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· MAIN LINE ·

Each Office Is Independently Owned and Operated

McCann
COMMERCIAL



MIXED USE BUILDING FOR LEASE

114 GREEN LN

Philadelphia, PA 19127



DEAL TEAM

114 Green Lane | Philadelphia, PA 19127

MIXED USE BUILDING FOR LEASE

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PROPERTY SUMMARY

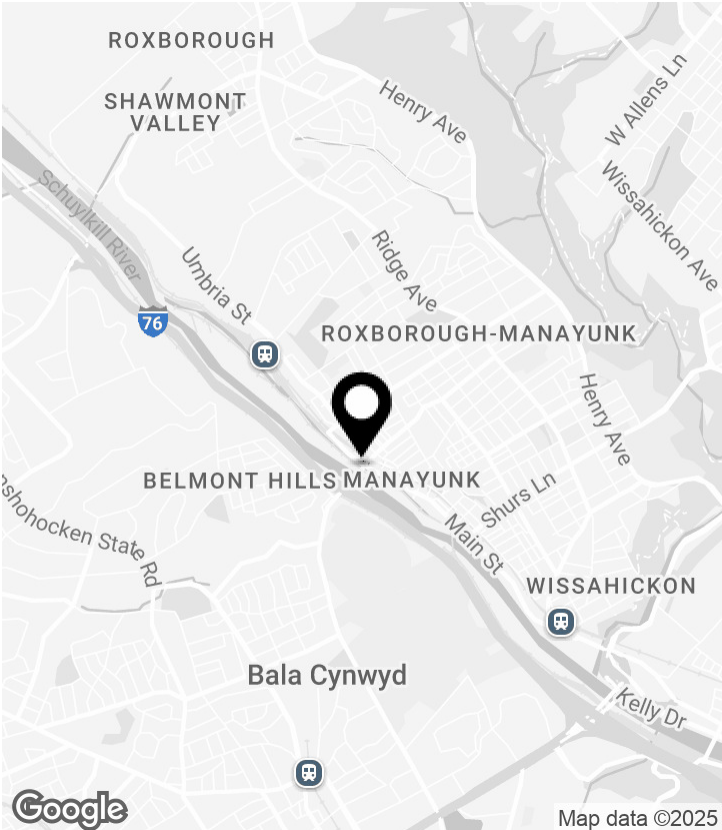
114 Green Lane | Philadelphia, PA 19127

MIXED USE BUILDING FOR LEASE



PROPERTY DESCRIPTION

This rare Manayunk offering presents the opportunity to lease a distinctive historic building formerly part of the Artesano Gallery. The two-story, 8,116 SF space is zoned for restaurant use, featuring high ceilings, exposed brick, abundant natural light, and a partially finished basement that adds valuable flexibility. A large outdoor patio provides prime potential for dining, events, or guest activation, while the structure also supports the possibility of a future rooftop deck, unlocking even more opportunity for elevated hospitality concepts. Located within Manayunk’s vibrant, walkable commercial corridor and surrounded by strong retail, dining, and fitness co-tenancy, this property is an ideal destination for tenants seeking character, visibility, and a space that enhances the customer experience.



OFFERING SUMMARY

Available SF:	8,116 SF
Lot Size:	7,149 SF
Zoning:	CMX 1-2
Year Built Renovated	1910 2021

