

Northern Liberties

**RETAIL SPACE
FOR LEASE**
3,800 SF

814 N. 2nd St.
Philadelphia, PA

NEW CONSTRUCTION
**SUMMER 2024
DELIVERY**



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LISTING DETAILS

814 N. 2ND STREET | PHILADELPHIA, PA

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PROPERTY HIGHLIGHTS

- 3,800 SF Retail Space
- Ground floor of a new 78 unit residential development
- Easy access to public transportation, I-95 & 676
- In the heart of the 2nd Street Corridor with excellent access and visibility
- Outdoor Seating: Private exterior patio in rear of space
- Ceiling Heights: 12'4 clear
- Walk Score: 93 | Transit Score: 75 | Bike Score: 96

NEIGHBORING TENANTS



CESCAPHE

DEMOGRAPHICS



EST. POPULATION

.25 Miles: 3,961 | .5 Miles: 10,778 | 1 Mile: 43,605



EST. MEDIAN AGE

.25 Miles: 33.5 | .5 Miles: 33.5 | 1 Mile: 34.1



EST. AVG HH INCOME

.25 Miles: \$174,583 | .5 Miles: \$176,179 | 1 Mile: \$144,288



EST. EMPLOYEES

.25 Miles: 2,643 | .5 Miles: 7,164 | 1 Mile: 30,759



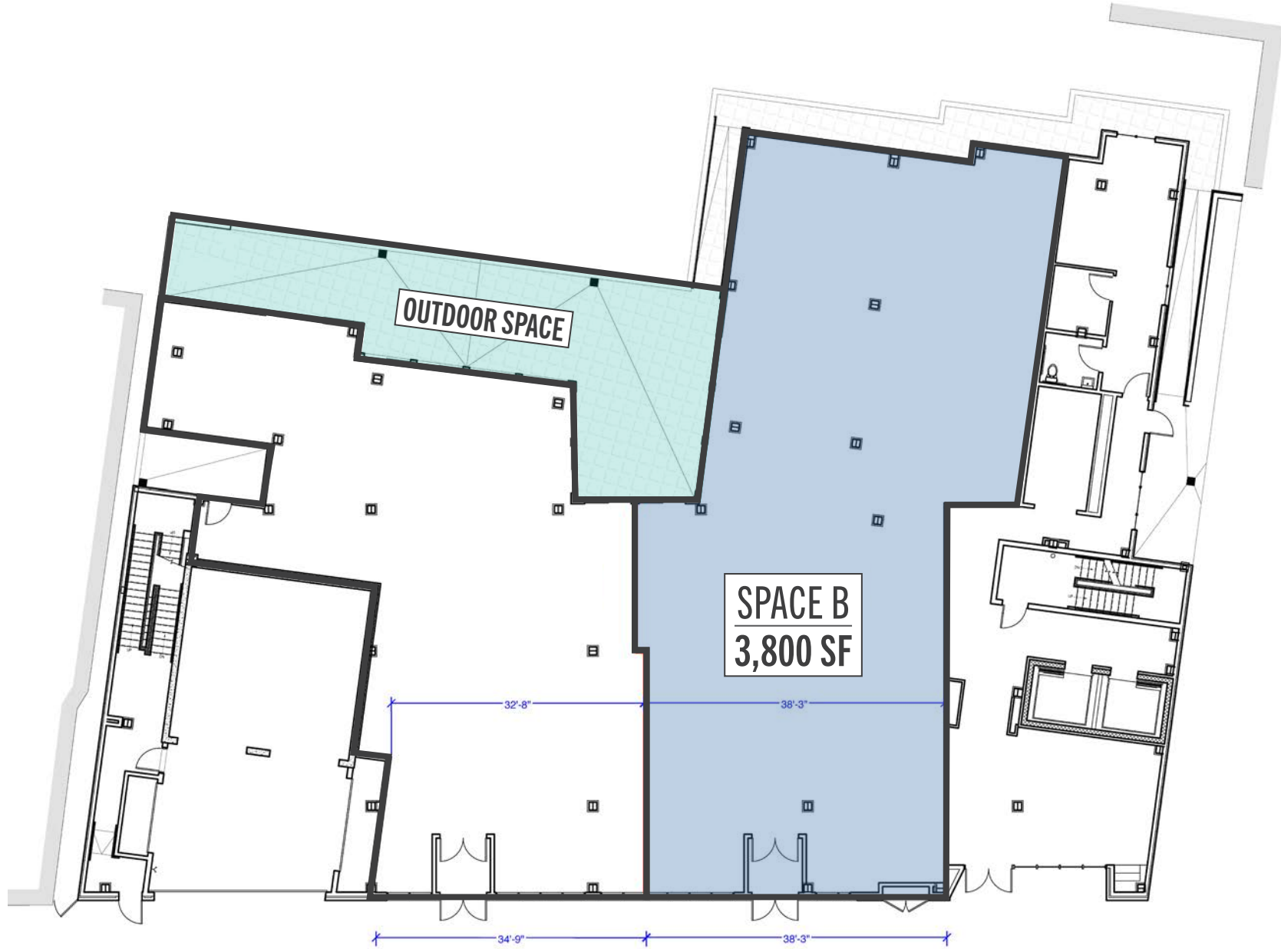
FLOOR PLANS

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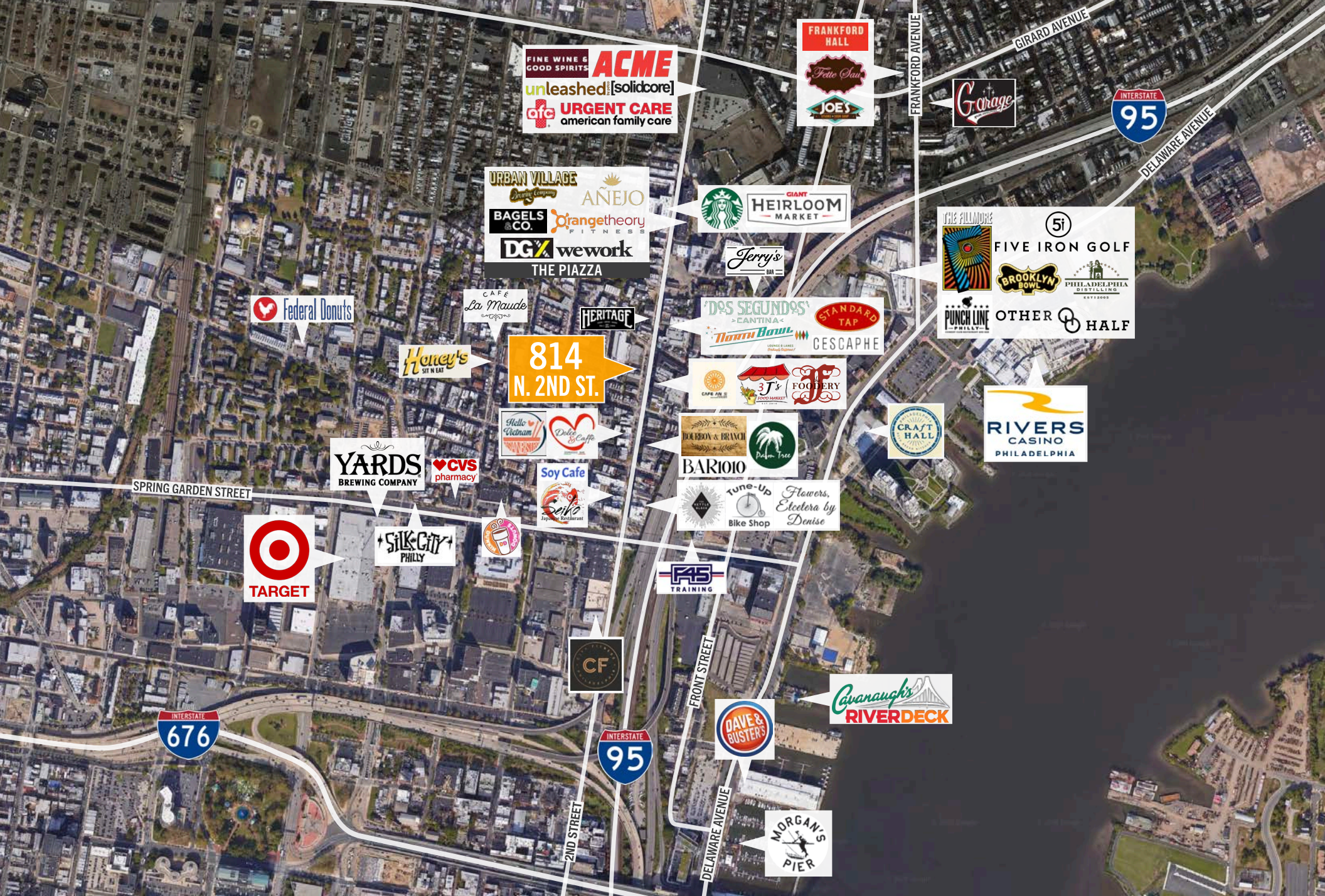
SITE AERIAL

