

MSC

700

N. 2ND STREET

NORTHERN LIBERTIES | PHILADELPHIA, PA

5,737 RSF (DIVISIBLE) RETAIL FOR LEASE

709 N. 2ND STREET

DEMOGRAPHICS

Northern Liberties Trade Area
From the River to 6th Street between Girard Ave & Callowhill Street

EST. POPULATION	EST. AVG HH INCOME
8,397	\$186,022
EST. HOUSEHOLDS	EST. MEDIAN AGE
7,392	32.4



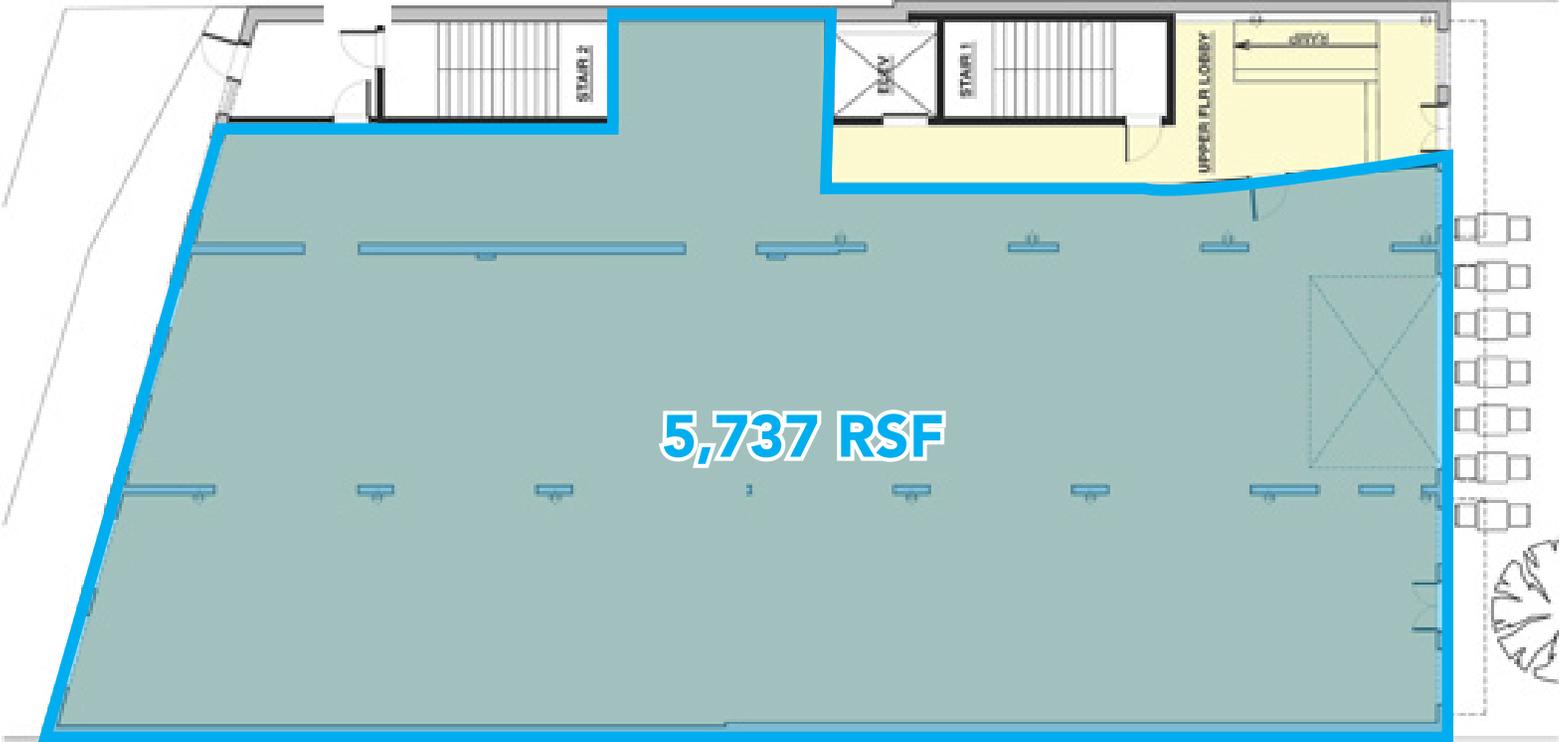
PROPERTY DETAILS

- ▶ Large floor plate with up to 60' of frontage on North 2nd Street
- ▶ 5,737 RSF ground floor retail with multiple demising scenarios available, including small rear office opportunity
- ▶ Unique, industrial architectural detail marked by glass garage door façade and exposed brickwork
- ▶ 12-13' ceiling heights throughout
- ▶ Convenient street parking
- ▶ Seeking retail, medical, office or creative user

