

Northern Liberties

# RETAIL SPACE FOR LEASE

6,700 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

- 6,700 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



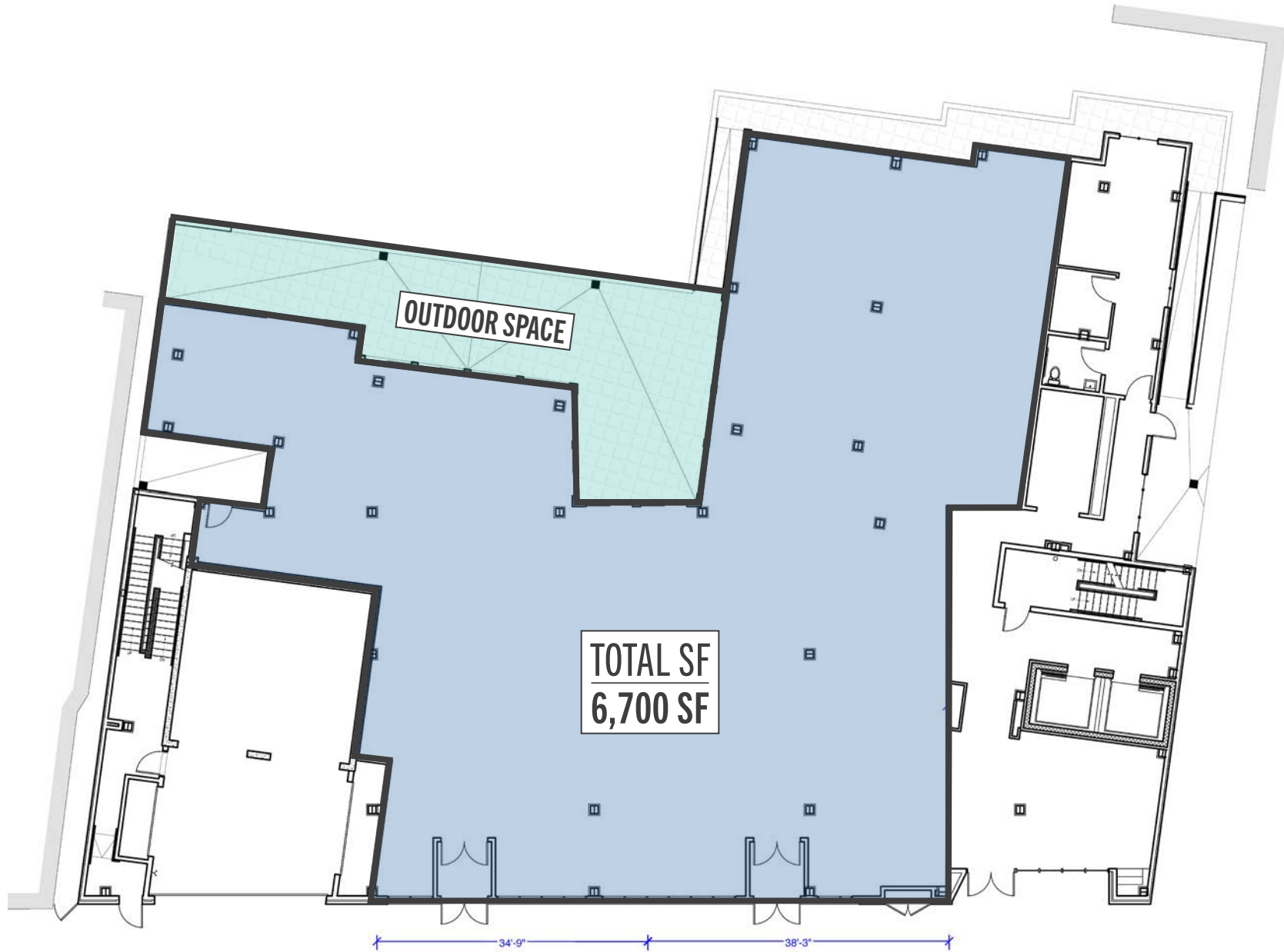
# FLOOR PLANS

