

4408-10 LANCASTER AVE



1,000-2,000 SF OF NEW CONSTRUCTION RETAIL SPACE AVAILABLE IN WEST PHILLY

DENNIS CARLISLE 215.805.8620 ■ dcarlisle@mpnrealty.com

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West Philadelphia, Philadelphia 19104



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\$23 PSF + NNN

- » 1,000-2,000 SF commercial space
- » Space can be combined
- » 13 Ft Ceilings
- » 2 Bathrooms
- » Finished Basement with 10 Ft Ceilings
- » Public parking lot in the back
- » Zoning: CMX-2
- » Belmont is a historic West Philly neighborhood known for its mix of quiet residential streets, rich history, and proximity to Fairmount Park, blending urban feel with green space, featuring row homes, local shops/eats, and cultural sites.

NEIGHBORS INCLUDE:



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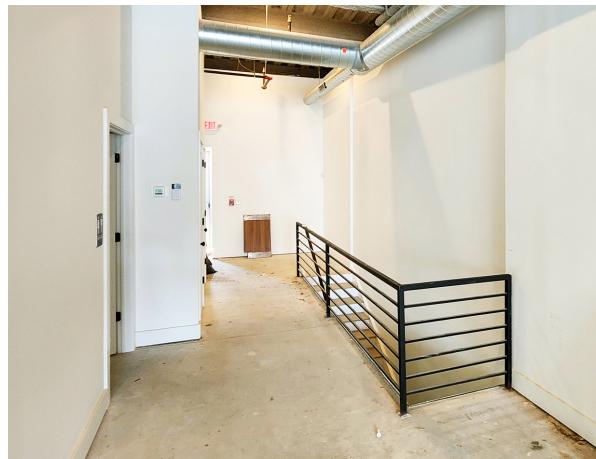
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Property Photos



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Zoning

Table 14-602-2: Uses Allowed in Commercial Districts

CMX-2 USE SPECIFIC STANDARDS		
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited		
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	Y[3]	
Two-family	Y[3]	
Multi-family	Y [2] [3]	
Group Living (except as noted below)	N	
Personal Care Home	S [3]	14-603 (11)
Single-Room Residence	N	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	S	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	S	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	S	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

See [page 48](#) for information pertaining to bracketed numbers
(e.g., "[2]") in use table cells.