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FINE WINE & GOOD SPIRITS **ACME**
unleashed[solidcore]
URGENT CARE
american family care

FRANKFORD HALL
Fello Sau
JOES

Garage

INTERSTATE 95

URBAN VILLAGE
BAGELS & CO. **ANĒJO**
Orangetheory FITNESS
DGZ wework
THE PIAZZA

GIANT **HEIRLOOM MARKET**

THE FILLMORE
FIVE IRON GOLF
BROOKLYN BOWL
PHILADELPHIA DISTILLING
PUNCH LINE
OTHER HALF

Federal Donuts

CAFE La Maude

HERITAGE

Jerry's

D'S SEGUNDOS CANTINA
STANDARD TAP
Tropic Bowl
CESCAPHE

Henery's

814 N. 2ND ST.

CAPE INN
3T'S FOOD MARKET
FOODERY

Hello Vietnam
Deli & Caffe

BOURBON & BRANCH
BARIOIO
Palm Tree

CRAFT HALL

RIVERS CASINO PHILADELPHIA

SPRING GARDEN STREET

YARDS BREWING COMPANY
CVS pharmacy

Soy Cafe
Saijo Japanese Restaurant

Tune-Up Bike Shop
Flowers, Etcetera by Denise

TARGET

Silk City PHILLY

F45 TRAINING

INTERSTATE 676

INTERSTATE 95

DAVE & BUSTER'S

Cavanaugh's RIVERDECK

CF

