

541 E GIRARD AVE

Fishtown, Philadelphia 19125

ICONIC CORNER BAR AVAILABLE FOR LEASE

\$7,000/month + NNN

- » Fully fit out corner gastropub available, Key money: Includes R Liquor License, furniture, fixtures, equipment, and goodwill.
- » 2,000 SF corner ground floor bar with lower-level and extensive frontage on E Girard Ave and E Marlborough
- » Total capacity: 72 seats: 42 in dining area, 22 bar seat, 8 sidewalk cafe
- » Bar includes: 12 tap draft system and 1 hand pump tap
- » Zoning: CMX-2
- » Fully fit out kitchen with 16' exhaust hood with ANSUL system, lower level has walk-in, a dedicated prep area, and store
- » Forbes magazine recently wrote about, "How Fishtown, Philadelphia Became America's Hottest New Neighborhood." Many parts of the area have seen a huge increase in both population and industry with several high-density development projects under construction. The area is full of culture, known for having some of Philadelphia's best restaurants, coffee shops, and art galleries in addition to a lively nightlife scene.

Walk Score®

Walk Score
88

Transit Score
64

Bike Score
94



NEIGHBORS INCLUDE:



MEYERS
BREWING
CO.

IMPRESSO
EXPRESS.



Elma



LA
CHINGONITA
COMIDA Y BEBIDAS

Gilda

DEMOGRAPHICS (within 1 mile)

Residents	43,742
Average household income	\$119,916
Est. Daytime population	14,164

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **JOE SCARPONE** 267.546.1721 ■ jscarpone@mpnrealty.com

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RETAIL MAP



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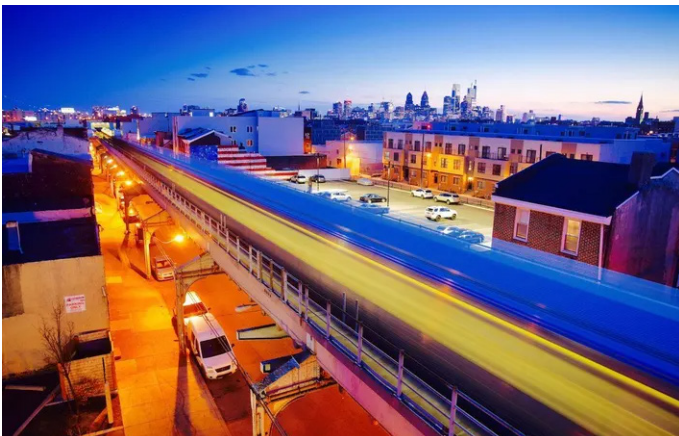
ABOUT THE NEIGHBORHOOD: FISHTOWN

Fishtown has quickly become one of Philadelphia's most sought-after destinations. Forbes magazine recently highlighted "How Fishtown, Philadelphia Became America's Hottest New Neighborhood," recognizing the area's incredible growth and vibrant energy. Once a quiet river-front community, Fishtown has transformed into a cultural hub celebrated for its creative spirit, walkability, and unmatched local character.

The neighborhood has seen a major surge in both population and development, with several high-density projects currently under construction. This wave of new residential buildings, retail spaces, and modern mixed-use properties continues to elevate the area and attract newcomers from all over the city.

Fishtown is known for offering some of Philadelphia's best restaurants, coffee shops, boutiques, and art galleries. The food scene is thriving, and the neighborhood's lively nightlife features popular music venues, craft breweries, bars, and cocktail lounges. Despite its rapid growth, Fishtown maintains a strong sense of community, blending historic charm with a modern, creative edge.

In addition to its cultural offerings, Fishtown provides exceptional convenience and connectivity. Residents enjoy easy access to I-95, major bridges, and the Market-Frankford Line, making travel around the city simple and efficient. Walkable streets, local businesses, and proximity to the Delaware River Trail create an ideal urban lifestyle. With ongoing investment and new development shaping its future, Fishtown remains one of Philadelphia's most dynamic and desirable neighborhoods for both residents and investors alike.



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