



2401-2499 ARAMINGO AVE | PHILADELPHIA, PA

# FISHTOWN CROSSING

±1,000 - 4,358 SF AVAILABLE FOR LEASE



# FISHTOWN CROSSING

JASON BROOKE  
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215.883.7408

DOUGLAS GREEN  
dgreen@hellomsc.com  
215.883.7400



- Ideal for tenants looking to capitalize on prime location, unparalleled vehicular exposure and tremendous residential growth
- Established and successful grocery-anchored center with ample parking located in the bustling Fishtown neighborhood
- Highly visible center along Aramingo Ave (AADT 22,321) with close proximity to major roadways offering both regional and local accessibility
- Visibility from I-95 with 173,043 AADT
- Named by *Forbes* magazine as "America's Hottest New Neighborhood"

## JOIN THESE TENANTS



T Mobile

honeygrow

## JOIN THESE AREA TENANTS

PIZZERIA BEDDIN

La COLOMBE  
COFFEE ROASTERS

AutoZone

CVS



## DEMOGRAPHICS



### EST. POPULATION

.5 mi 10,706 | 1 mi 42,362 | 3 mi 367,529



### EST. EMPLOYEES

.5 mi 2,082 | 1 mi 8,674 | 3 mi 312,298



### EST. AVG HH INCOME

.5 mi \$94,450 | 1 mi \$92,487 | 3 mi \$71,646



### EST. MEDIAN AGE

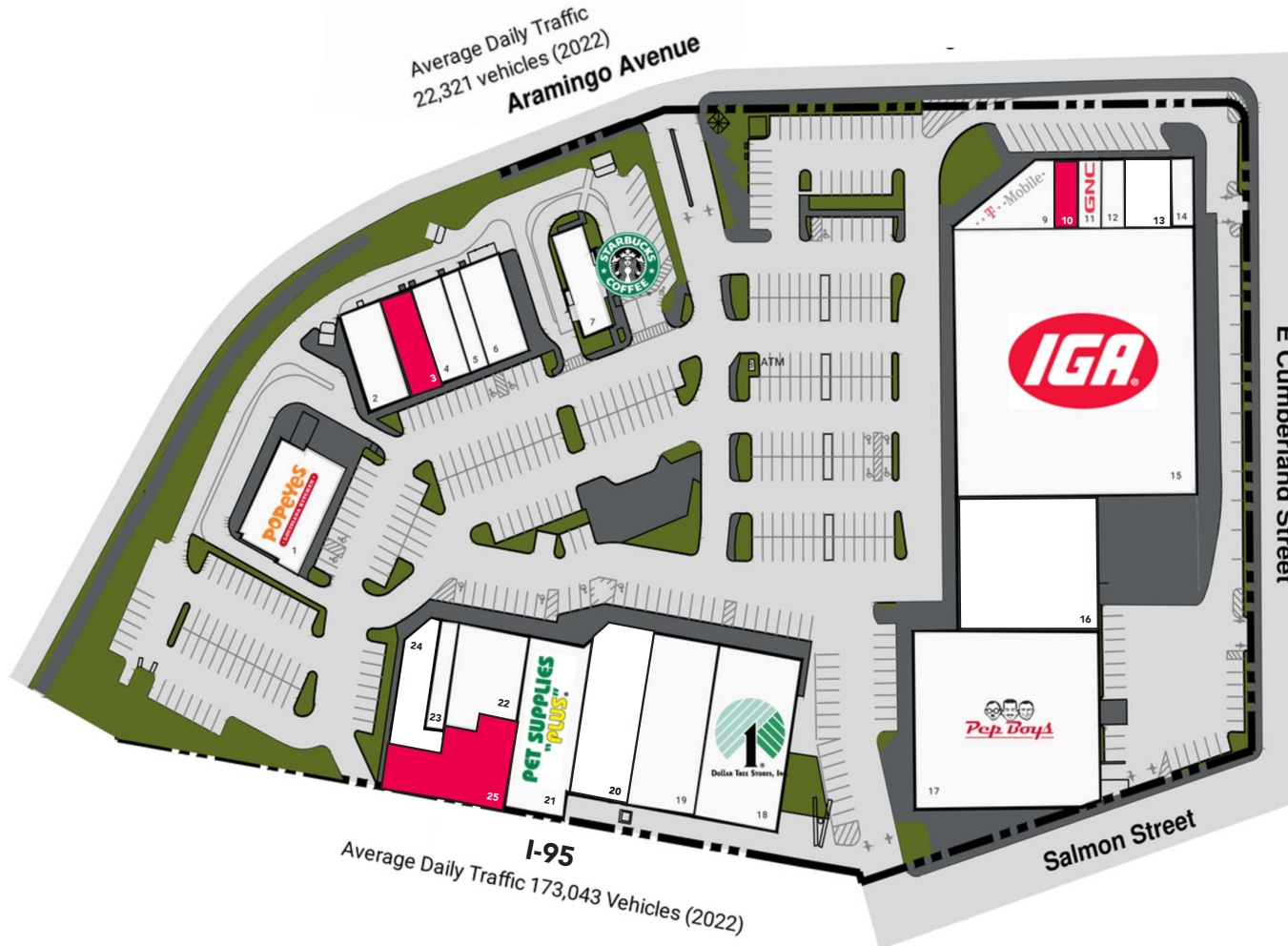
.5 mi 37.2 | 1 mi 35.1 | 3 mi 32.5



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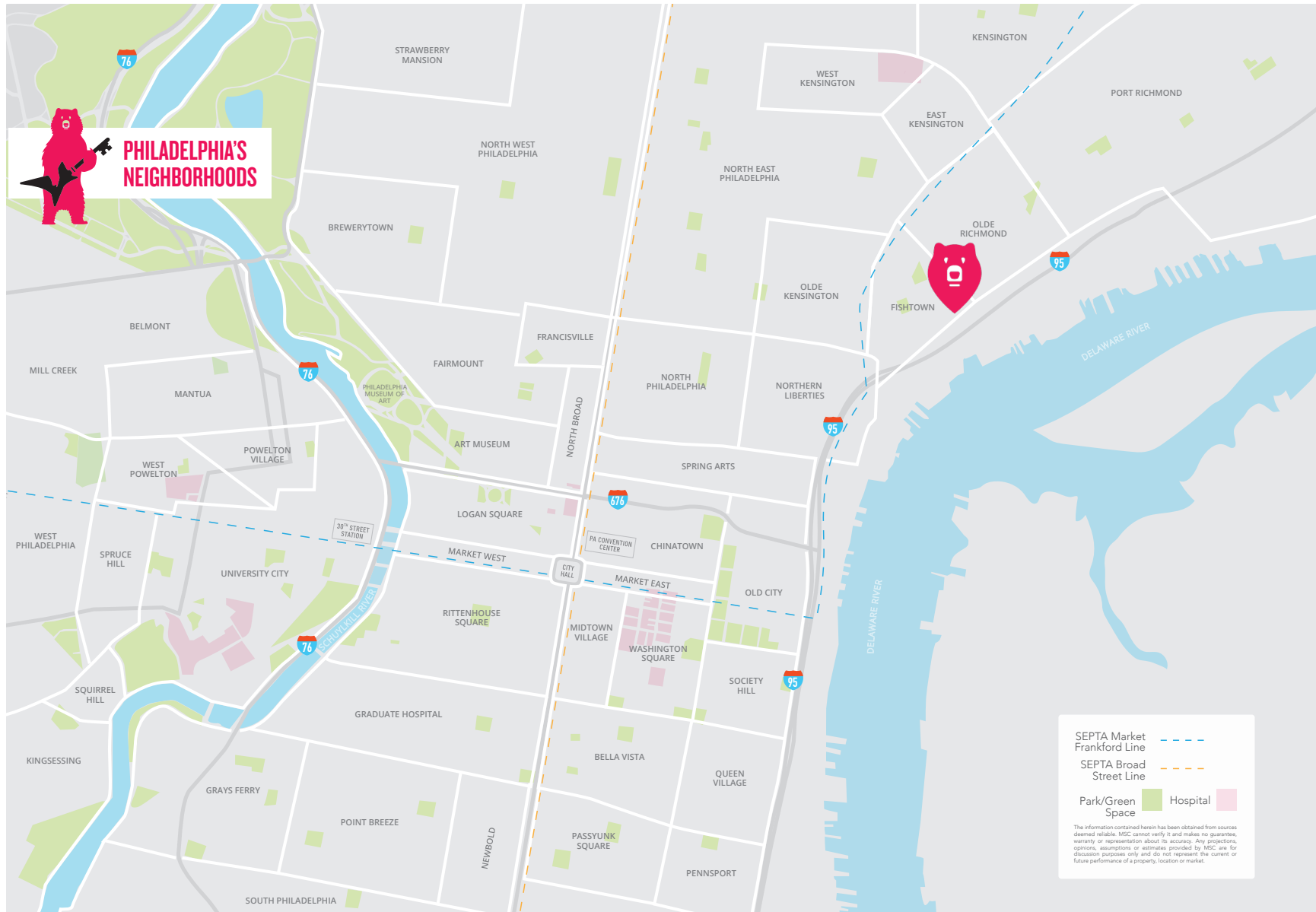
TENANT	SF
1 Popeyes Chicken & Biscuits	2,545
2 honeygrow	2,095
<b>3 AVAILABLE</b>	<b>2,094</b>
4 GameStop	2,000
5 Wingstop	1,233
6 Nifty Fifty's	2,690
7 Starbucks	2,200
8 Wells Fargo, N.A. (ATM)	
9 T-Mobile	2,242
<b>10 AVAILABLE</b>	<b>1,000</b>
11 GNC	1,000
12 Brunchaholics	1,000
13 Ninja Bao	2,000
14 Rita's Italian Ice	950
15 IGA Supermarket	40,000
16 TENANT COMING SOON	
17 Pep Boys	20,615
18 Dollar Tree	9,630
19 Snipes	7,553
20 TENANT COMING SOON	
21 Pet Supplies Plus	7,077
22 Dental Dreams	4,200
23 Hair Cuttery	1,200
24 Luxe Nails	2,150
<b>25 AVAILABLE</b>	<b>4,358</b>