PHOTOS

114 Green Lane | Philadelphia, PA 19127

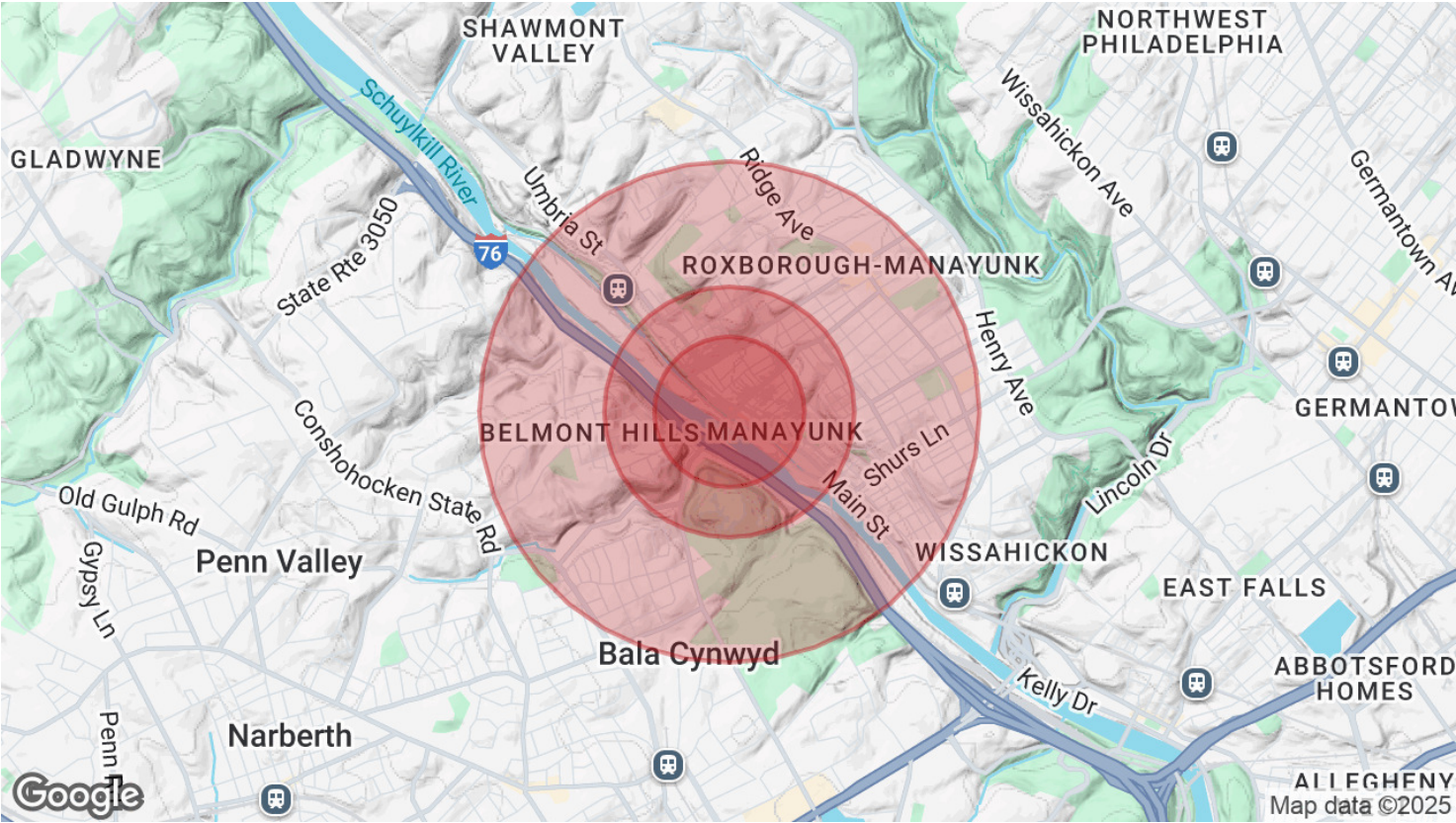
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DEMOGRAPHICS MAP & REPORT

114 Green Lane | Philadelphia, PA 19127

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,201	7,901	24,087
Average Age	34	35	37
Average Age (Male)	34	35	37
Average Age (Female)	34	36	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,602	3,842	11,354
# of Persons per HH	2	2.1	2.1
Average HH Income	\$117,150	\$130,343	\$137,589
Average House Value	\$415,590	\$421,968	\$416,769

Demographics data derived from AlphaMap

IN THE NEIGHBORHOOD

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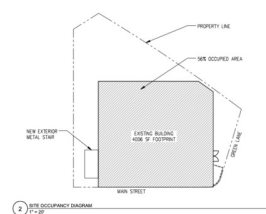
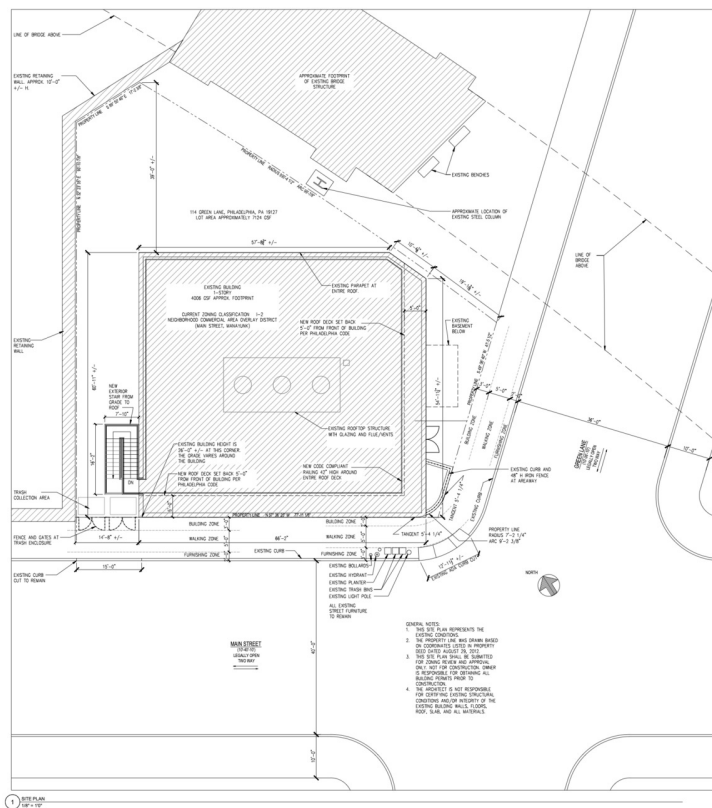


