

# 2011 AMBER STREET

Fishtown, Philadelphia 19125

## 2,400 SF OF MOVE-IN-READY RETAIL SPACE

### \$30 PSF + NNN

- » 2,400 SF of open retail space
- » 1,380 +/- SF of dedicated outdoor / patio space w/ direct access to the interior space
- » 16' - 17' ceilings
- » 2 ADA restrooms in place
- » Building renovated in 2020 including new electrical and plumbing
- » Space is ideal for restaurant, brew pub, tasting room, bakery, light gym, general retail
- » Perfectly situated in between N Front St and Frankford Ave
- » Zoning: CMX-2
- » Fishtown is known for having some of city's best restaurants, coffee shops, and music venues in addition to a lively night life scene. It was recently featured in Forbes magazine in an article titled, "Fishtown, Philadelphia Is Still One Of America's Hottest New Neighborhoods."
- » Easy access to public transportation, Center City, I-95, and the Ben Franklin Bridge



#### DEMOGRAPHICS

Residents within 1 mile	76,473
Average household income	\$76,535
Est. daytime population	19,452

#### NEIGHBORS INCLUDE:



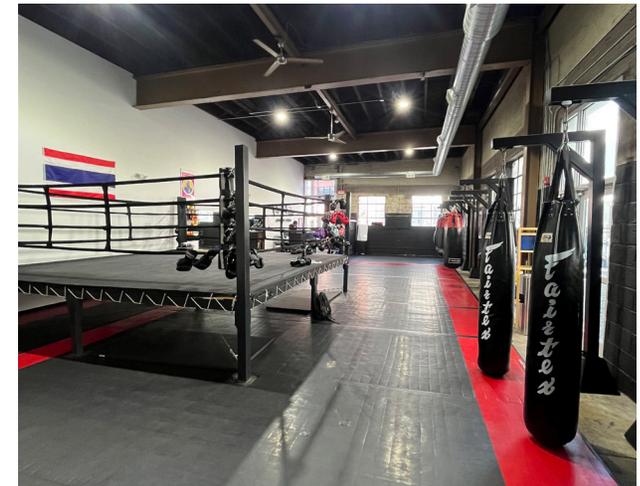
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## Property Photos

