

# 240-42 E GIRARD AVE



## CORNER RETAIL IN FISHTOWN

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# 240-42 E GIRARD AVE

Fishtown, Philadelphia 19125

**MPN**  
MALLIN PANCHELLI NADEL  
REALTY

## CORNER RETAIL IN FISHTOWN

### \$25/SF + NNN

- » 2,600 +/- SF of ground floor retail
- » Strong visibility along prime East Girard Ave corridor
- » Large storefront windows allowing ample natural light
- » Ideal space for creative retailers, coffee shops, boutiques, and salons
- » Zoning: CMX-2
- » Forbes magazine recently wrote about, "How Fishtown, Philadelphia Became America's Hottest New Neighborhood." Many parts of the area have seen a huge increase in both population and industry with several high-density development projects under construction. The area is full of culture, known for having some of Philadelphia's best restaurants, coffee shops, and art galleries in addition to a lively nightlife scene.



#### DEMOGRAPHICS (1 mile)

Residents	45,733
Average household income	\$121,063
Est. Daytime population	17,699

#### NEIGHBORS INCLUDE:



EKTA INDIAN CUISINE



JOHNNY  
BRENDA'S  
FISHTOWN



GARAGE  
PHILADELPHIA



MURPH'S BAR  
FISHTOWN



MILKCRATE  
CAFE



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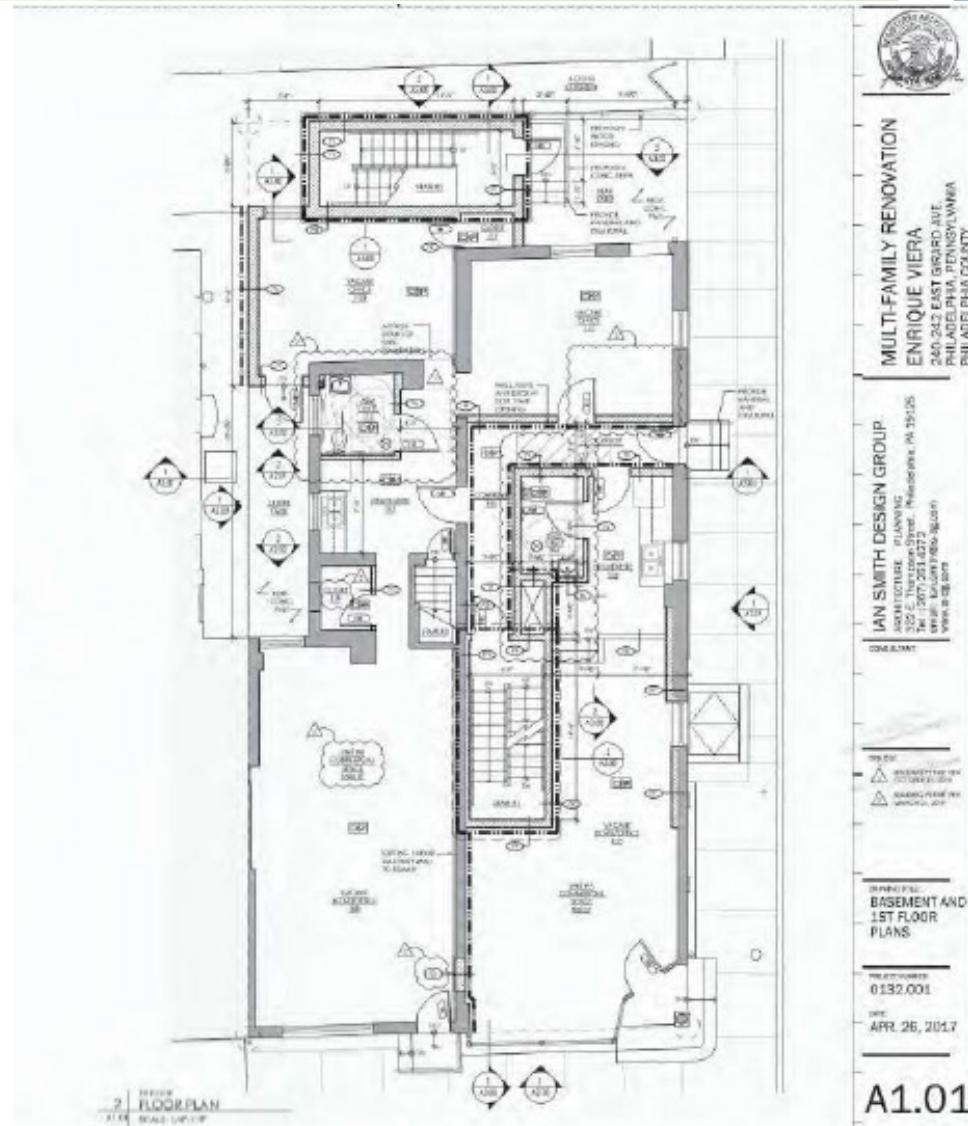
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## Floor Plan (Click here to enlarge)



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# Retail Map



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## About the Neighborhood: Fishtown

Fishtown has quickly become one of Philadelphia's most sought-after destinations. Forbes magazine recently highlighted "How Fishtown, Philadelphia Became America's Hottest New Neighborhood," recognizing the area's incredible growth and vibrant energy. Once a quiet riverfront community, Fishtown has transformed into a cultural hub celebrated for its creative spirit, walkability, and unmatched local character.

The neighborhood has seen a major surge in both population and development, with several high-density projects currently under construction. This wave of new residential buildings, retail spaces, and modern mixed-use properties continues to elevate the area and attract newcomers from all over the city.

Fishtown is known for offering some of Philadelphia's best restaurants, coffee shops, boutiques, and art galleries. The food scene is thriving, and the neighborhood's lively nightlife features popular music venues, craft breweries, bars, and cocktail lounges. Despite its rapid growth, Fishtown maintains a strong sense of community, blending historic charm with a modern, creative edge.

In addition to its cultural offerings, Fishtown provides exceptional convenience and connectivity. Residents enjoy easy access to I-95, major

bridges, and the Market-Frankford Line, making travel around the city simple and efficient. Walkable streets, local businesses, and proximity to the Delaware River Trail create an ideal urban lifestyle. With ongoing investment and new development shaping its future, Fishtown remains one of Philadelphia's most dynamic and desirable neighborhoods for both residents and investors alike.



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