

FOR LEASE

210 W Girard Ave, Philadelphia, PA 19123

EQUITY CRE

# PRIME SIGNALIZED CORNER RETAIL

Fishtown / Northern Liberties

Up to ±10,015 SF Available

Flexible Demising | Dedicated Parking | Loading Access



📍 Signalized Intersection at Girard & Germantown

📍 16,753 Vehicles Per Day (Girard Ave)

📍 Adjacent to CVS & ACME

📍 Dense Surrounding Multifamily

**Ownership** is under taking a comprehensive reposition of the asset and will deliver the space in fully upgraded, **brand-new shell condition**, including facade enhancements and modernized storefront systems

**Rare opportunity to anchor a dominant corner at the gateway to Fishtown!**

## CONTACT

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# 210 W GIRARD AVENUE

PHILADELPHIA, PA 19123



CONCEPTUAL RENDERING OF PLANNED EXTERIOR REPOSITIONING.

## DELIVERY SPECIFICATIONS

- Delivered in upgraded shell condition
- Modernized storefront systems
- Flexible demising options
- Dedicated on-site parking
- Existing loading dock access

## PROPERTY OVERVIEW

- Up to ±10,015 SF available
- Divisible to approximately ±1,500 SF
- Signalized corner exposure
- Strong frontage on Girard Avenue
- Directly adjacent to ACME Markets
- Proximate to CVS Pharmacy
- Convenient access to I-95

