

**FOR LEASE: GROUND FLOOR RETAIL SPACE**  
**FRANKFORD GRAND | 9,912 SF (DIVISIBLE)**  
1122 Frankford Ave | Fishtown | Philadelphia, PA



**PROPERTY HIGHLIGHTS**

- New construction mixed use development in the heart of Fishtown
- Select spaces include outdoor patio areas
- Total SF: 9,912 SF (divisible)
- Ground Floor:
  - Retail A: 5,951 SF (divisible)
    - Retail A.1: 2,214 SF
    - Retail A.2: 3,737 SF
  - Retail B: 3,961
- Second Floor has been fully leased to Pediatric Dentistry & Vision Group Management
- Ideal for retail, restaurant, fitness, medical, or office uses

**CONTACT**

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**LOCATION DETAILS**

- Direct frontage on highly trafficked Frankford Ave
- Surrounded by dense residential growth and new mixed-use development
- Strong foot traffic driven by dining, nightlife, & entertainment uses
- Positioned between Girard Ave & I-95 with immediate access to both corridors
- Strong repeat local customer base
- Close proximity to Frankford Hall, Garage, Suraya, Barcade, KINTO Cozy, Philly Personal Fitness, & Rivers Casino.

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FLOOR PLANS



GROUND FLOOR

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SITE AERIAL

FRANKFORD AVENUE EXPLODES SOUTH OF GIRARD WITH ANCHOR TENANTS

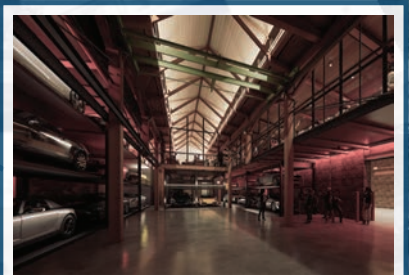


Fishtown's newest outlaw hang where cold beer flows, hot dogs sizzle, and vintage treasures line the walls.



The West Collection is a contemporary art collection founded in 1996 supporting emerging artists.

WEST COLLECTION



Cannonball Club is an automotive social club offering food, drinks, co-working, networking & storage.

**THE FRANKFORD GRAND**

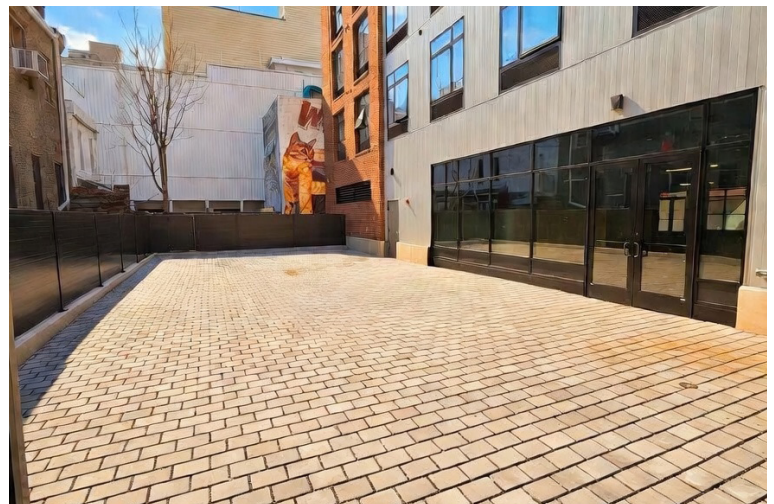
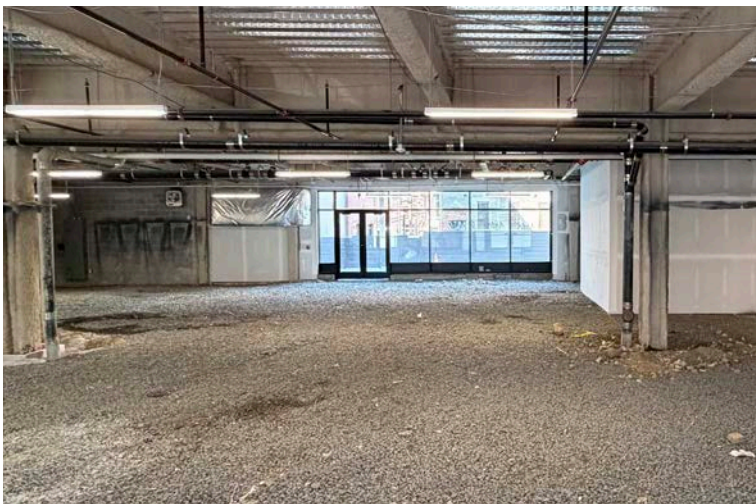