JOIN THESE AREA TENANTS

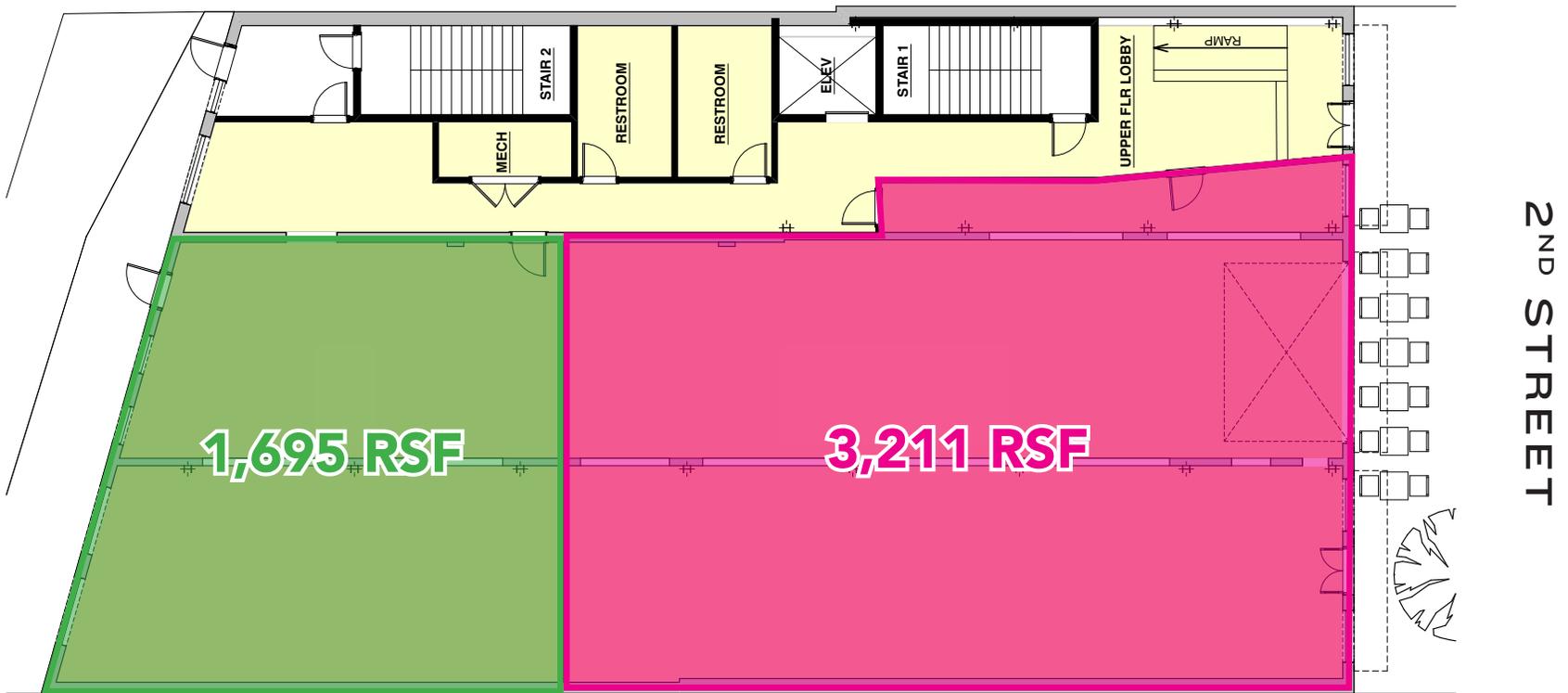


FLOOR PLAN



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POTENTIAL DEMISING SCENARIO



**Example only. More demising scenarios