

# 2038 & 2040 S JUNIPER ST

East Passyunk, Philadelphia 19148

## EXPANSIVE RETAIL IN THE HEART OF EAST PASSYUNK

### 2038 S JUNIPER STREET

- » \$15/SF + NNN
- » 3,108 SF of ground floor retail space - space is divisible and can be combined with smaller units
- » High Ceilings
- » The retail space runs street to street between S Juniper Street and S Watts Street

### 2040 S JUNIPER STREET

- » Available October 2025
- » 694 SF
- » \$1,500/month + NNN
- » Zoning: CMX-2
- » Ideal uses fitness, childcare, medical office, retail, among others.
- » Conveniently located half a block from the Snyder Station of the SEPTA Market Frankford Subway Line, flanked by multiple bus routes including the 79, 4 & 45.
- » Close proximity to I-95, I-76, and Columbus Boulevard.
- » Located at the base of South Philly's prime walkable corridor, East Passyunk Avenue. The avenue is lined with boutiques, bars & cafes, salons, and artisan makers. It is home to traditional Italian restaurants, world famous cheesesteak spots, and highly acclaimed eateries.



**Walker's Paradise**  
Daily errands do not require a car.



**Excellent Transit**  
Transit is convenient for most trips.



**Very Bikeable**  
Biking is convenient for most trips.

#### DEMOGRAPHICS (workers within 1 mile)

Residents	112,732
Average household income	\$57,118
Est. daytime population	22,078

#### NEIGHBORS INCLUDE:



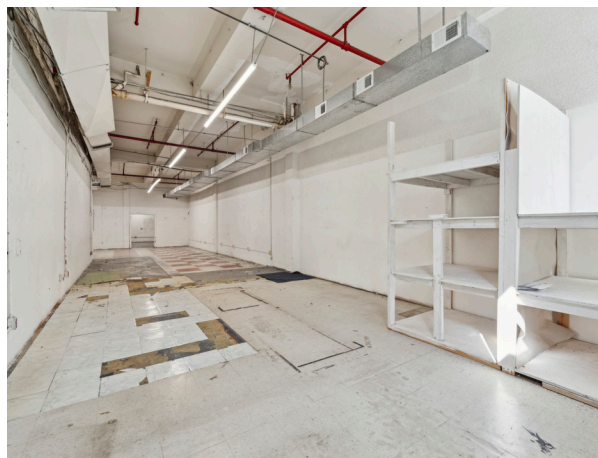
**ALEXANDRA CHAREN** 267.238.1732 ■ [acharen@mpnrealty.com](mailto:acharen@mpnrealty.com)



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## Property Photos



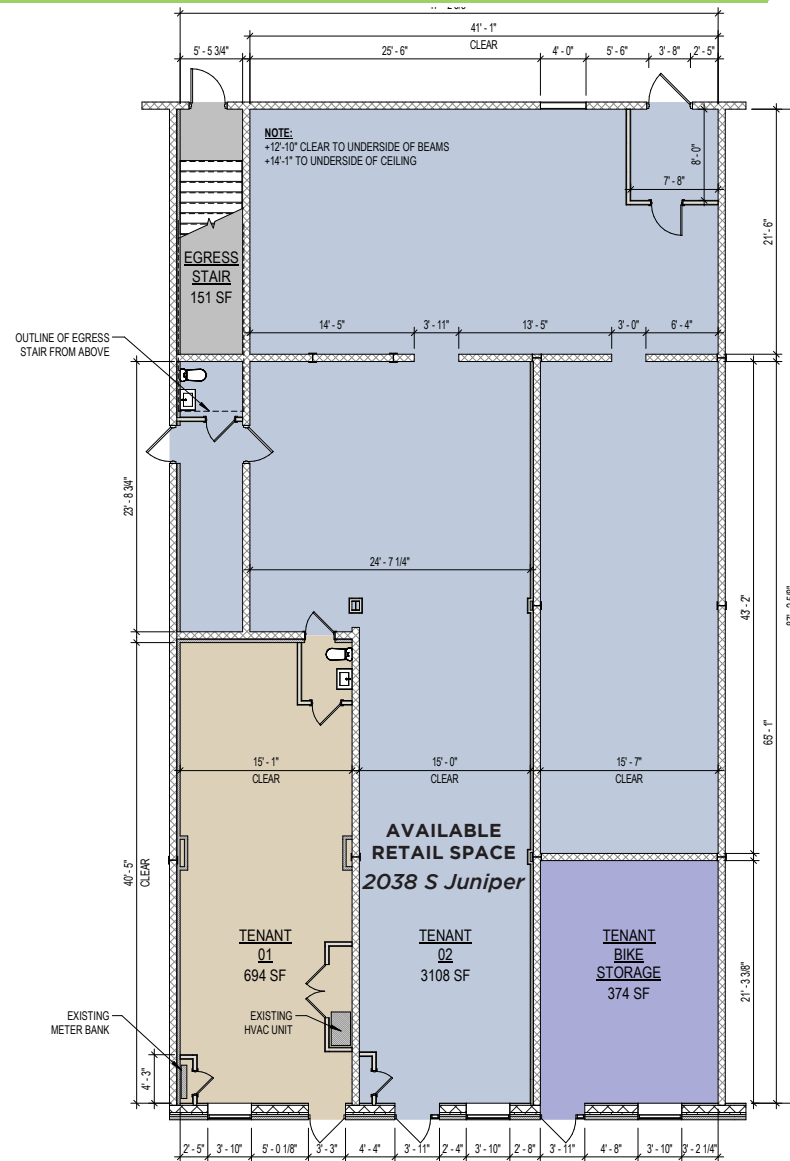
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*Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal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