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RETAIL A.1

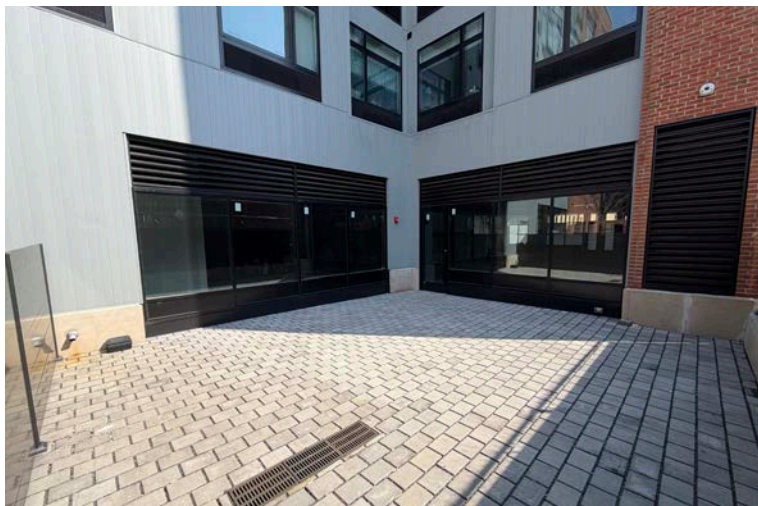


RETAIL A.2



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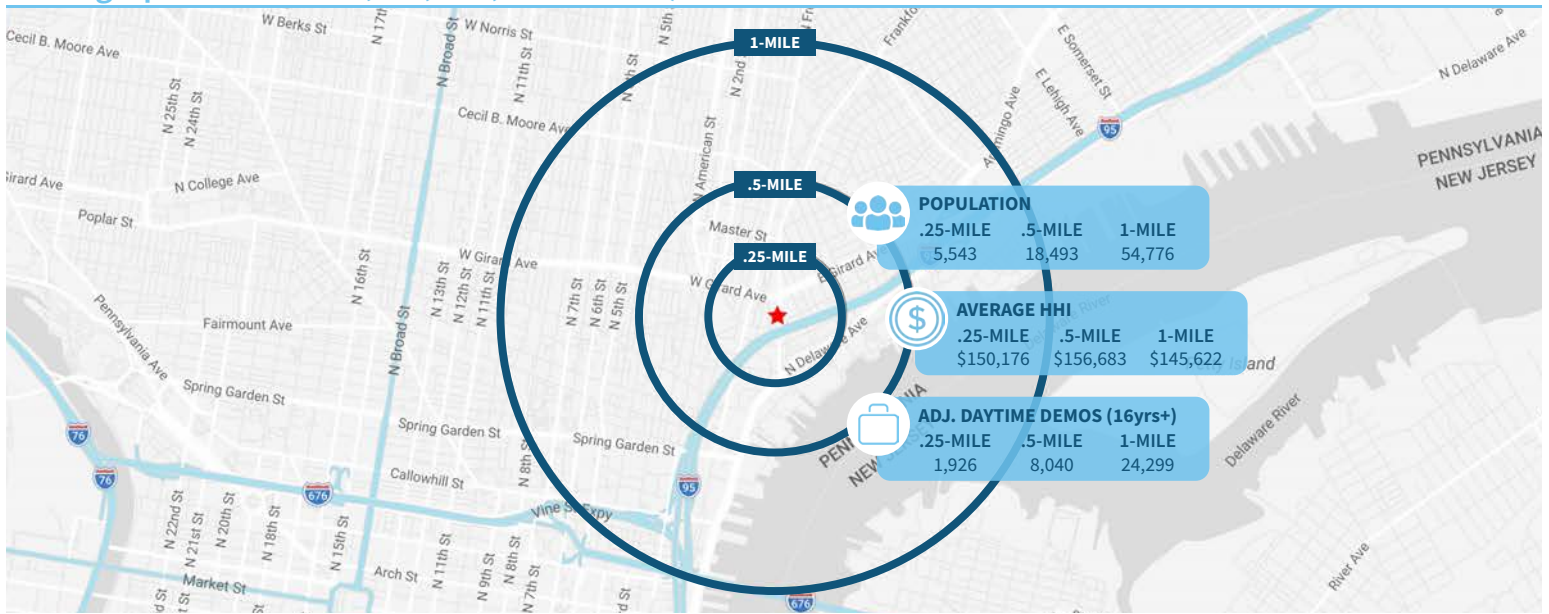
RETAIL B



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Demographic Overview (0.25, 0.50, 1-mile radius)



The right space. The right move.