## CONNECTIVITY



**Walk Score: 97**



**Transit Score: 70**

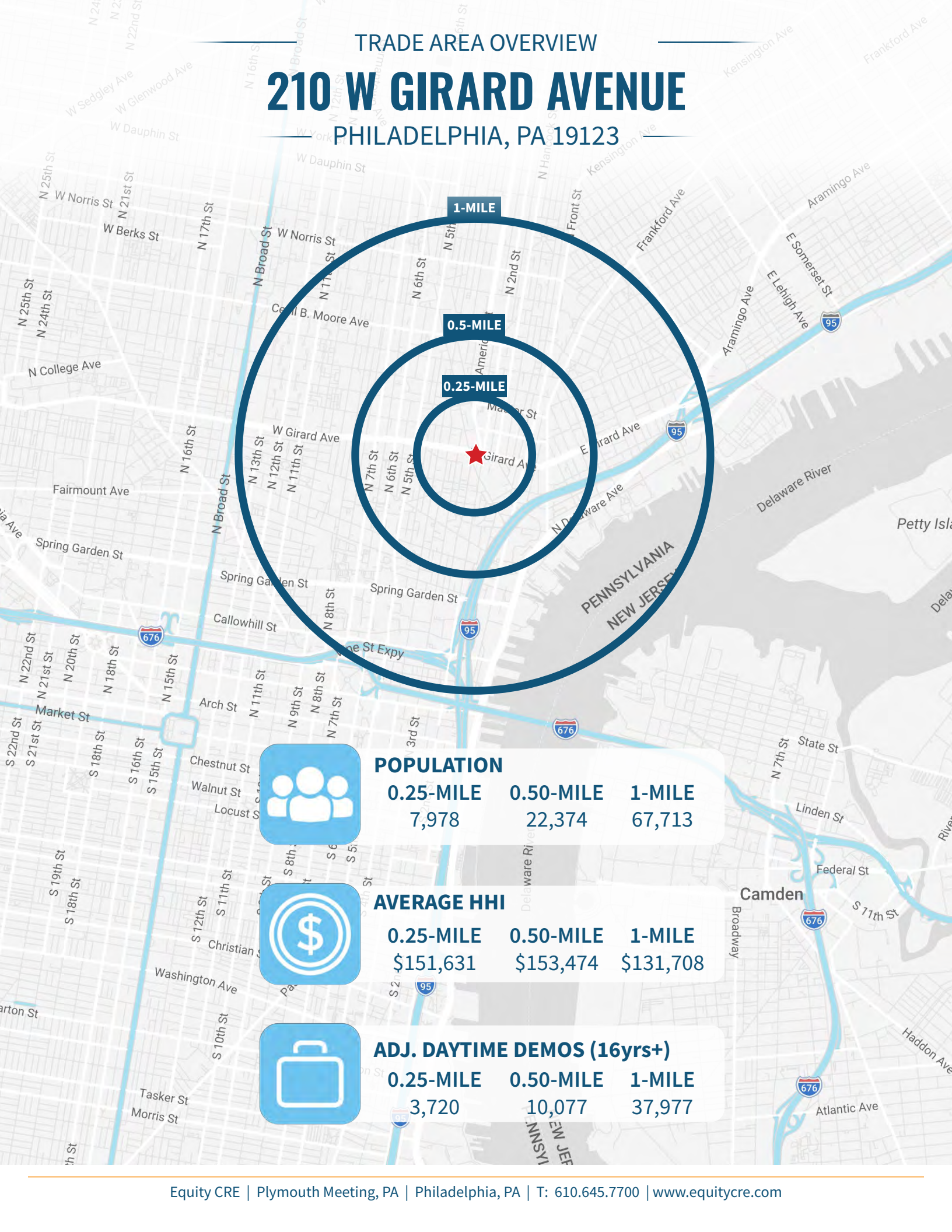


**Bike Score: 91**

TRADE AREA OVERVIEW

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### POPULATION

0.25-MILE	0.50-MILE	1-MILE
7,978	22,374	67,713



### AVERAGE HHI

0.25-MILE	0.50-MILE	1-MILE
\$151,631	\$153,474	\$131,708



### ADJ. DAYTIME DEMOS (16yrs+)

0.25-MILE	0.50-MILE	1-MILE
3,720	10,077	37,977

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**Option 1:**  
*Three Tenant Layout*

- Tenant Space A: 6,861 SF
- Tenant Space B: 1,556 SF
- Tenant Space C: 1,598 SF

**Option 2:**  
*Three Tenant Layout with Addition*

- Tenant Space A: 6,861 SF
- Tenant Space B: 1,556 SF
- Tenant Space C: 1,598 SF
- Proposed building addition: 1,506 SF

**Option 3:**  
*Two Tenant Layout*

- Tenant Space A: 4,374 SF
- Tenant Space B: 5,476 SF

**Option 3A:**  
*Two Tenant Layout with Addition*

- Tenant Space A: 4,374 SF
- Tenant Space B: 5,476 SF
- Proposed building addition: 1,506 SF

