



2046 E LEHIGH AVE.

PHILADELPHIA, PA 19125

McCannkw
COMMERCIAL

LISTING OVERVIEW

FOR LEASE

Now Available:

Commercial retail space is available at The Penn Reading Building! 2046 E Lehigh Avenue, an exceptional 5 story building with 21 residential units. This building is made up of both 1 and 2-bedroom apartments, alongside a generously sized 965 square foot commercial space, ready for immediate occupancy. 2046 falls under CMX 2.5 Zoning.

965

SQUARE FEET

EAST KENSINGTON

NEIGHBORHOOD

CMX-2.5

ZONING

\$24.81/NNN

ASKING RETAIL RENT

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BUILDING DETAILS

965

SQUARE FEET

STREET

PARKING

DIRECT

LEASE TYPE

1

STORIES

2023

YEAR BUILT

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ABOUT THE SPACE

Residential Units

Commercial Unit
968 SF

PENN READING (2046 E LEHIGH)
Commercial Unit
968 Total SF

The Penn Reading Building! 2046 E Lehigh Avenue, an exceptional 5 story building with 21 residential units. This building is made up of both 1 and 2-bedroom apartments, alongside a generously sized 965 square foot commercial space, ready for immediate occupancy. 2046 falls under CMX 2.5 Zoning.

HEAVY FOOT TRAFFIC

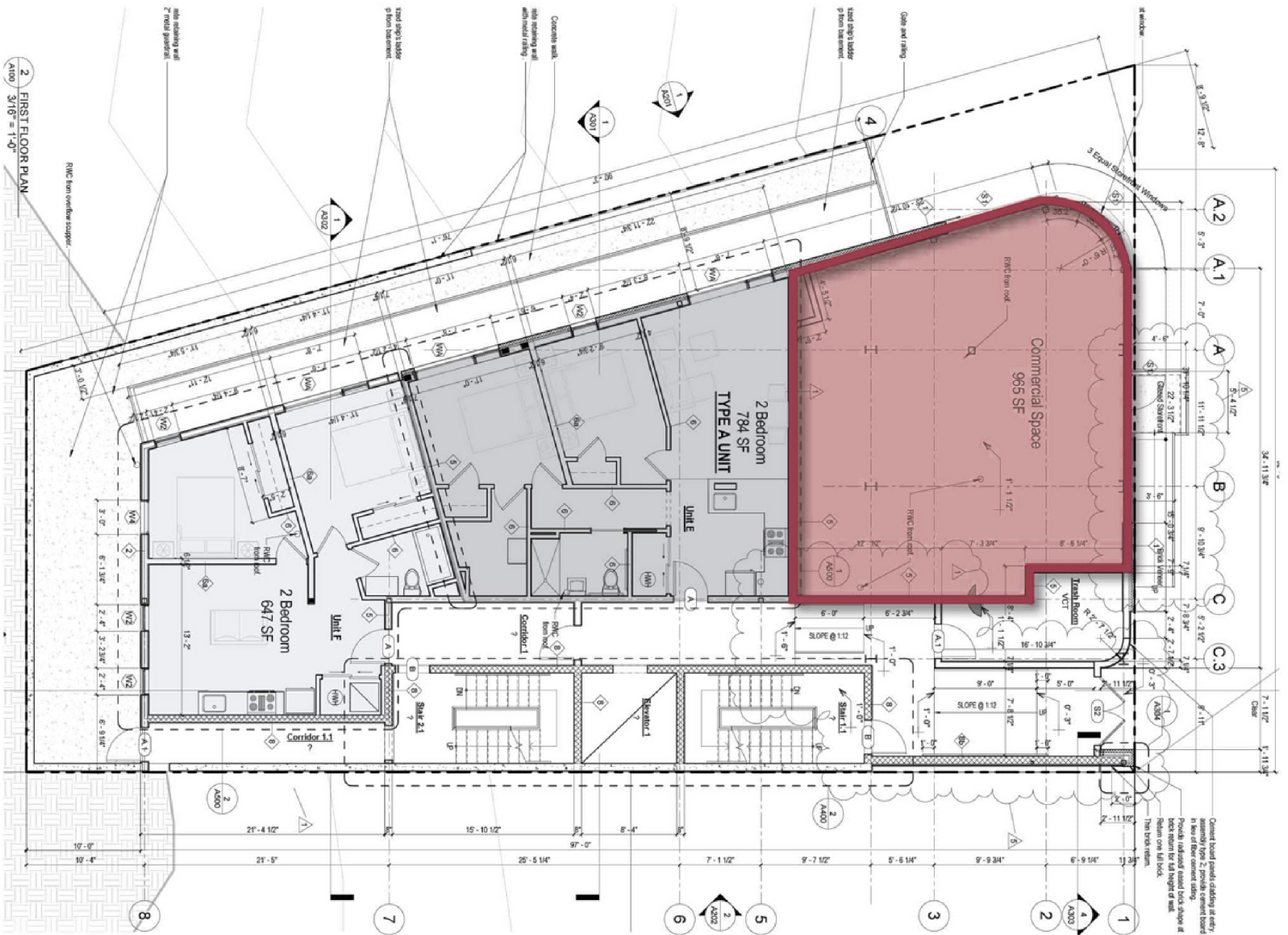
NEAR PUBLIC
TRANSPORTATION

CENTRAL A/C

NEW CONSTRUCTION

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LOCATION OVERVIEW

EAST KENSINGTON

Nestled in the heart of Philadelphia's thriving East Kensington, this property commands attention along Lehigh Avenue, nestled between Amber Street and Frankford Avenue. Its location places it at the epicenter of East Kensington's remarkable growth, within the highly sought-after 19125 zip code.

Join other close-by retailers and attractions such as Hello Donuts + Coffee, Philadelphia Brewing, Circles and Squares, OG Pizza, Martha, and more. The Kensington Community Food Co-op sits across the street, offering an abundance of amenities and potential foot traffic for your business.

Immerse yourself in a location that truly delivers on every front!

80

WALK SCORE

70

TRANSIT SCORE

84

BIKE SCORE

IN THE NEIGHBORHOOD

2046 E LEHIGH AVE
PHILADELPHIA, PA

Walk Time Rings

15 Min

10 Min

5 Min



1. MEMPHIS TAPROOM
2. COOK AND SHAKER
3. PHILADELPHIA BREWING
4. EVIL GENIUS BREWING COMPANY
5. CIRCLES AND SQUARES
6. TINA'S TACOS
7. FRANNY LOU'S PORCH
8. LOCO PEZ
9. COLD STONE CREAMERY
10. STOCKS BAKERY
11. KITTY'S LUNCHEONETTE
12. HINGE CAFE
13. FORIN CAFE
14. GREEN EGG'S CAFE
15. NORRIS SQUARE PARK
16. ARAMINGO SQUARE
17. URBAN EXCHANGE PROJECT
18. CIRCLE THRIFT
19. RIVERWARDS PRODUCE
20. AMALGAM COMICS & COFFEEHOUSE
21. DANIEL GRACIE ACADEMY BRAZILIAN JIU-JITSU

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PROPERTY PHOTOS

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