

FOR LEASE

MPN

MALLIN PANCHELLI NADEL
REALTY

210 W GIRARD AVE NORTHERN LIBERTIES 19123



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STAND ALONE RETAIL BUILDING AT THE CORNER OF W. GIRARD AVE & GERMANTOWN AVE



210 W GIRARD AVE

Northern Liberties, Philadelphia 19123

\$500,000/year + NNN

- » 9,700 +/- SF Stand Alone Retail Building in the Heart of Northern Liberties
- » Dedicated parking/outdoor area
- » Ceiling heights up to 15'
- » Zoning: CMX-3
- » Located a couple of blocks from the Girard Station of the Market-Frankford Line, with easy access to SEPTA bus routes, I-95, and the Delaware Expressway
- » Northern Liberties has always stood out as one of Philly's best neighborhoods for dining and drinking. With unique retail stores and services lining the streets of this walkable neighborhood it is no wonder why there is more development here than any other neighborhood in Philadelphia



DEMOGRAPHICS <small>within 1 mile</small>	
Residents within 1 mile	58,116
Average household income	\$97,529
Est. daytime population	18,568

NEIGHBORS INCLUDE:



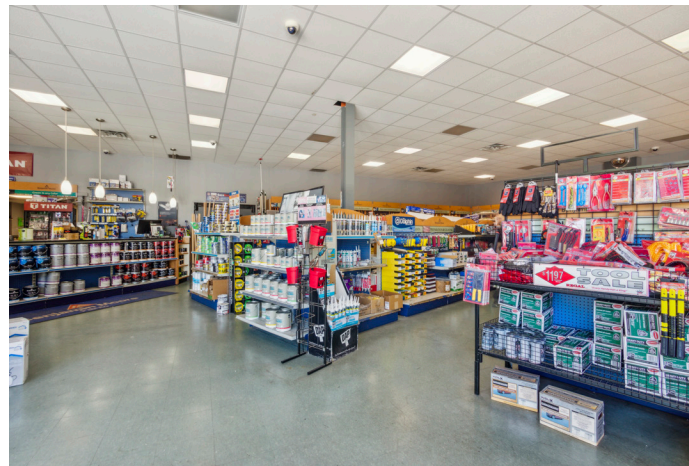
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Property Photos - Interior [\(Click to View More\)](#)



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Property Photos - Exterior [\(Click to View More\)](#)



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Site Plan



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Retail Map of Neighborhood



Walk Score
98
Walker's Paradise

Bike Score
91
Biker's Paradise

Map data ©2024 Google

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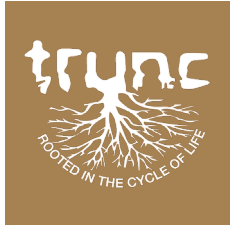
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Northern Liberties

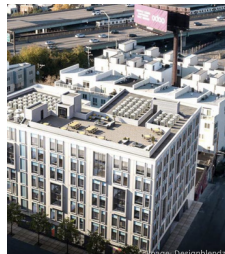
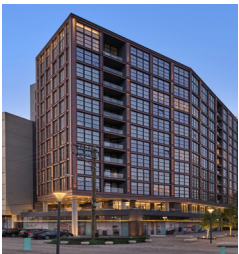
A GASTRONOMIC ADVENTURE IN PHILADELPHIA'S TRENDSETTING HUB

Embark on a culinary adventure in Northern Liberties, Philadelphia, where the dining scene is a testament to innovation and flavor. From trendy cafes to diverse restaurants, this vibrant neighborhood offers a taste of excellence with a focus on locally sourced ingredients and sustainability. Explore the eclectic menus, enjoy artisanal delights, and savor the unique flavors that define Northern Liberties as a gastronomic haven in the heart of Philadelphia.



AN ENERGETIC CANVAS OF NIGHTLIFE EXPERIENCES

As the sun sets, Northern Liberties in Philadelphia comes alive with a pulsating nightlife that beckons night owls and socialites alike. The neighborhood boasts a diverse array of bars, craft breweries, and stylish lounges, each contributing to the lively atmosphere. Dive into the local craft beer scene, relish expertly crafted cocktails, and groove to the beats in live music venues. Northern Liberties' vibrant nightlife scene reflects the dynamic spirit of the community, offering an array of options for those seeking memorable evenings filled with entertainment, camaraderie, and a touch of urban charm.



A TRENDY HAVEN OF DIVERSE RETAIL DELIGHTS

Discover the eclectic retail scene of Northern Liberties, Philadelphia, where historic charm meets modern trends. This vibrant neighborhood boasts an array of boutiques, specialty shops, and vintage stores offering unique selections. Explore art galleries showcasing local talent, visit pop-up shops for ever-changing finds, and peruse home decor stores for stylish pieces. Northern Liberties is a dynamic shopping destination that caters to diverse tastes, providing a mix of local, high-quality, and one-of-a-kind offerings against the backdrop of its welcoming and trendy atmosphere.



A VIBRANT TAPESTRY OF COMMERCIAL AND RESIDENTIAL INNOVATION

Experience the evolution of Northern Liberties in Philadelphia, where commercial and residential development intertwine to create a modern urban landscape. The neighborhood has undergone a renaissance, blending historic charm with contemporary living. Chic apartments and renovated warehouses cater to a diverse community, while commercial spaces host trendy boutiques, art studios, and innovative businesses. This harmonious fusion of residential and commercial development reflects Northern Liberties as a dynamic and sought-after destination, where the spirit of progress and community thrives in every corner.

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