**Option 1 Site Plan | Proposed Configuration**



**Option 2 Site Plan | Proposed Configuration**



**Option 3 Site Plan | Proposed Configuration**



**Option 3a Site Plan | Proposed Configuration**



**The right space. The right move.**



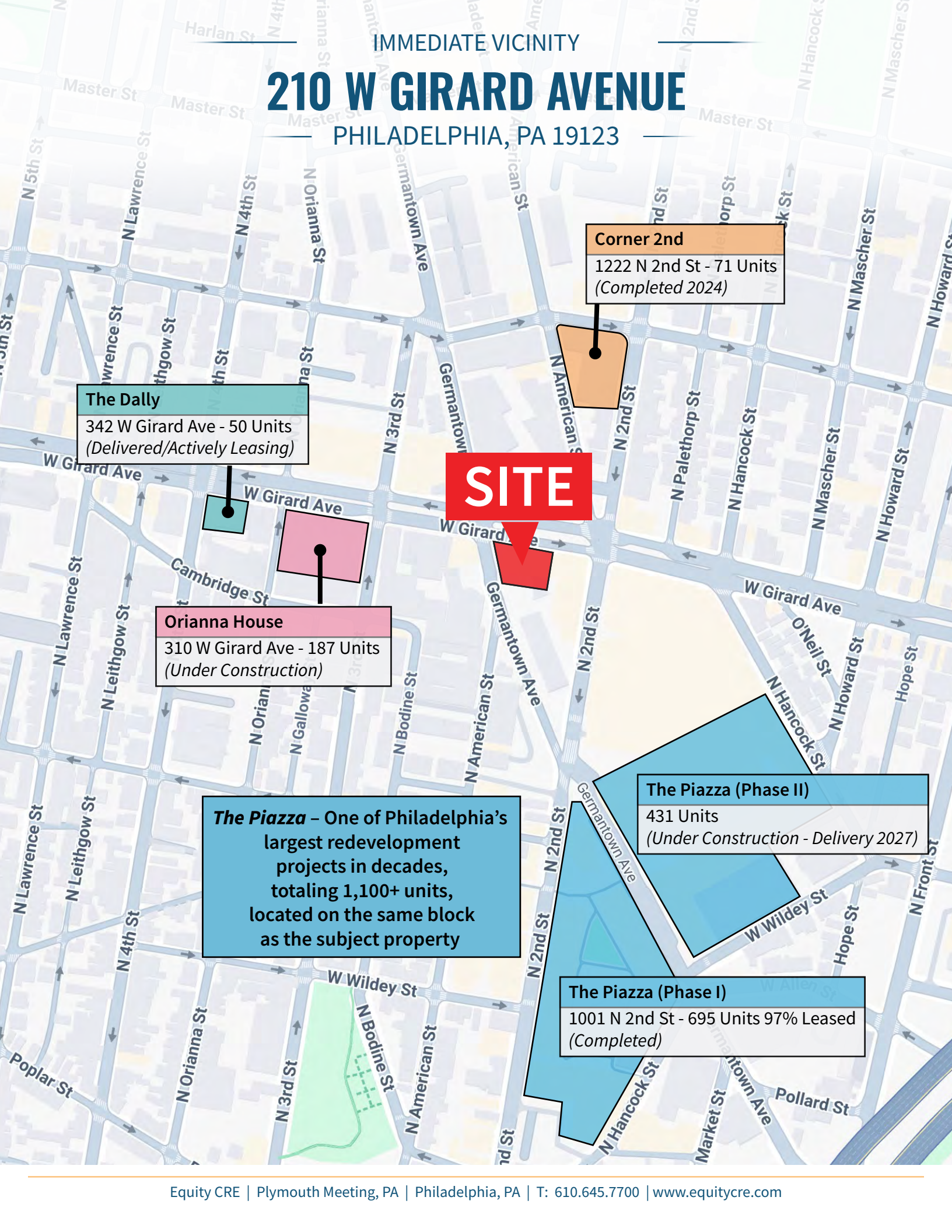
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03/26 Steve Jeffries & William Ciccarelli are licensed salespersons in PA.

IMMEDIATE VICINITY

# 210 W GIRARD AVENUE

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**The Dally**  
342 W Girard Ave - 50 Units  
(Delivered/Actively Leasing)

**Orianna House**  
310 W Girard Ave - 187 Units  
(Under Construction)

**The Piazza** - One of Philadelphia's largest redevelopment projects in decades, totaling 1,100+ units, located on the same block as the subject property

