

206 E GIRARD AVE

FISHTOWN, PHILADELPHIA 19125

MPN
MALLIN PANCHELLI NADEL
REALTY



PRIME RETAIL SPACE IN FISHTOWN

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PRIME RETAIL SPACE IN FISHTOWN

\$2,650 Gross + U&O

- » 735 +/- SF of ground floor retail space plus basement
- » LEED Platinum Certified Building
- » Ideal for retail, coffee shop, creative studio, boutique office, or personal services
- » Zoning: CMX-2
- » Located in Philadelphia's vibrant Fishtown neighborhood, this space is part of a thriving community of restaurants, bars, cafes, and creative businesses. With excellent public transportation access and strong foot traffic, it's an ideal location for retail or creative enterprises. Fishtown's energetic and supportive atmosphere makes this a highly sought-after spot to grow your business.



Walk Score® 

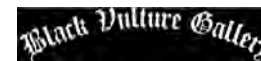
Walk Score
97

Bike Score
97

DEMOGRAPHICS (1 mile)

Residents	47,731
Average household income	\$130,036
Est. Daytime population	17,950

NEIGHBORS INCLUDE:



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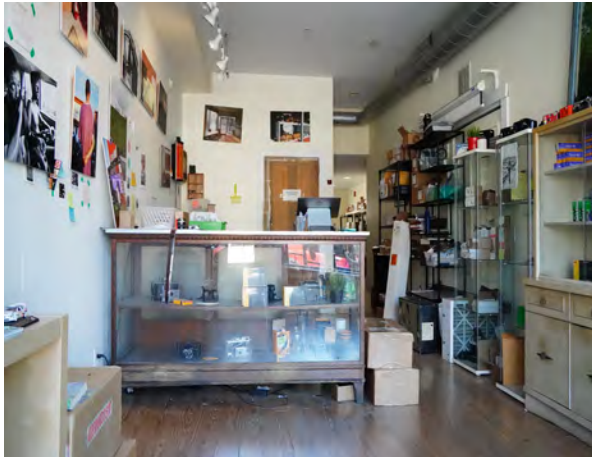
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Property Photos

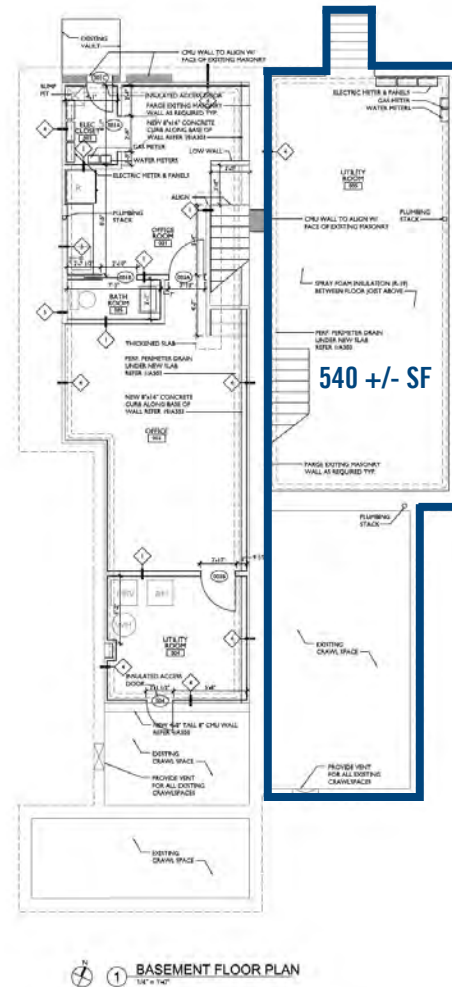
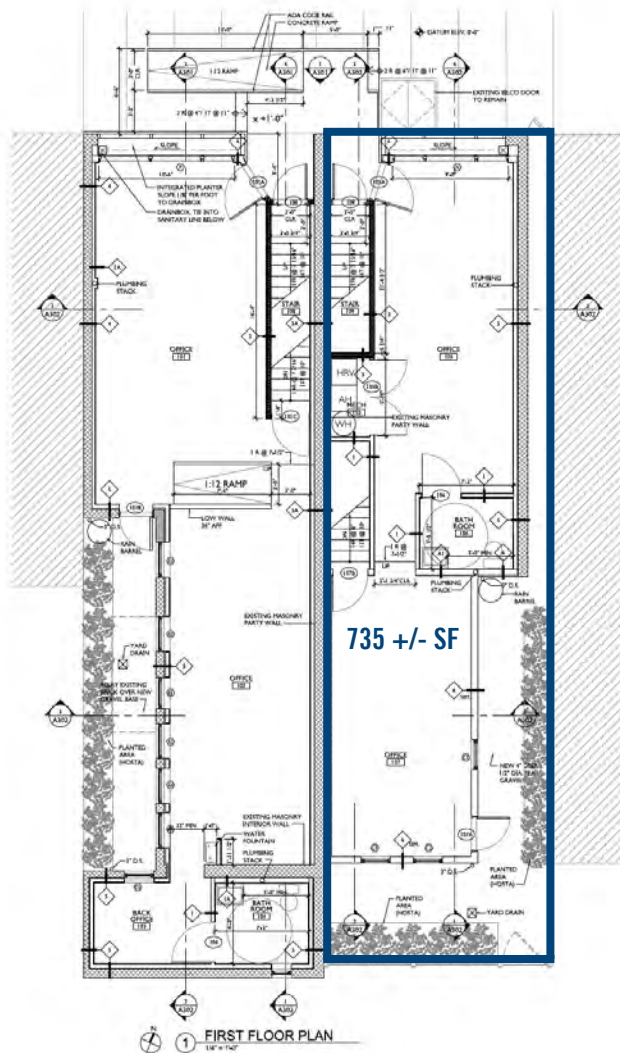


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Floor Plan



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Retail Map



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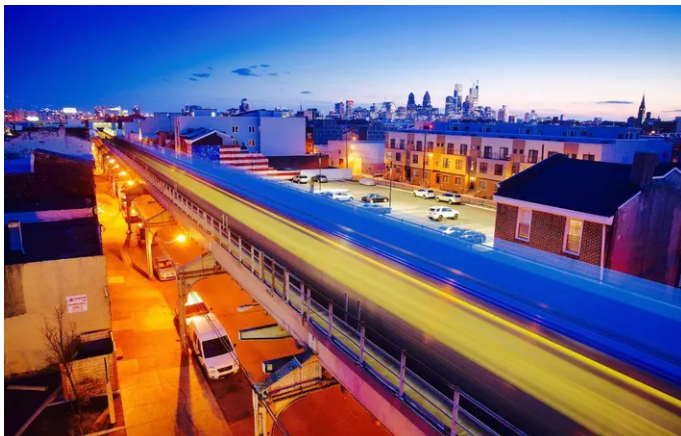
About the Neighborhood: Fishtown

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 riverfront 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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