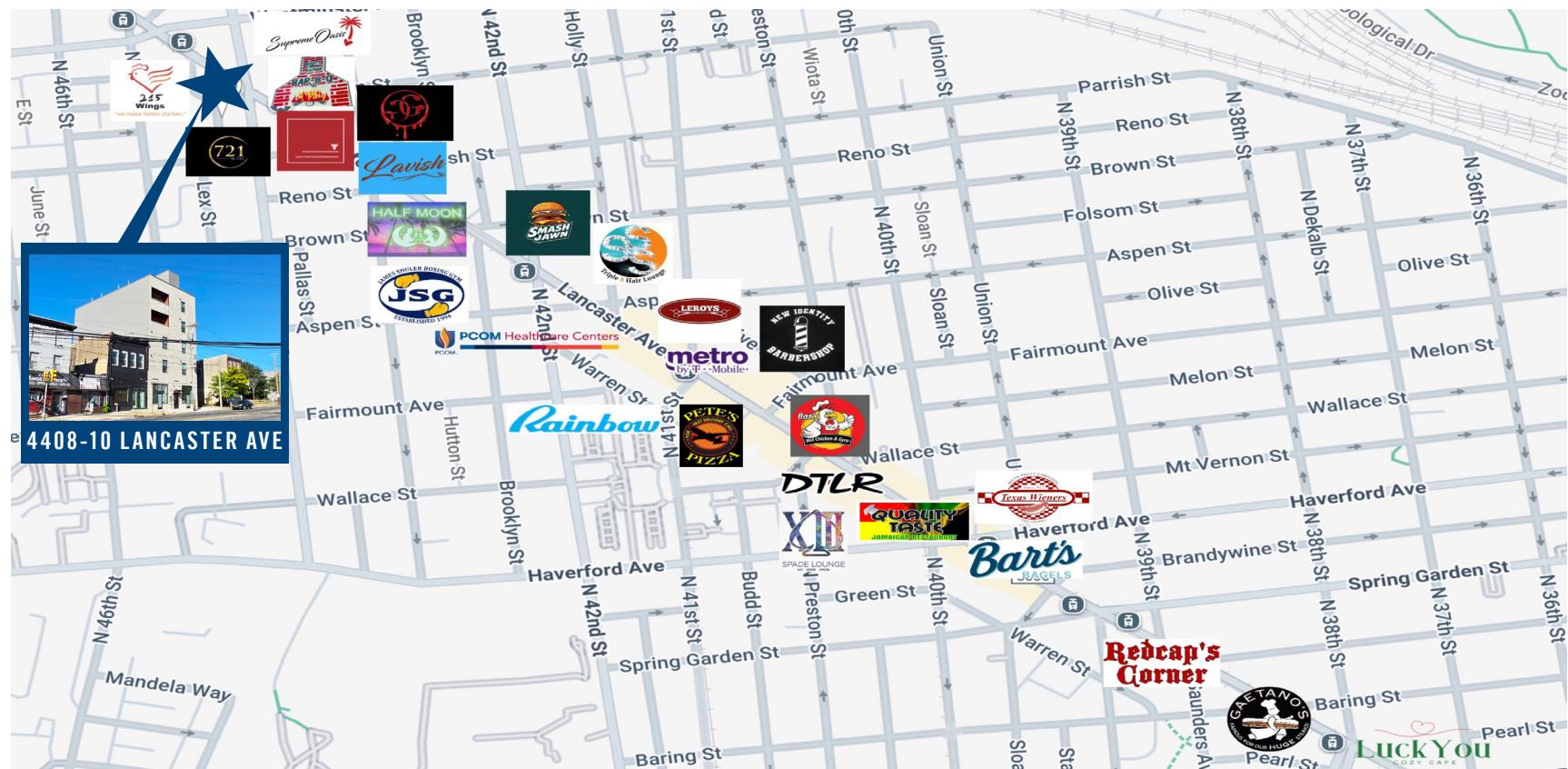
CMX-2 USE SPECIFIC STANDARDS		
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited		
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)		
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	S	14-603 (18)
Building Services	N	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	S	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	N	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	S	14-603 (10)
Structured Parking	S	14-603 (10)
Personal Services (except as noted below)		
Body Art Service	S	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

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MPN
MALLIN PANCHELLI NADEL
REALTY

Retail Map



DEMOGRAPHICS (1 mile)

Residents	46,716
Average household income	\$45,123
Est. Daytime population	22,238

Walk Score

Walk Score
86

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About the Neighborhood: West Philadelphia

West Philadelphia is a diverse and dynamic section of the city known for its strong community character, beautiful historic architecture, and convenient access to Center City. The neighborhood is home to tree-lined streets, classic Victorian and twin homes, and a mix of long-established residences alongside new development, creating a vibrant and evolving urban environment.

Anchored by University City, West Philadelphia benefits from the presence of world-class institutions such as the University of Pennsylvania and Drexel University, as well as major employers like Penn Medicine and CHOP. These anchors drive steady demand for housing, support local businesses, and contribute to the area's economic stability.



Residents enjoy an active lifestyle with access to green spaces like Clark Park, neighborhood farmers markets, and a lively food and arts scene along corridors such as Baltimore Avenue and 52nd Street. With excellent public transportation options—including trolley lines, buses, and proximity to major roadways—West Philadelphia offers an ideal balance of connectivity, culture, and livability for families, professionals, students, and investors alike.



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