**Corner 2nd**  
1222 N 2nd St - 71 Units  
(Completed 2024)

**SITE**

**The Piazza (Phase I)**  
1001 N 2nd St - 695 Units 97% Leased  
(Completed)

**The Piazza (Phase II)**  
431 Units  
(Under Construction - Delivery 2027)

AREA DEVELOPMENTS

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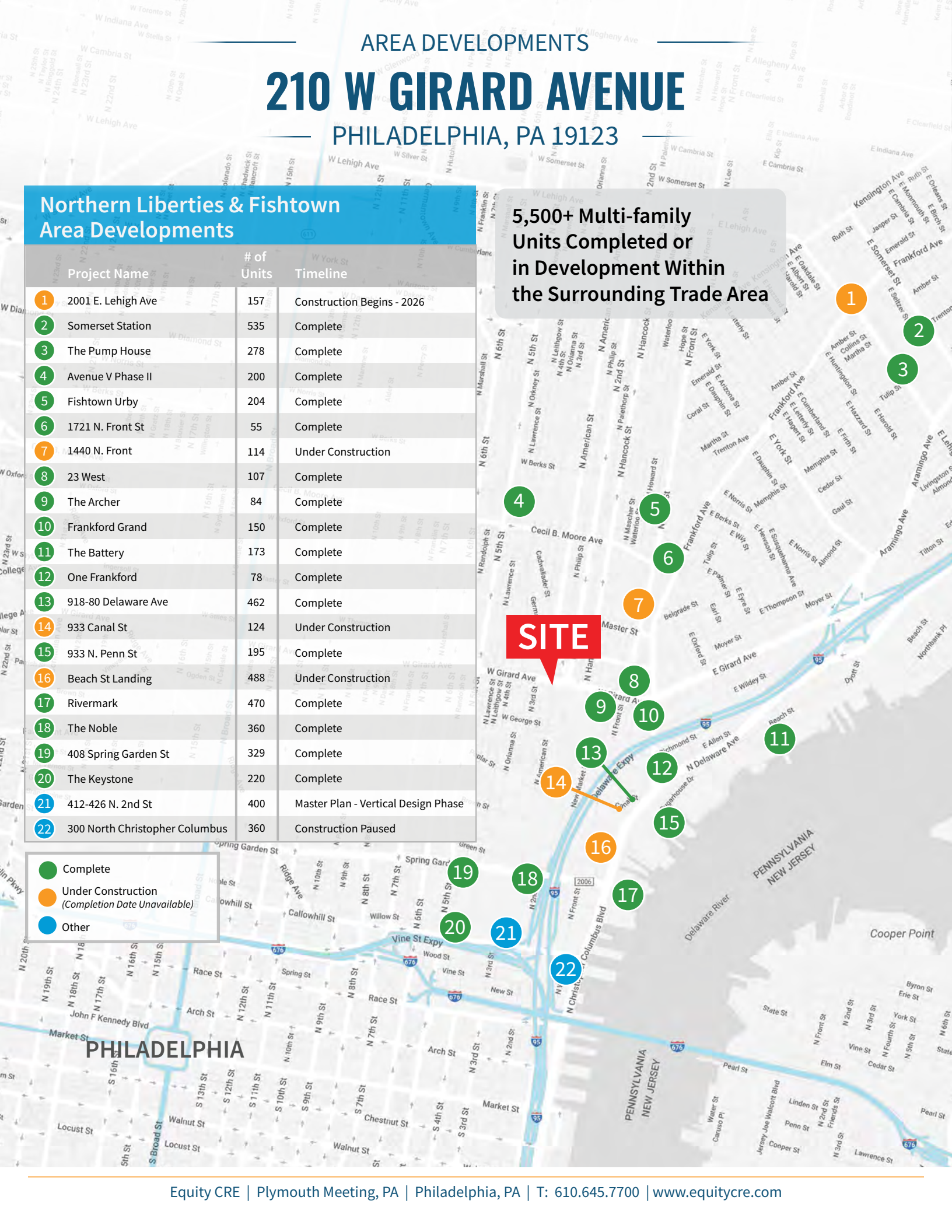
## Northern Liberties & Fishtown Area Developments

Project Name	# of Units	Timeline
1 2001 E. Lehigh Ave	157	Construction Begins - 2026
2 Somerset Station	535	Complete
3 The Pump House	278	Complete
4 Avenue V Phase II	200	Complete
5 Fishtown Urby	204	Complete
6 1721 N. Front St	55	Complete
7 1440 N. Front	114	Under Construction
8 23 West	107	Complete
9 The Archer	84	Complete
10 Frankford Grand	150	Complete
11 The Battery	173	Complete
12 One Frankford	78	Complete
13 918-80 Delaware Ave	462	Complete
14 933 Canal St	124	Under Construction
15 933 N. Penn St	195	Complete
16 Beach St Landing	488	Under Construction
17 Rivermark	470	Complete
18 The Noble	360	Complete
19 408 Spring Garden St	329	Complete
20 The Keystone	220	Complete
21 412-426 N. 2nd St	400	Master Plan - Vertical Design Phase
22 300 North Christopher Columbus	360	Construction Paused

- Complete
- Under Construction (Completion Date Unavailable)
- Other

**5,500+ Multi-family Units Completed or in Development Within the Surrounding Trade Area**

**SITE**



# FOR LEASE: ±10,015 SF OF RETAIL SPACE

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## FISHTOWN ATTRACTION & RETAIL MAP

Incredible co-tenancy throughout the neighborhood, where James Beard award-winning and other top restaurants rub elbows with favorite local bars, music studios, concert venues, entertainment centers, galleries, health & wellness spots, and other must-visit destinations; anchored by Frankford Avenue, the main retail corridor and the heart of Fishtown