FRONT STREET

MORGAN'S PIER

2ND STREET

DELAWARE AVENUE

GIRARD AVENUE

FRANKFORD AVENUE

DELAWARE AVENUE

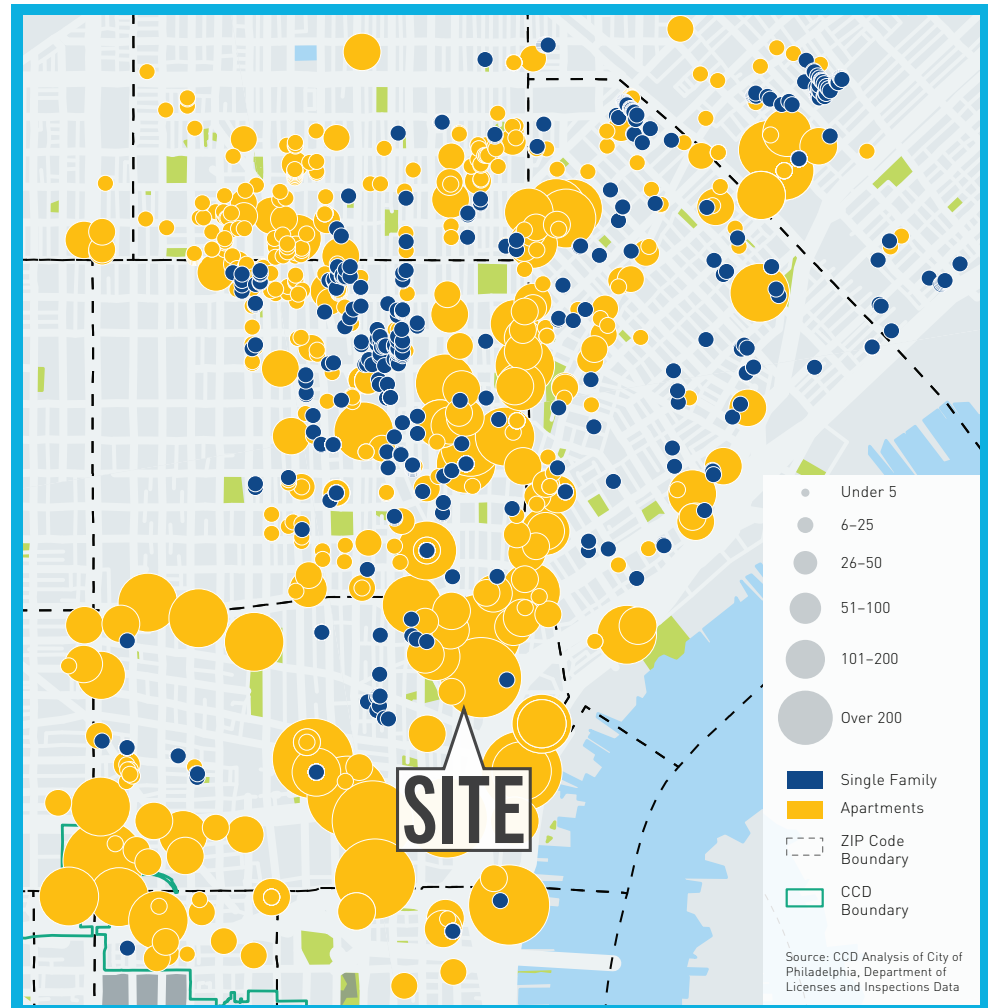


8,400+ NEW APARTMENTS TO BE DELIVERED BY 2025

“Greater Center City and the adjacent ZIP codes, represent 16.2% of the city’s geography, but were the locale for 75% of the 5,852 new units completed in Philadelphia last year.”
(Center City District)

AREA	UNITS IN PROGRESS	PERCENTAGE OF CITYWIDE UNITS IN PROGRESS
Core Center City	4,230	15%
Core West	2,129	8%
Core East	2,101	7%
Extended Center City	9,314	33%
19130	829	3%
19123	6,384	23%
19146	994	4%
19147	1,107	4%
Greater Center City Total	13,544	48%
Adjacent ZIP Codes	6,722	24%
19121	858	3%
19122	2,558	9%
19125	2,112	7%
19145	994	4%
19148	200	1%
Greater Center City + Adjacent ZIP Codes Total	20,266	72%
Citywide Total	28,319	100%

Source: CCD Analysis of City of Philadelphia, Department of Licenses and Inspections Data



