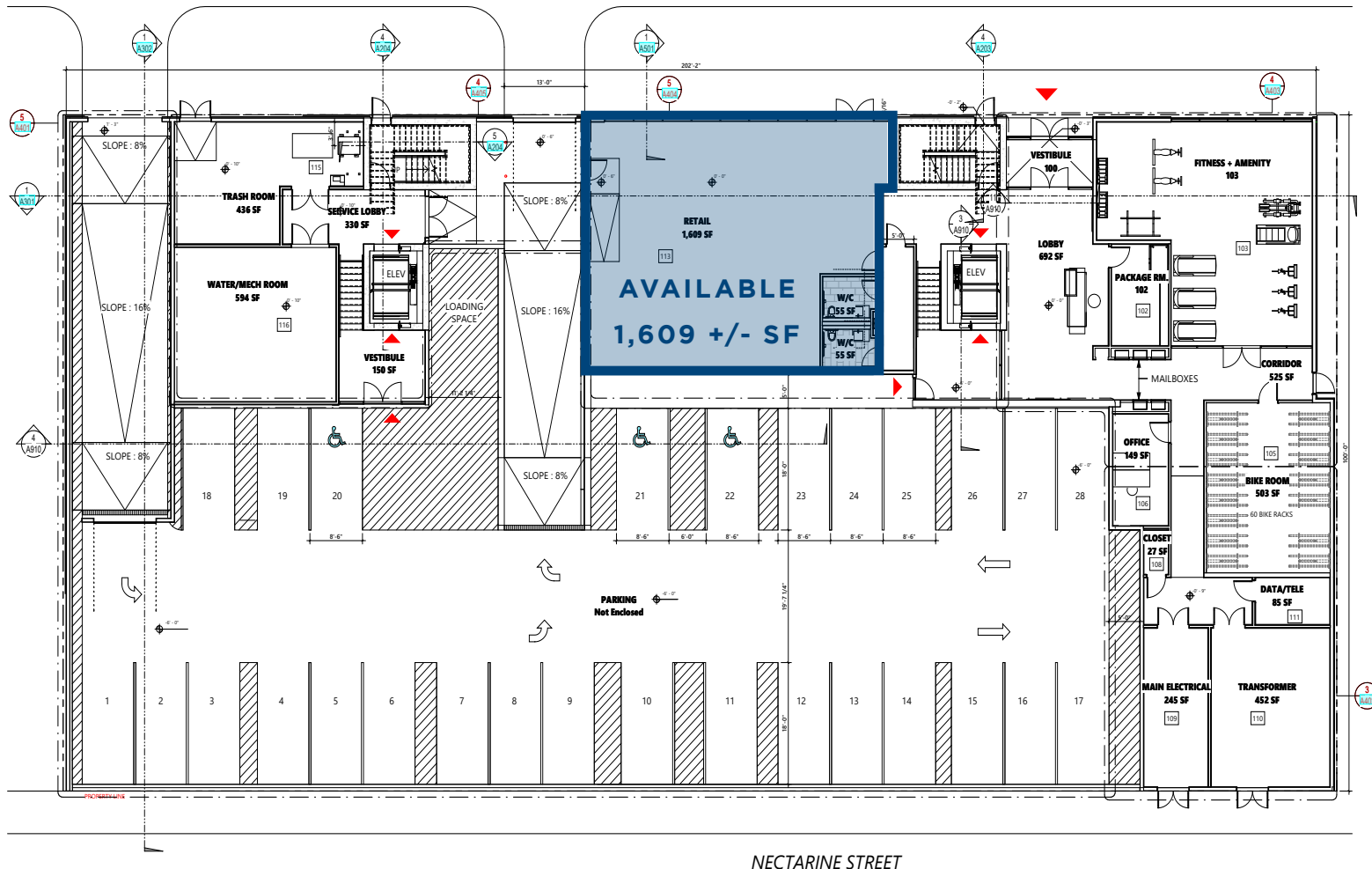
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Site Plan

SPRING GARDEN STREET



NECTARINE STREET

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Building Rendering



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Aerial Map



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