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## Floor Plans - As Built

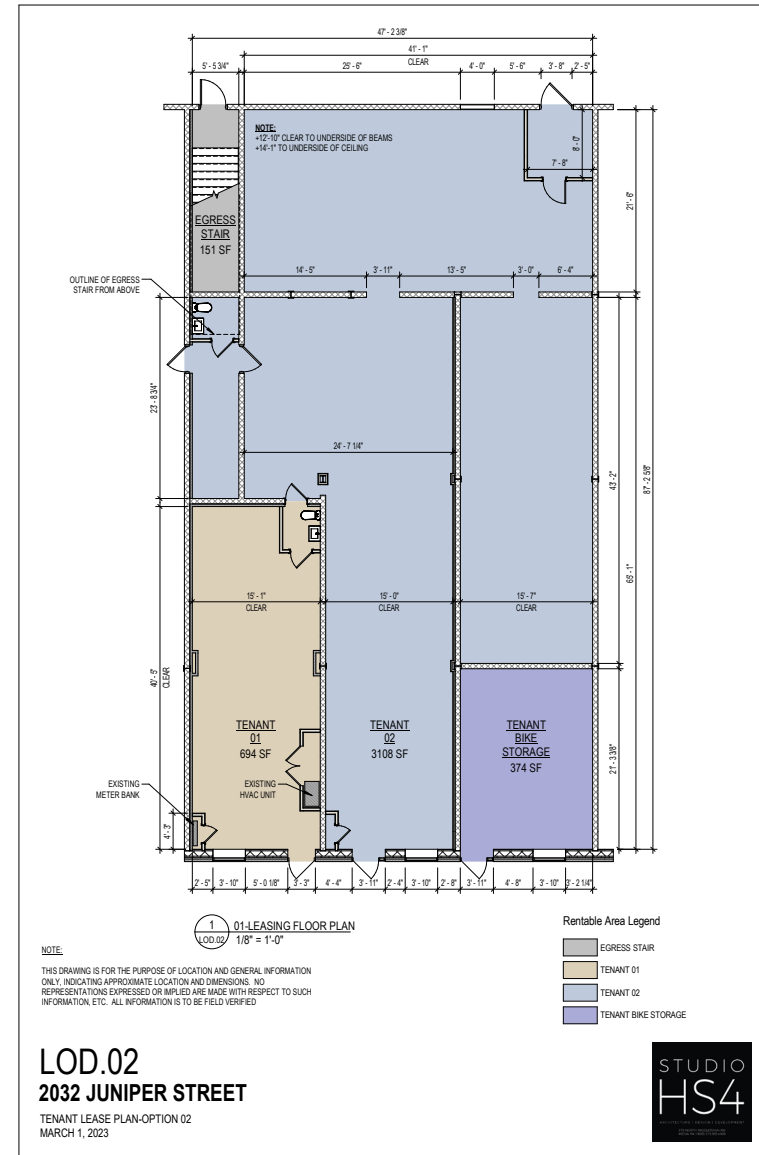
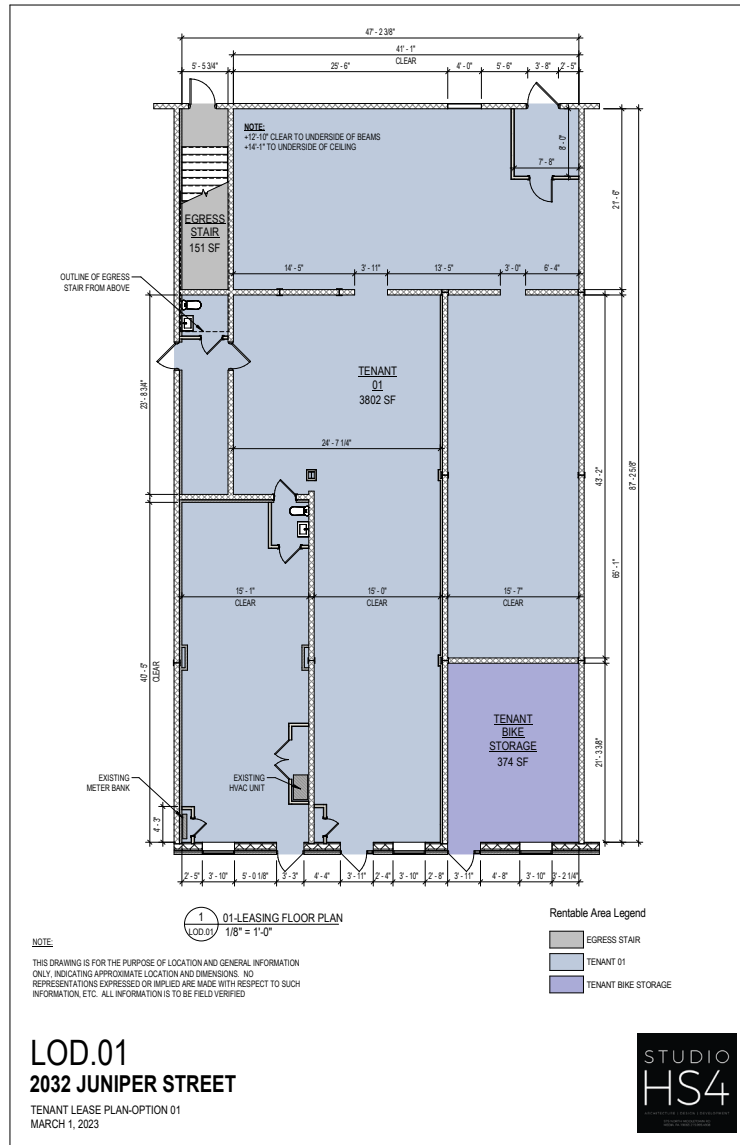


