

PRIME RETAIL AVAILABLE ON MANAYUNK’S BEST BLOCK



4312 MAIN STREET Manayunk, Philadelphia 19127

\$3,500/month NNN

- » 2,700 +/- SF of retail space at a signalized corner
- » Space features multiple office spaces, kitchenette, open floor plan and great street presence.
- » 20' of frontage on Main Street
- » Zoning: CMX-2
- » Located within the heart of Manayunk’s commercial corridor on signalized corner along Main Street.
- » Located 3.5 blocks from 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.
- » This space is ideal for boutique fitness operators, medical offices, salons, and many more!
- » Manayunk gives an urban experience with a small-town charm and a strong sense of community. The area is central to Philadelphia’s art scene, hosting the annual Manayunk Arts Festival.



NEARBY DEMOGRAPHICS (1-mile radius)	
Total Population	28,110
Total Households	13,463
Est. Daytime Employees	12,169
Average Household Income	\$116,379

OF NOTE: More than 650,000 live in a 5-mile radius and over 1.5 million people reside in the Greater Philadelphia area. Manayunk businesses attract customers from all over the region including the Philadelphia Main Line and its affluent clientele. Manayunk is just 15 minutes from many of the region’s primary destinations.

NEIGHBORS INCLUDE :



Canal House Apartments

ALEXANDRA CHAREN 267.546.1732 ■ acharen@mpnrealty.com VERONICA BLUM 267.238.1728 ■ vblum@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.



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## Property Photos



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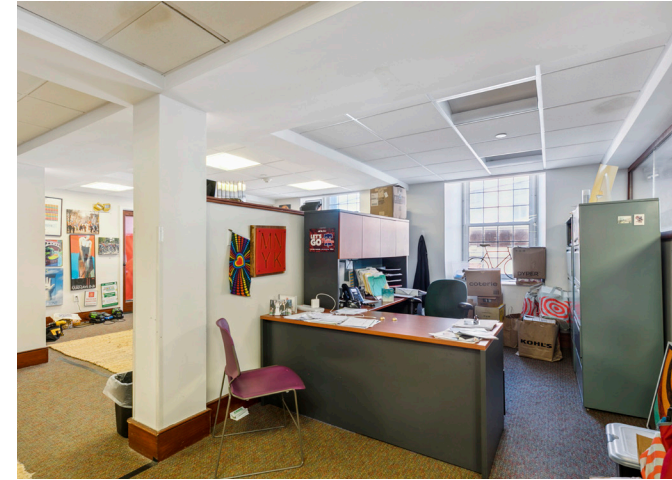


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## Retail Map



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