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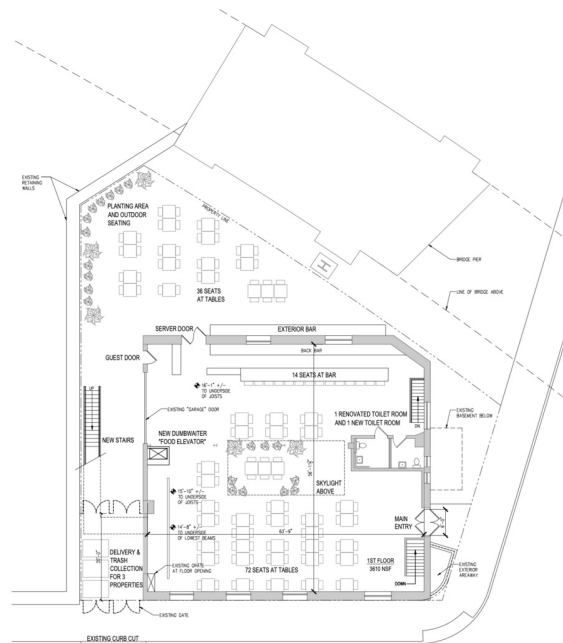
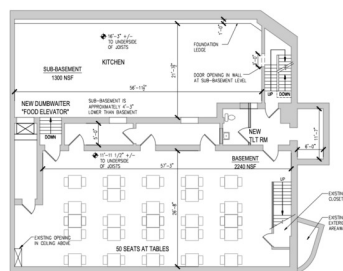
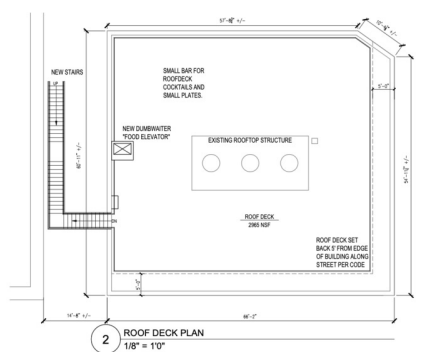
FORD
ARCHITECTS, LLC
202 W. Union Street | Newberry, OR 97650
408-84-ESCAPE office office @ 541-331-5444

Manayunk Substation by ARTESANO
114 GREEN LANE
PHILADELPHIA, PA 19127

Drawn By	EW
Checked By	EW
Date	
Revisions	
Issue:	JGDK
March 2025 Zoning Application	
April 1, 2025 Zoning App Fee	
Project No.	2502
Drawing Title	SITE PLAN
File Name	2502_x_2502_site.dwg



114 Green Lane Philadelphia, PA 19127	OWNER	ZONING REGULATIONS	PROPOSED
Existing Classification	Center of Main Street and Green Lane Neighborhood Center Neighborhood Center Neighborhood Center Subsection A	height of addition shall not exceed existing building height 24' 7" +/- 1st building story for every 4 stories. Valid 4/1/2019 15000 GPD	exchange to building No existing parking
Area for Sit Down Restaurant Tables (for reference only. Not used to calculate occupancy)	First Floor Restaurant First Floor Restaurant Basement		2733 1263 5328
Total Area for Restaurant			5328
Occupancy Count of Tables and Chairs			
First Floor Restaurant			71
First Floor Restaurant			34
Basement			90
Total Occupants at tables and chairs			135
Area of Lot	7124 GSP	NA	Exceeding to remain
Area of Building Footprint	4026 GSP	NA	Exceeding to remain
Occupancy Area (Gross Square Footage)	1075	100% max	No change
Gross Floor Area (Gross Square Footage)			
Basement	4310		
First Floor	7147		
Total Gross Floor Area	8156		
Building Height			0.0%
Proposed Roof Deck Area			13000 GPD
Angle of Vision (Green Lane)	Angle from low rays from 7' to 21' +/-	6' +/-	Exceeding to remain
Side View Setback (Main Street)	Angle from low rays from 7' to 21' +/-	6' +/-	Exceeding to remain
Side View Setback (Green Lane)	Angle from low rays from 7' to 21' +/-	6' +/-	Exceeding to remain
Side View Setback Building Height	1.5 meter plus parking, 12' +/-	8' +/-	Exceeding to remain
Parking	No new parking, 12' +/-	Spill Quantity 15000 GPD, 12' +/-	No change to building