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## Floor Plan Options

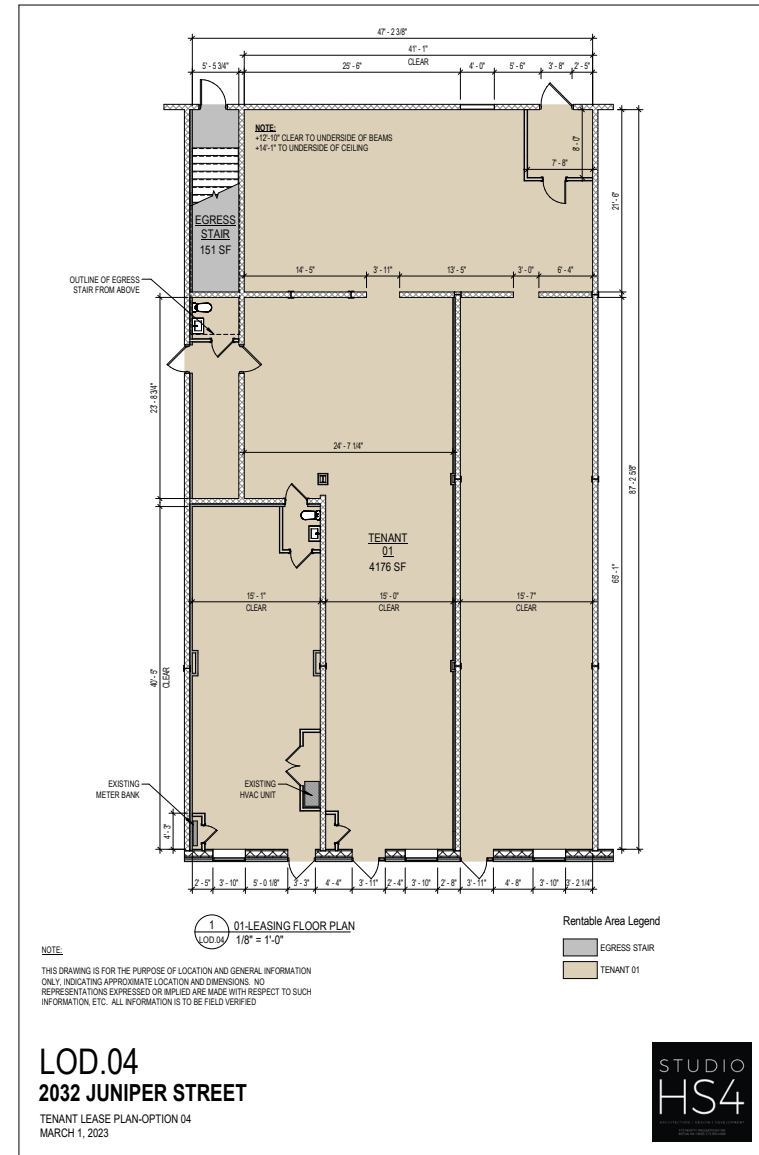
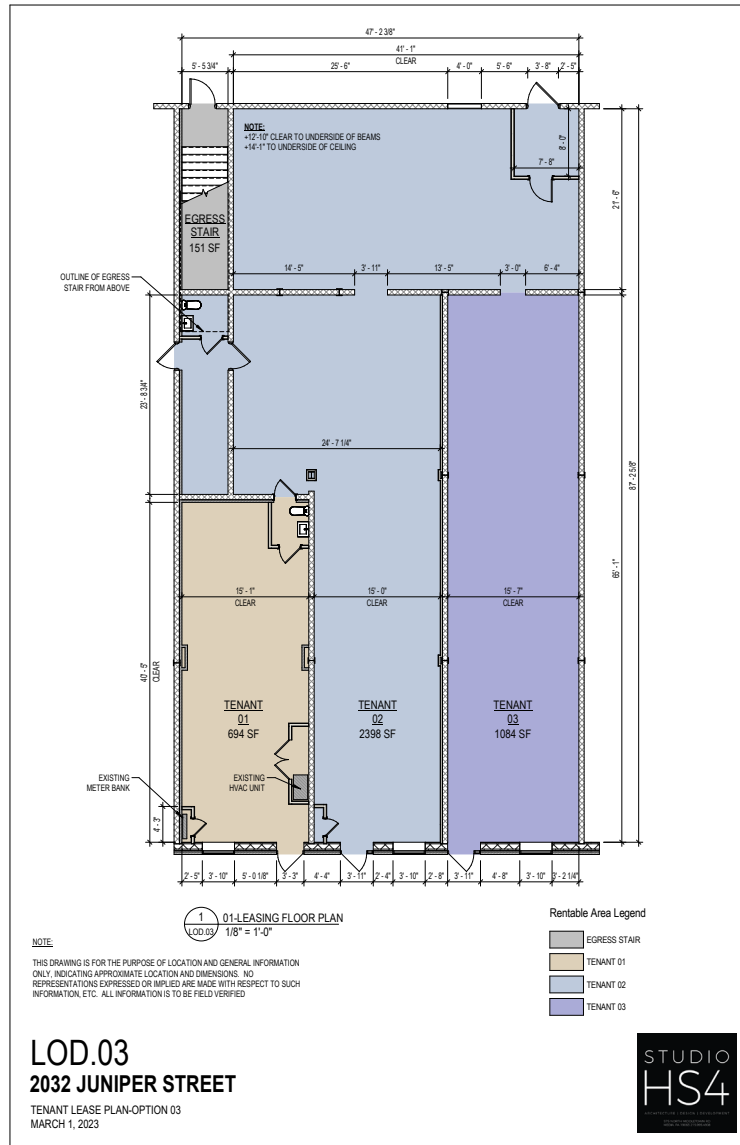


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## Neighborhood Information: East Passyunk



Come check out Philly's newest restaurant row. The diagonal south-to-north street that gives this area its name — a nod to its ancestry as a Native American village — is a locus of change.

The highly walkable thoroughfare that gives East Passyunk (pronounced “Pashyunk” by locals) its name is lined with indie boutiques, bars and cafes. It's home to traditional red gravy Italian restaurants, world-famous cheesesteak spots and highly acclaimed eateries that have earned it a spot on Food and Wine's list of 10 Best Foodie Streets in America.

Walking is your best option once you land in the neighborhood (you can easily see it all on foot). One need only stroll down East Passyunk Avenue, where stalwart businesses catering to longtime residents coexist with new businesses, eclectic boutiques, coffee shops, vintage clothing stores, gastropubs, excellent Mexican and sushi fare, as well as the amazing Italian eateries that first made this street famous to see where this exciting neighborhood is heading.

Straying just off Passyunk Avenue reveals even more exciting finds that highlight the neighborhood's blend of old-school charm and influx of dynamic new energy.



Source: visitphilly.com



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