

RESTAURANT VENTED SPACE FOR LEASE

4721 PINE STREET Garden Court, Philadelphia 19143



- » 2,385 +/- SF former vented restaurant space
- » Space features 10' exhaust hood, walk-in, 20' merchandising walk-in, former owner operated with an E license which allowed for take-out beer.
- » Great location for a quick service restaurant, sandwich shop/ market, pizza
- » Ground floor retail of the newly redeveloped Garden Court Plaza property with 412 luxury residential apartments, featuring a resort style pool, health/wellness center, private garden and dog run.
- » Zoning: CMX-3
- » Located within University City in the Spruce Hill neighborhood, and in close proximity to the University of Pennsylvania and the UPenn hospital system. Spruce Hill is in one of Philadelphia's most thriving neighborhoods, home to a diverse community of college students, artists and families who live and work amid world-class universities, dining, retail and cultural offerings.



Walk Score®



DEMOGRAPHICS

Residents within 1 mile	78,964
Est. daytime population	24,831
Total enrolled in area Universities	50,000

NEIGHBORS INCLUDE



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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Photos



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Street View

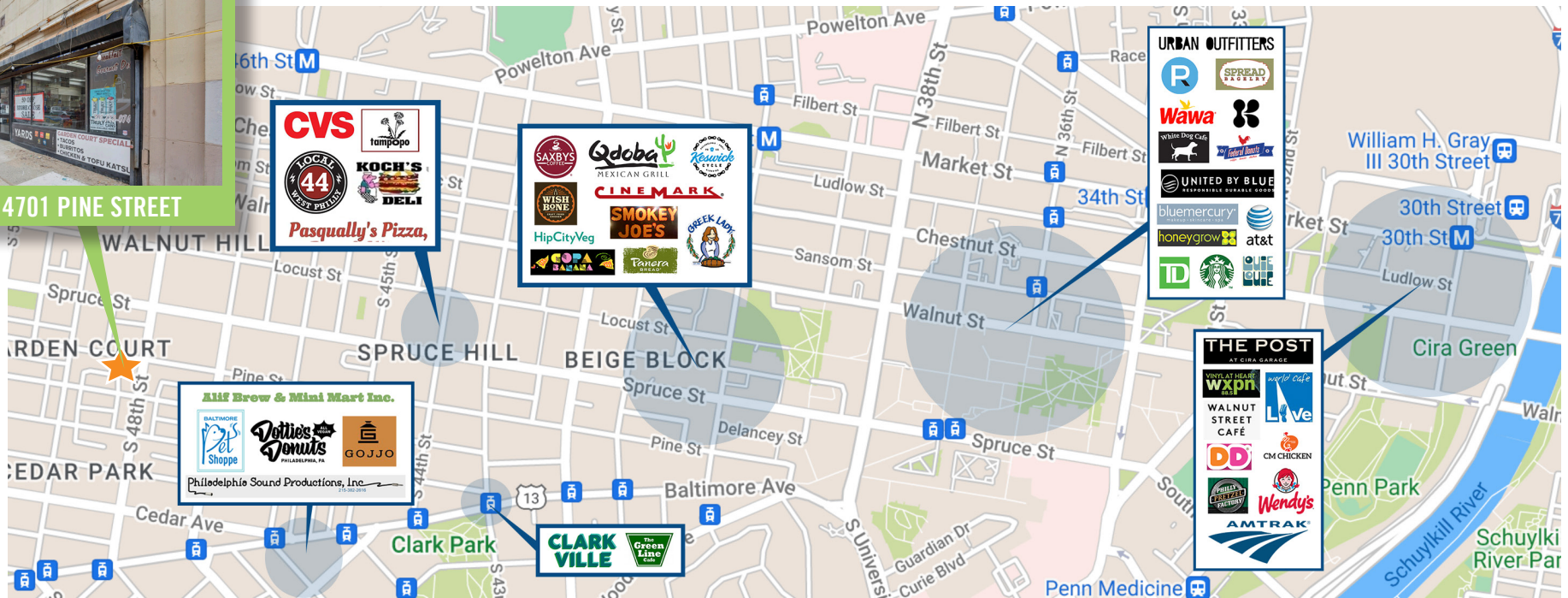


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Aerial Map of Neighborhood



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Neighborhood Information - Garden Court

Garden Court is predominantly a residential neighborhood characterized by its historic homes, lush greenery, and tree-lined streets, which offer a peaceful and scenic environment. However, the area is also home to vibrant commercial pockets, particularly around the intersections of 48th and Spruce, and 47th and Pine. These areas serve as bustling hubs of activity, where residents and visitors can find a variety of retail and dining options that cater to diverse tastes and needs.

At these intersections, one can explore a mix of local businesses that add to the neighborhood's charm and convenience. For instance, Mariposa Food Co-op at 49th and Baltimore provides a community-owned grocery store experience, offering organic and locally sourced products. The Gold Standard Cafe, located at 48th and Baltimore, is a popular spot known for its cozy atmosphere and delicious breakfast and brunch options. For those seeking a taste of international cuisine, Aksum Cafe on 47th and Baltimore offers Mediterranean dishes with a modern twist, while Vientiane Cafe on 47th and Baltimore provides authentic Laotian food that has become a local favorite.

In addition to dining, the area features a variety of specialty shops and services. The Nesting House, also on 47th Street, offers eco-friendly products for families and children, focusing on sustainable and gently-used items. Just down the street, the local bookstore Bindlestiff Books provides a curated selection of new and used books, including titles that reflect the neighborhood's diverse community and interests. These businesses, among others, create a lively and welcoming atmosphere in Garden Court, making it more than just a residential area but a vibrant community hub where residents can enjoy a rich urban experience without leaving the neighborhood.



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