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ZOOMED AERIAL



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**MSC**



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Over the past decade, Philadelphia's Fishtown neighborhood has truly become the face of the city's nationally recognized renaissance and urban renewal. Prominently featured in publications from *The New York Times*, to *Forbes* and *Food and Wine*, among many others, Fishtown has transformed itself from a gritty community of manufacturing to a dynamic neighborhood where both makers and white collar professionals have established roots and call home. Known for its unparalleled dining scene and nightlife, Fishtown has recently developed a robust creative office market to become a unique live / work / play community with a soul. Philadelphia's "it" neighborhood has struck its delicate retail merchandising balance with a carefully curated mix of stabilizing national brands and innovative, entrepreneurial local businesses. Its unique proximity to adjacent burgeoning neighborhoods, Olde Kensington, East Kensington and Northern Liberties, coupled with its access to public transportation and connectivity to Center City, has created an explosive density of both redeveloped and new construction housing, causing pent up demand for many neighborhood goods and services.



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## NEIGHBORHOOD DEMOGRAPHICS

(FROM N. 5TH STREET TO THE DELAWARE RIVER  
AND E. LEHIGH AVENUE TO SPRING GARDEN STREET)

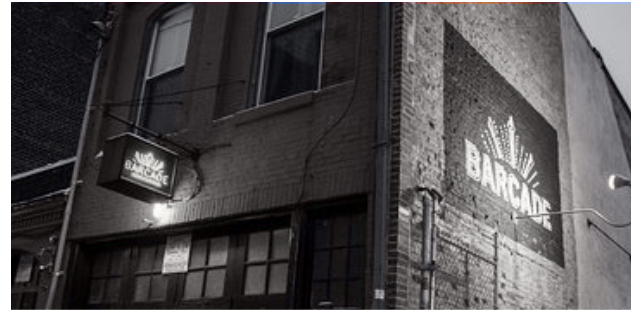
- EST. POPULATION 44,202
- EST. NUMBER OF HOUSEHOLDS 19,479
- EST. TOTAL EMPLOYEES 10,914
- EST. TOTAL BUSINESSES 1,530
- EST. AVG HH INCOME \$81,736
- EST. MEDIAN AGE 34.4

## NEARBY TENANTS

Suraya



LMNO







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## ▶ LA COLOMBE

The de facto central gathering place for any business meeting, casual coffee or weekend brunch in Fishtown, this sprawling 12,000 SF converted warehouse is always humming. Start here for your neighborhood tour.



## ▼ BARCADE

Brooklyn transplant Barcade features vintage video games like Pac Man & Donkey Kong plus a strong craft beer list.



## ▶ PIZZERIA BEDDIA

Dubbed “the best pizza in America” by *Bon Appetit Magazine*, Joe Beddia’s pizza Mecca has now moved to a much larger back alley venue with full bar, outdoor garden and private “hoagie omakase” tasting room. Don’t miss the antipasti, desserts and natural wine list too.



## ▶ FRANKFORD HALL

Philadelphia’s version of an industrial German Biergarten. Outdoor tables with firepits and ping pong are particularly fun during the early spring or fall months when a chill is in the air.



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## ▶ THE FILLMORE

One of Philadelphia's best live music venues set in a renovated 125 year-old converted metal factory.



## ▼ SURAYA

One of Philadelphia's most unique dining destinations, this Lebanese concept from Defined Hospitality features a daily market and coffee bar, open kitchen with bar and restaurant, and a secret garden perfect for summer night drinking and relaxing.

## HIROKI

Deeply rooted in Japanese tradition and technique, Hiroki emphasizes harmony and attention to detail by offering a seasonal omakase menu inspired by Kyoto, Japan.



A photograph of a modern commercial building with a brick and grey metal facade. The building features large glass windows and doors. The 'honeygrow' logo is prominently displayed in white on a dark background above the entrance. To the right, a 'GameStop' sign is visible. Two cars, a silver hatchback and a white sedan, are parked in front of the building. The sky is clear and blue.

honeygrow

GameStop

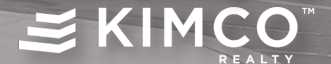
**MSC**

For more information:

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Owned & Managed By:

The logo for KIMCO REALTY, featuring a stylized 'K' icon followed by the text 'KIMCO REALTY'.

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