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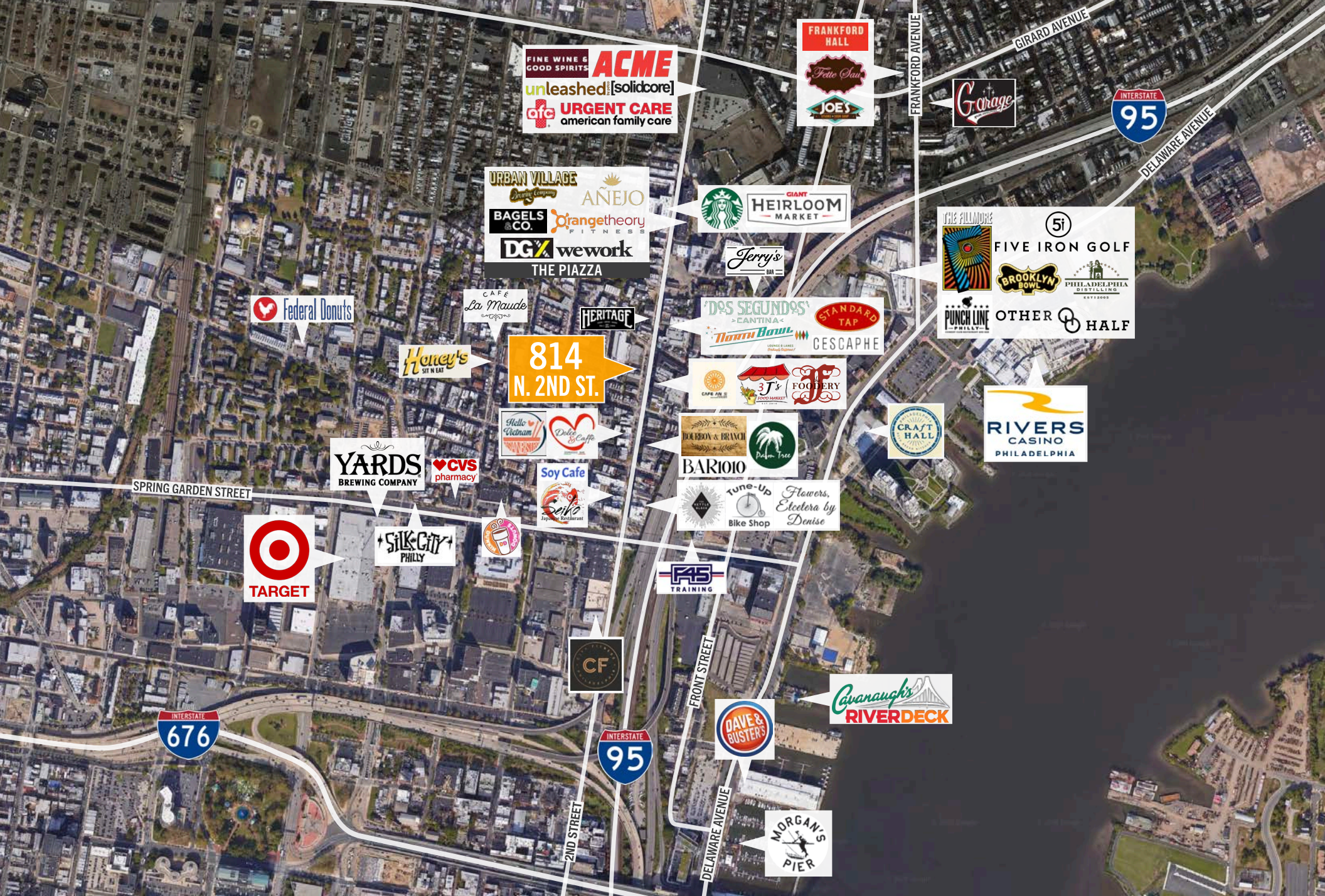
# SITE AERIAL

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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. **ANÉJO**  
Orangetheory FITNESS  
DG wework  
THE PIAZZA