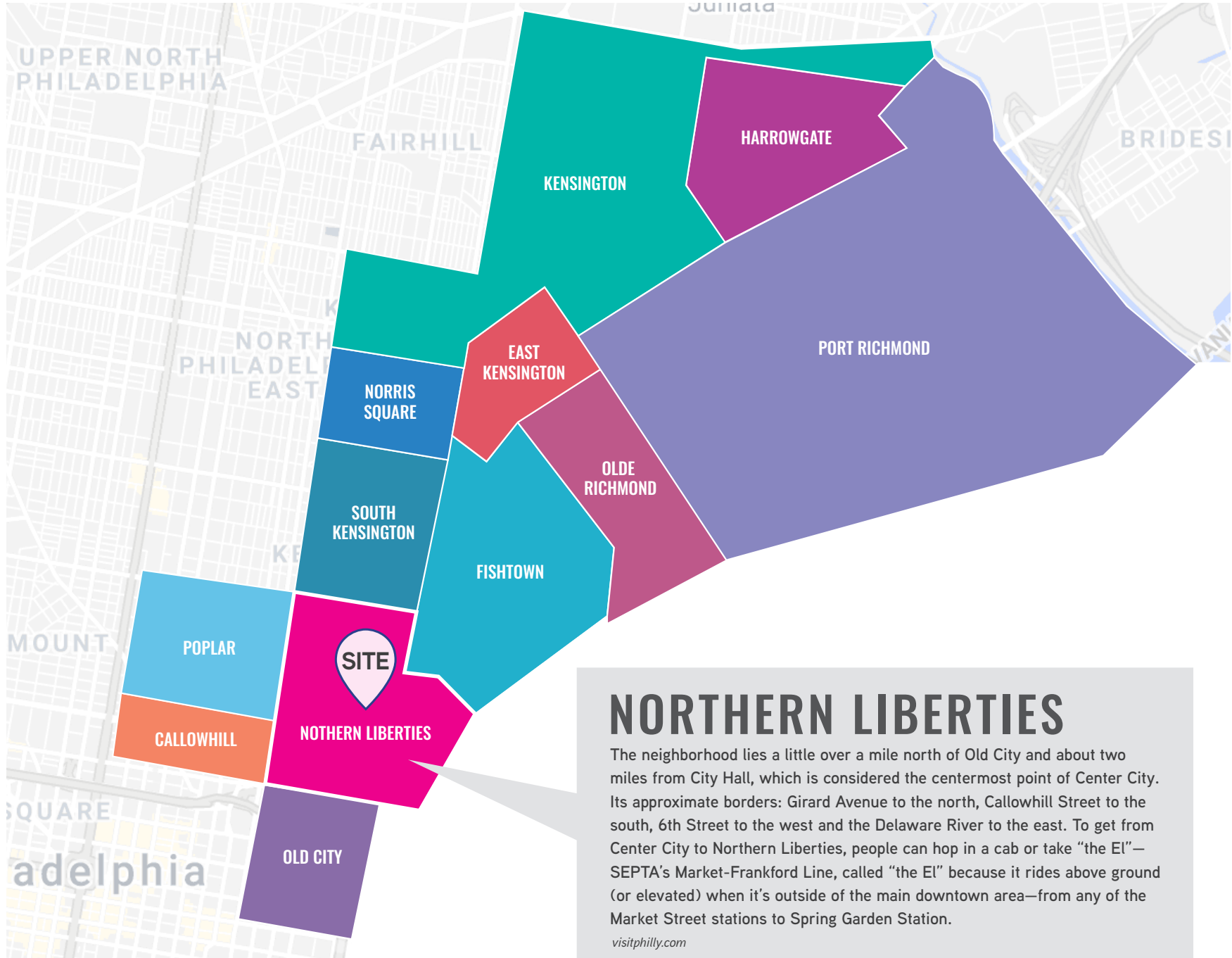
NEIGHBORHOOD MAP

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NORTHERN LIBERTIES

The neighborhood lies a little over a mile north of Old City and about two miles from City Hall, which is considered the centermost point of Center City. Its approximate borders: Girard Avenue to the north, Callowhill Street to the south, 6th Street to the west and the Delaware River to the east. To get from Center City to Northern Liberties, people can hop in a cab or take “the El”—SEPTA’s Market-Frankford Line, called “the El” because it rides above ground (or elevated) when it’s outside of the main downtown area—from any of the Market Street stations to Spring Garden Station.

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