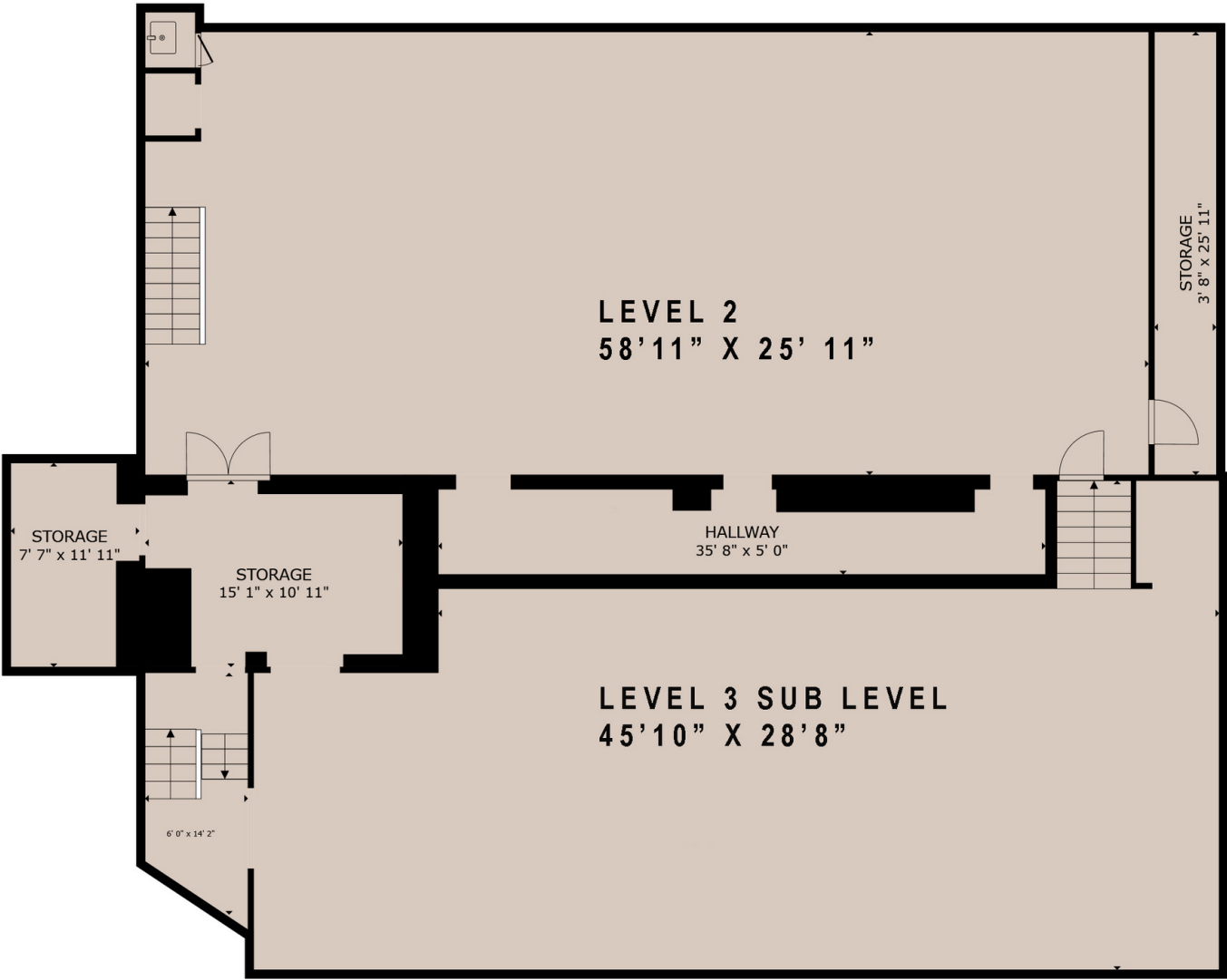


FORD3
ARCHITECTS, LLC
243 N Union St. | Suite 118 | Lambertville, NJ 08530

FLOOR PLAN

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FLOOR 2 & 3