

2737 W GIRARD AVE



TURN-KEY RETAIL IN BREWERYTOWN

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2737 W GIRARD AVE Brewerytown, Philadelphia 19130

TURN-KEY RETAIL IN BREWERYTOWN

\$2,350/month Gross

- » 1,302 SF of ground floor retail space + lower level storage
- » High ceilings throughout, creating a light and bright atmosphere
- » Large storefront windows providing ample natural light
- » Zoning: CMX - 2.5
- » Ideal space for boutique fitness operators, salons, non-vented food users, cafes/coffee shops, and office.
- » Brewerytown is a fast growing, high-energy neighborhood experiencing major residential and commercial investment, drawing new residents and businesses to a lively mix of places to live, shop, and dine, set alongside Fairmount Park and rooted in a rich brewing legacy that's fueling today's wave of successful restaurants, bars, and coffee shops.

Walk Score®

Walk Score
92

Bike Score
84



DEMOGRAPHICS (1 mile)

Residents	55,628
Average household income	\$90,390
Est. Daytime population	11,195

NEIGHBORS INCLUDE:

rybrew

2637brew

NEW
JUNE

Human
Robot

LATHER

green
eggs
cafe

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Property Photos

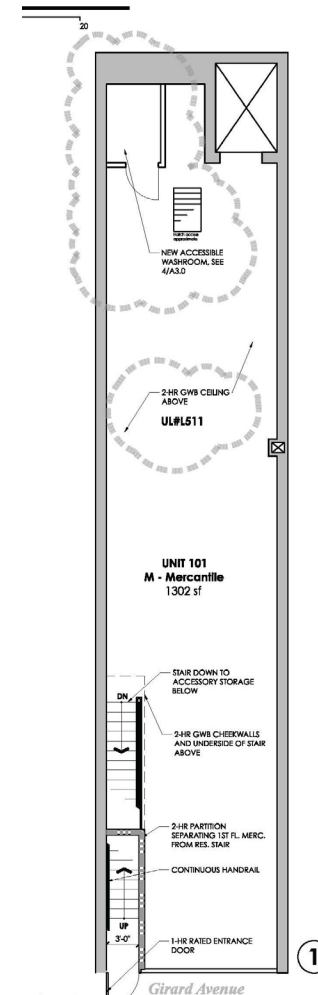
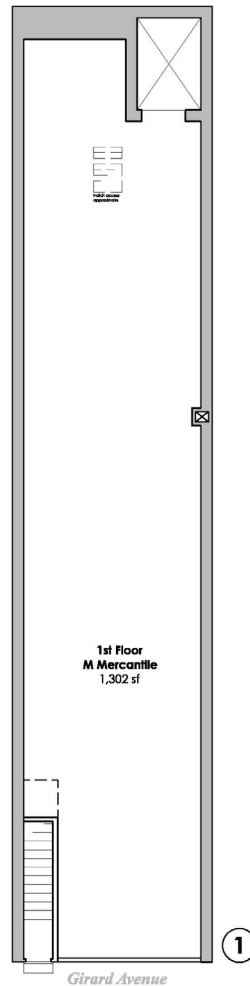


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Floor Plan (Click image to enlarge)



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Retail Map



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About the Neighborhood: Brewerytown

Brewerytown is a historic and evolving neighborhood located in North Philadelphia, just north of Fairmount Park and along the Schuylkill River. Originally known for its thriving brewing industry in the late 19th and early 20th centuries, the neighborhood developed a strong industrial and residential identity that still shapes its character today. Many of its traditional rowhomes and former brewery buildings remain, blending historic charm with modern updates and giving Brewerytown a distinctive sense of place.

Today, Brewerytown is experiencing steady growth and revitalization, with renovated homes, new apartment buildings, and expanding local businesses. The commercial corridor along Girard Avenue serves as the neighborhood's main hub, offering restaurants, cafés, fitness studios, and everyday conveniences. Residents enjoy a walkable, community-oriented atmosphere that attracts young professionals, families, and longtime locals alike, contributing to the area's diverse and welcoming environment.

One of Brewerytown's biggest advantages is its close proximity to Center City, making

commuting and access to major employers, cultural attractions, and entertainment easy and convenient. With nearby green spaces, river trails, and strong public transit connections, the neighborhood supports an active urban lifestyle. As development continues and community investment grows, Brewerytown remains an appealing option for those seeking a balance of affordability, location, and authentic Philadelphia character.



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