available, per Tenant's requirements.*

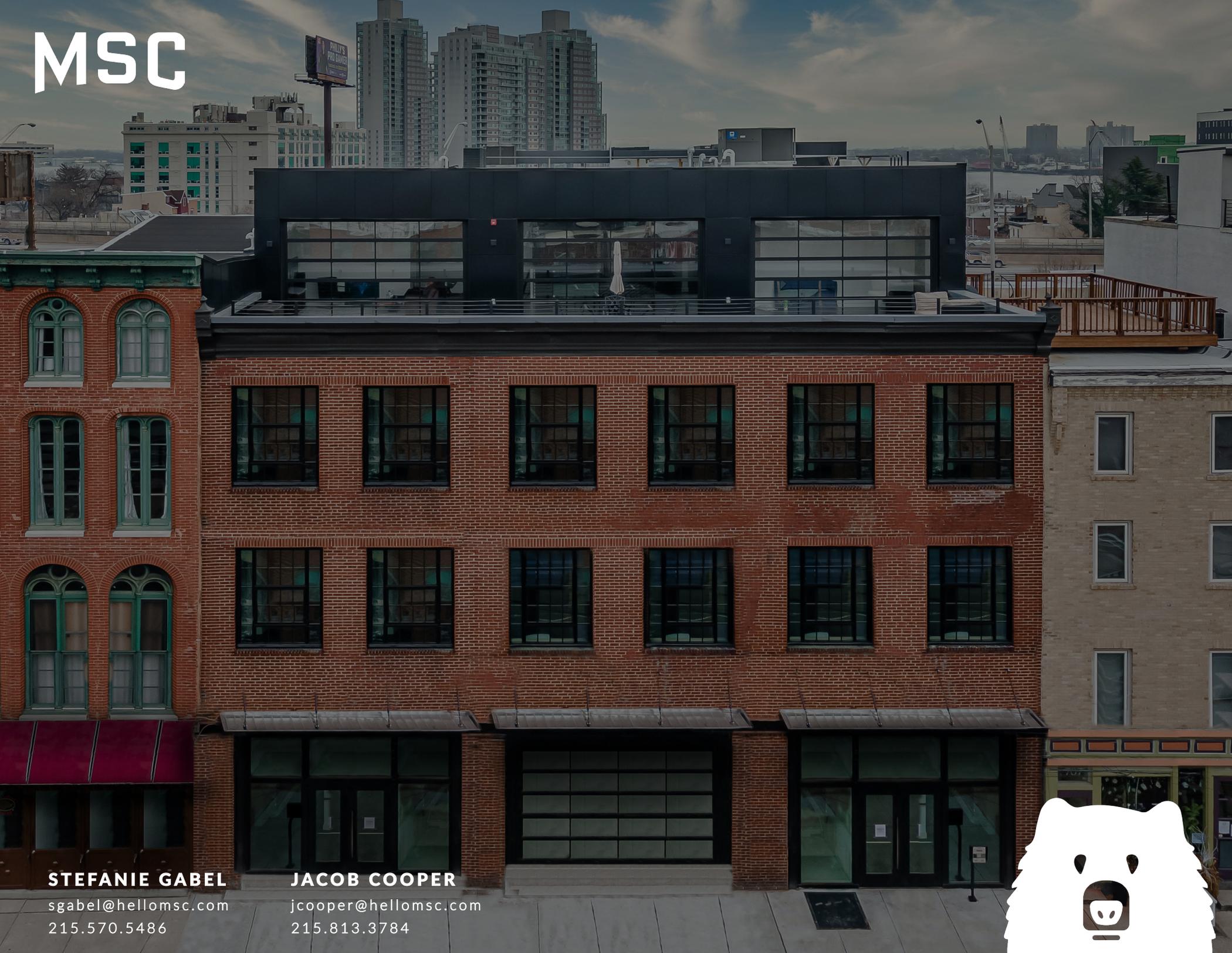
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INTERIOR PHOTOS



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