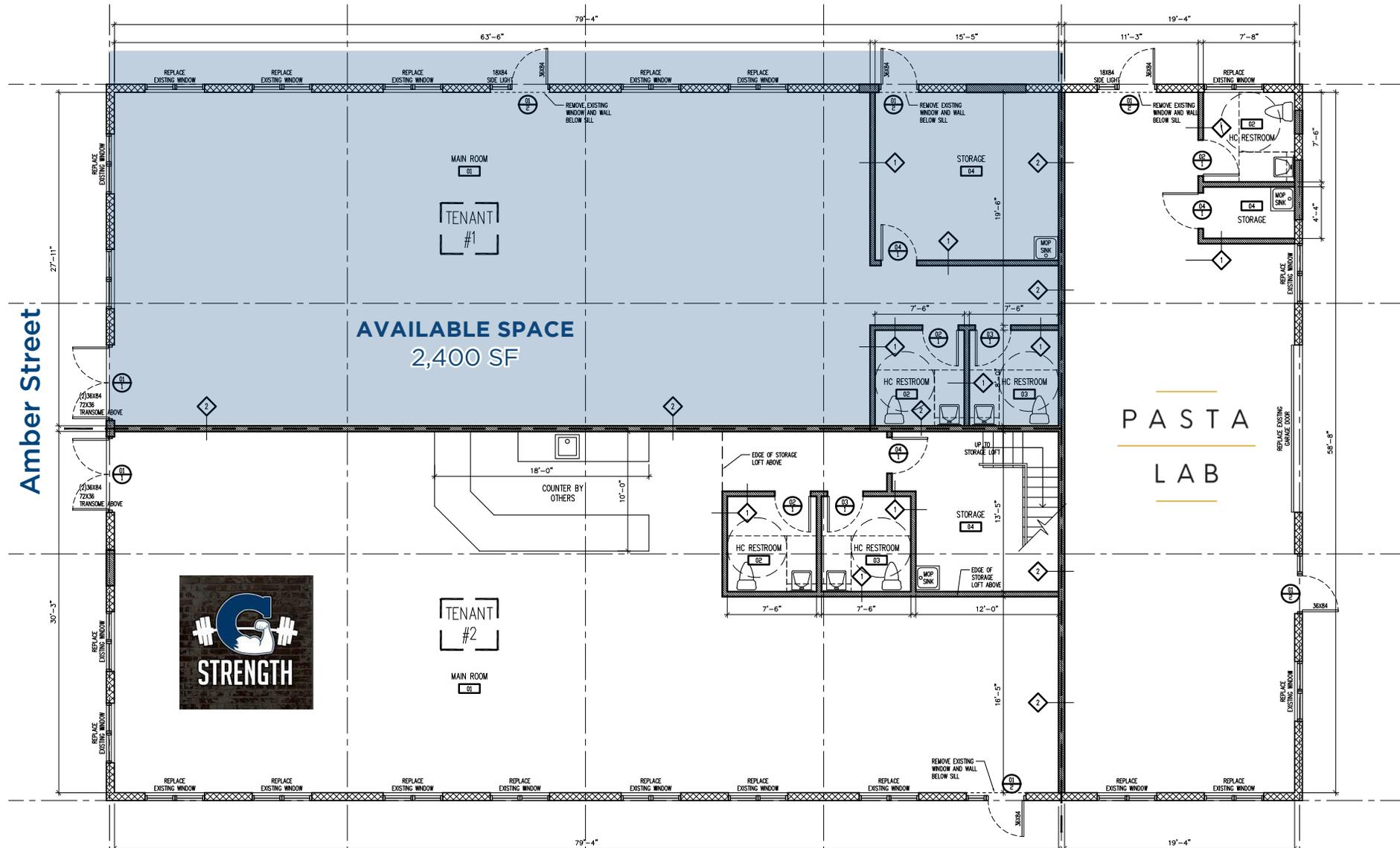


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## Floor Plans

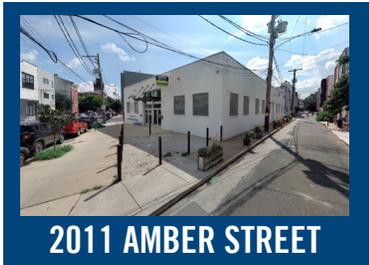
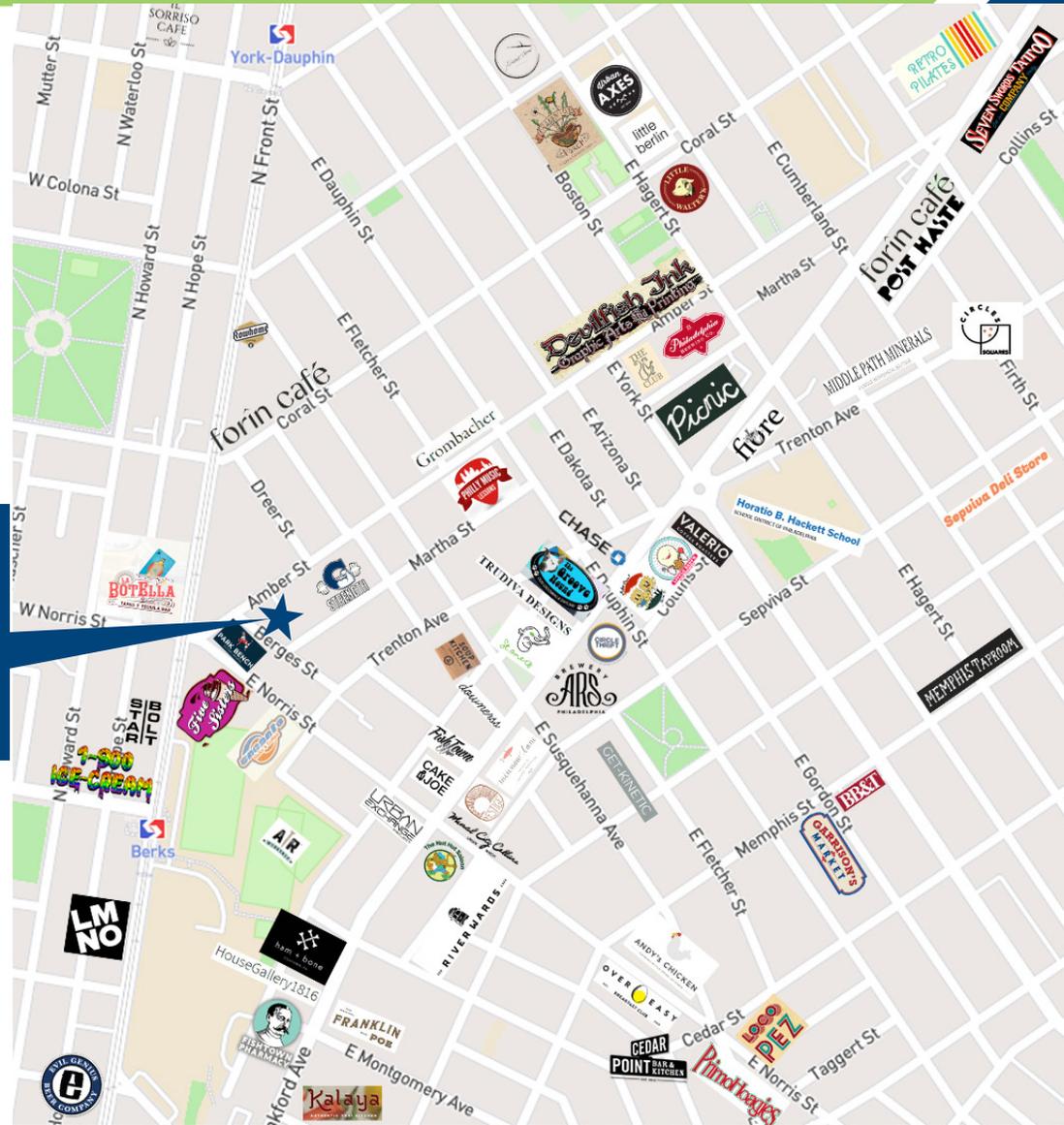


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## Retail Map



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## About the Neighborhood: Fishtown

Nestled in the heart of Philadelphia, Fishtown is a vibrant and eclectic neighborhood that has rapidly become one of the city's most desirable locations. Known for its artistic spirit and historic charm, Fishtown seamlessly blends old-world character with modern appeal. Strolling through its streets, you'll find a mix of beautifully restored row houses, cutting-edge new developments, and an array of locally-owned boutiques and eateries. The area is also a cultural hub, boasting numerous art galleries, music venues, and the renowned Frankford Avenue Arts Corridor. With a lively atmosphere that celebrates creativity and community, Fishtown is the perfect place for those seeking a dynamic urban lifestyle.

Beyond its cultural offerings, Fishtown is also a haven for food enthusiasts. The neighborhood is home to some of Philadelphia's most acclaimed restaurants, craft breweries, and coffee shops. From the innovative dishes at local favorites like Wm. Mulherin's Sons to the cozy ambiance of La Colombe's flagship cafe, there's something to satisfy every palate. In addition to its culinary scene, Fishtown offers plenty of recreational opportunities with nearby parks and the scenic Delaware River waterfront.

Convenient access to public transportation and major highways makes commuting a breeze, further enhancing Fishtown's appeal. Whether you're a young professional, a family, or an investor, Fishtown's unique blend of history, culture, and convenience makes it an ideal place to call home.



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