GIANT **HEIRLOOM MARKET**

THE FILLMORE  
FIVE IRON GOLF  
BROOKLYN BOWL  
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

YARDS BREWING COMPANY  
CVS pharmacy

Hello Vietnam  
Deli & Caffe

BOURBON & BRANCH  
BARIOIO  
Palm Tree

CRAFT HALL

RIVERS CASINO PHILADELPHIA

SPRING GARDEN STREET

TARGET

Silk City PHILLY

SOY CAFE

Soy Cafe  
Saijo Japanese Restaurant

Tune-Up Bike Shop  
Flowers, Etcetera by Denise

F45 TRAINING

CF

INTERSTATE 676

INTERSTATE 95

DAVE & BUSTER'S

Cavanaugh's RIVERDECK

2ND STREET

DELAWARE AVENUE

MORGAN'S PIER



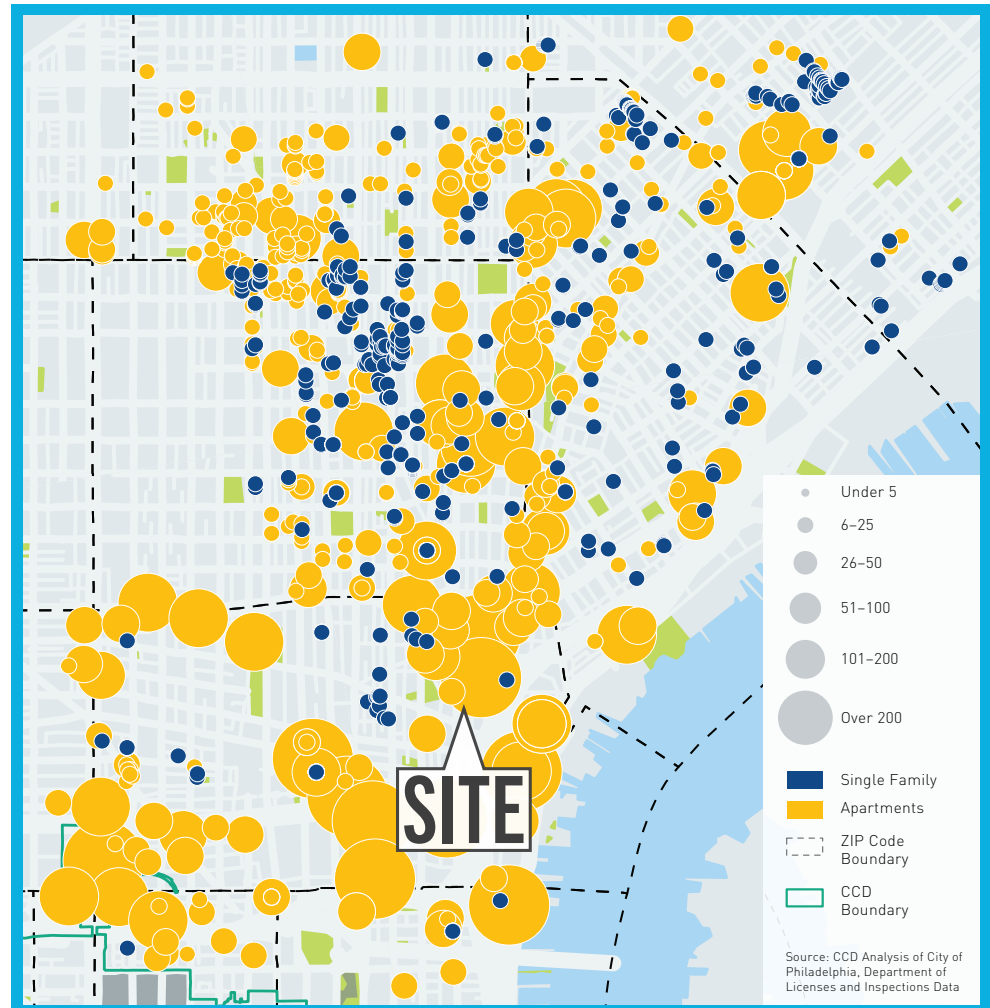


## 8,400+ NEW APARTMENTS TO BE DELIVERED BY 2025

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

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



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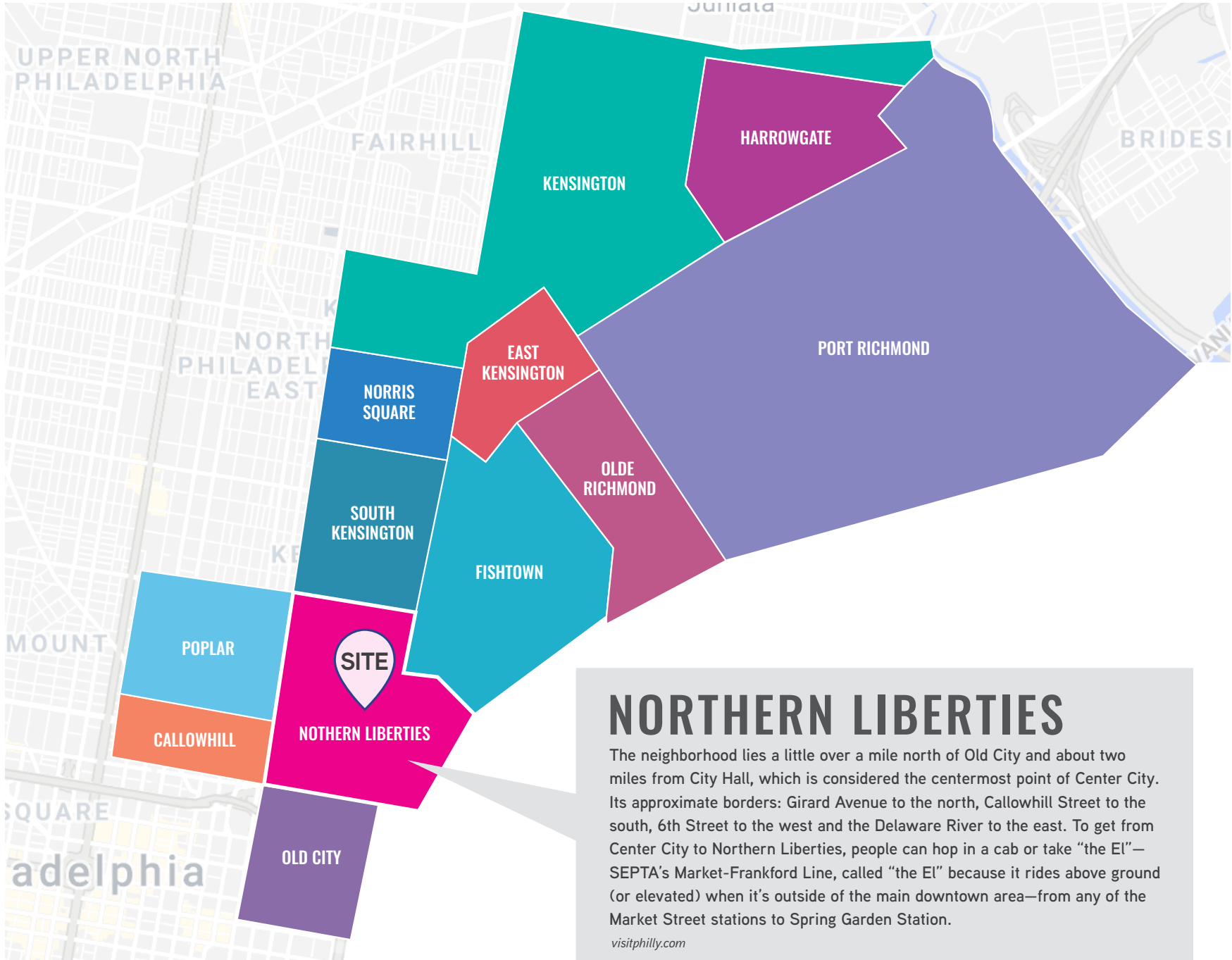
# NEIGHBORHOOD MAP

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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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