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**SITE AERIAL**



**ATI ACME**  
PHYSICAL THERAPY  
FINE WINE & GOOD SPIRITS  
[solidcore]

**McDonald's**

**Kinto**  
**SITE**

**FABRIKA**

**FRANKFORD HALL**

**WELLS FARGO**

**BARCADE**

**MADGOLIS**

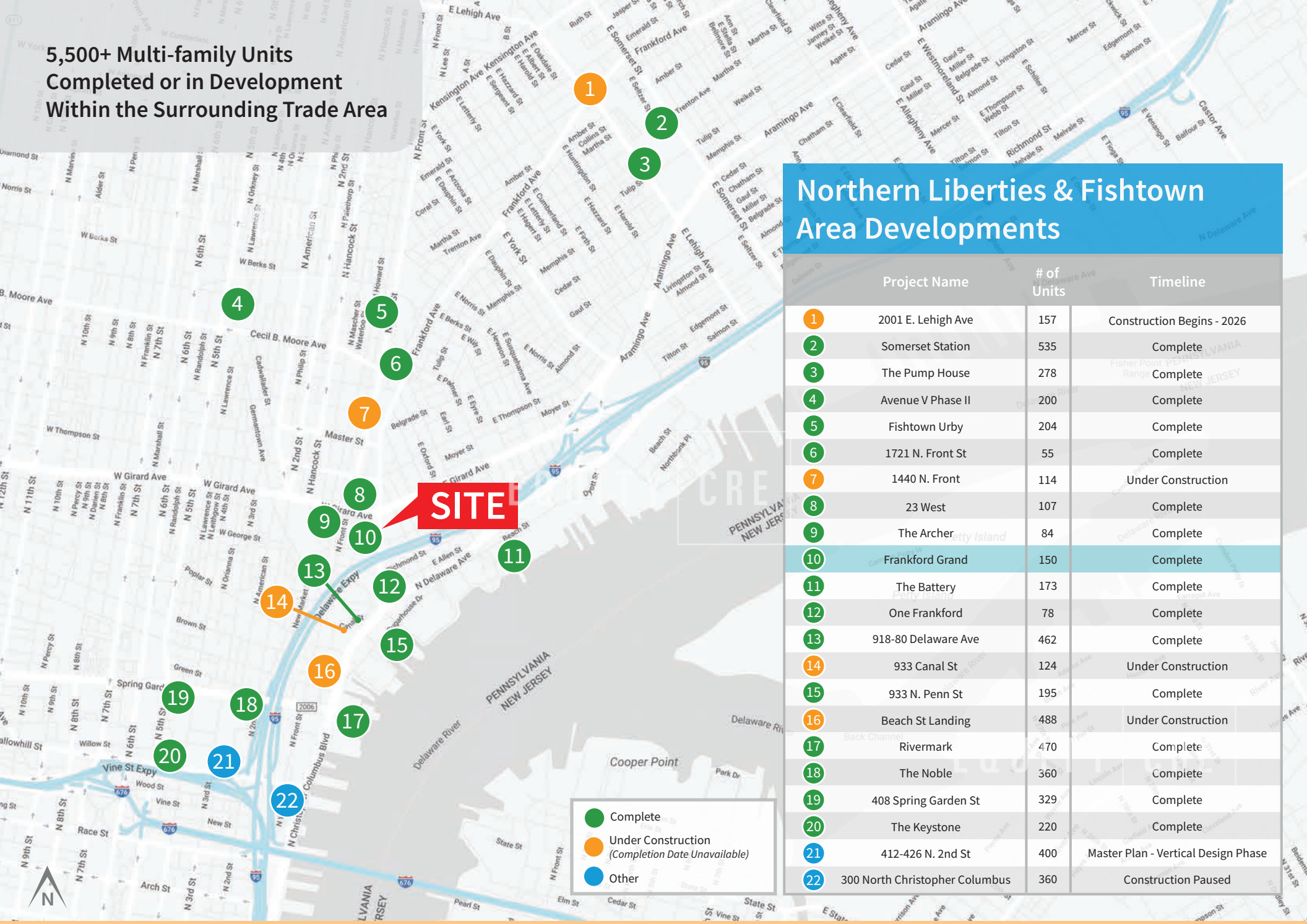
**ELWOOD**  
PHILADELPHIA-PENN.

**RIVERS CASINO**

**THE FILLMORE**  
**PHILADELPHIA DISTILLING**  
ESTD 2005  
5i  
**FIVE IRON GOLF**  
**PUNCH LINE PHILLY**  
**BROOKLYN BOWL**

Aerial Source: Google Earth Pro

5,500+ Multi-family Units  
Completed or in Development  
Within the Surrounding Trade Area



## Northern Liberties & Fishtown Area Developments

	Project Name	# of Units	Timeline
1	2001 E. Lehigh Ave	157	Construction Begins - 2026
2	Somerset Station	535	Complete
3	The Pump House	278	Complete
4	Avenue V Phase II	200	Complete
5	Fishtown Urby	204	Complete
6	1721 N. Front St	55	Complete
7	1440 N. Front	114	Under Construction
8	23 West	107	Complete
9	The Archer	84	Complete
10	Frankford Grand	150	Complete
11	The Battery	173	Complete
12	One Frankford	78	Complete
13	918-80 Delaware Ave	462	Complete
14	933 Canal St	124	Under Construction
15	933 N. Penn St	195	Complete
16	Beach St Landing	488	Under Construction
17	Rivermark	470	Complete
18	The Noble	360	Complete
19	408 Spring Garden St	329	Complete
20	The Keystone	220	Complete
21	412-426 N. 2nd St	400	Master Plan - Vertical Design Phase
22	300 North Christopher Columbus	360	Construction Paused