

FOR LEASE

**MPN**  
MALLIN PANCHELLI NADEL  
REALTY

**4124 HAVERFORD AVE** WEST POWELTON 19104



**ALEX SNYDER** 267.238.1725 ■ [asnyder@mpnrealty.com](mailto:asnyder@mpnrealty.com)

**ALEXANDRA CHAREN** 267.546.1732 ■ [acharen@mpnrealty.com](mailto:acharen@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.*



# NEW CONSTRUCTION RETAIL AT 42ND & HAVERFORD AVE

## 4124 HAVERFORD AVE West Powelton, Philadelphia 19104



- » **Retail 1: \$3,750/mo + NNN**
  - » 1,375 +/- SF
  - » Seeking a market/grocer
  - » 35' of frontage on N 42nd Street & 43' of frontage on Brandywine St providing tons of natural light and storefront exposure
- » **Retail 2-Retail 6: \$30/PSF + NNN**
  - » 4,595 +/- SF (Divisible)
  - » Frontage: 117' on N 42nd St & 36' on Haverford Ave
- » **All retail spaces provide:**
  - » 9.9'-12.6' ceiling heights
  - » Access to commercial trash
  - » Floor to ceiling storefront windows
- » Estimated Delivery Date of Fall 2024
- » Zoning: CMX-2
- » This is a new construction mixed-use project within the Powelton Village neighborhood. The building will have 51 apartment units with multiple ground floor retail spaces.
- » In the heart of Drexel's campus and student housing, blocks from the 34th St Market-Frankford Station, with an expansive delivery radius throughout University City and via Spring Garden Bridge to Fairmount, Art Museum, and Market West

**Walk Score®**

Transit Score **87**

Bike Score **98**



DEMOGRAPHICS <small>within 1 mile</small>	
Residents within 1 mile	63,096
Average household income	\$83,586
Est. daytime population	56,211

NEIGHBORS INCLUDE:

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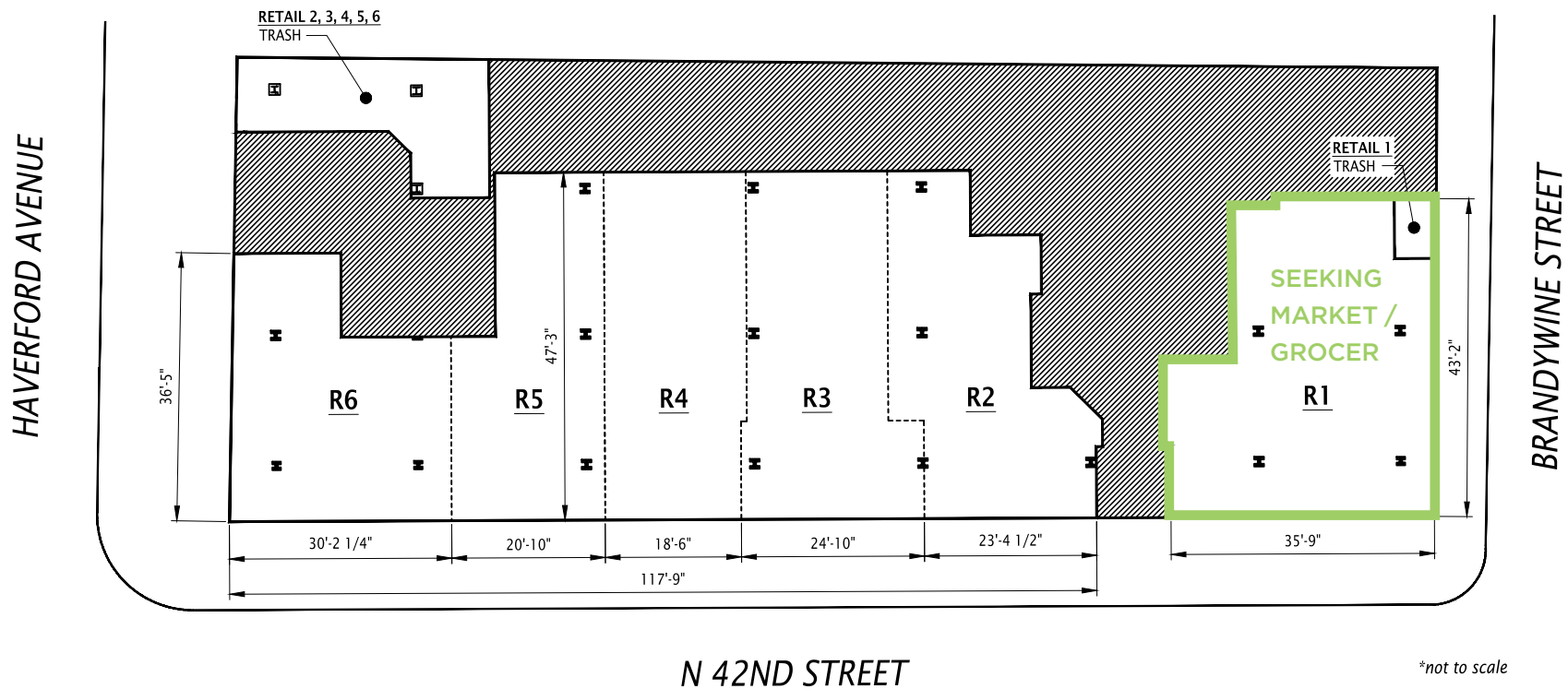
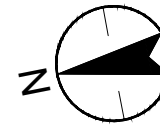
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## Site Plan

### Ground Level Retail Sq Ft

- R1: 1375 SQ FT
- R2: 947 SQ FT
- R3: 983 SQ FT
- R4: 900 SQ FT
- R5: 850 SQ FT
- R6: 915 SQ FT

Plan depicts possible division.\*  
Retail spaces can be combined.



\*not to scale

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Property Photos: R1 [\(Click to View More\)](#)



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Property Photos: R2-R6 [\(Click to View More\)](#)



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## Retail Map of Neighborhood



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## West Powelton

West Powelton is a vibrant and diverse neighborhood located in the western part of Philadelphia, Pennsylvania. Known for its historic architecture, the area is characterized by charming Victorian rowhouses and tree-lined streets that reflect its rich history. The neighborhood is home to a mix of long-term residents and students from nearby Drexel University and the University of Pennsylvania, contributing to its dynamic community atmosphere. With a range of local businesses, eateries, and cultural venues, West Powelton offers a blend of urban convenience and a close-knit, community-oriented vibe. The nearby Vidas Athletic Complex, a prominent sports facility associated with Drexel University, adds to the area's appeal by providing state-of-the-art amenities for fitness and recreational activities.

The neighborhood is well-connected by public transportation, making it an attractive location for those who work or study in Center City or other parts of Philadelphia. Parks and green spaces, such as Saunders Park and the nearby Drexel Park, provide residents with areas for recreation and relaxation. Community initiatives and events are common, fostering a strong sense of neighborhood identity and engagement. As part of a larger ongoing development in West Philadelphia, West Powelton has seen revitalization efforts that aim to preserve its historic charm while accommodating growth and modernization.



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