

# 4742 RICHMOND ST Bridesburg, Philadelphia 19137

## TURN-KEY BAR/RESTAURANT IN BRIDESBURG

### \$3,500/month + NNN

- » 2,000 SF second generation bar/restaurant on the ground floor located at the corner of Richmond Street and Kirkbride Street.
- » Fully outfitted commercial kitchen with hood & ansul system, fridges and freezers.
- » Lower level useable for additional storage
- » Attached garage makes for easy loading and storage
- » Dedicated parking lot for customers
- » Outdoor space for small gatherings
- » Zoning: RSA-5\* *Per ownership there is a variance in place for food & beverage establishment*
- » Located along the "G" line of Septa Trolleys
- » Easy Access to I-95

#### DEMOGRAPHICS (within 1 mile)

Residents	14,210
Average household income	68,402
Est. daytime population	4,730

#### NEIGHBORS INCLUDE:



**NADIA BILYNSKY** 267.546.1718 ■ nbilysnky@mpnrealty.com **ALEXANDRA CHAREN** 267.546.1732 ■ acharen@mpnrealty.com

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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## PROPERTY PHOTOS

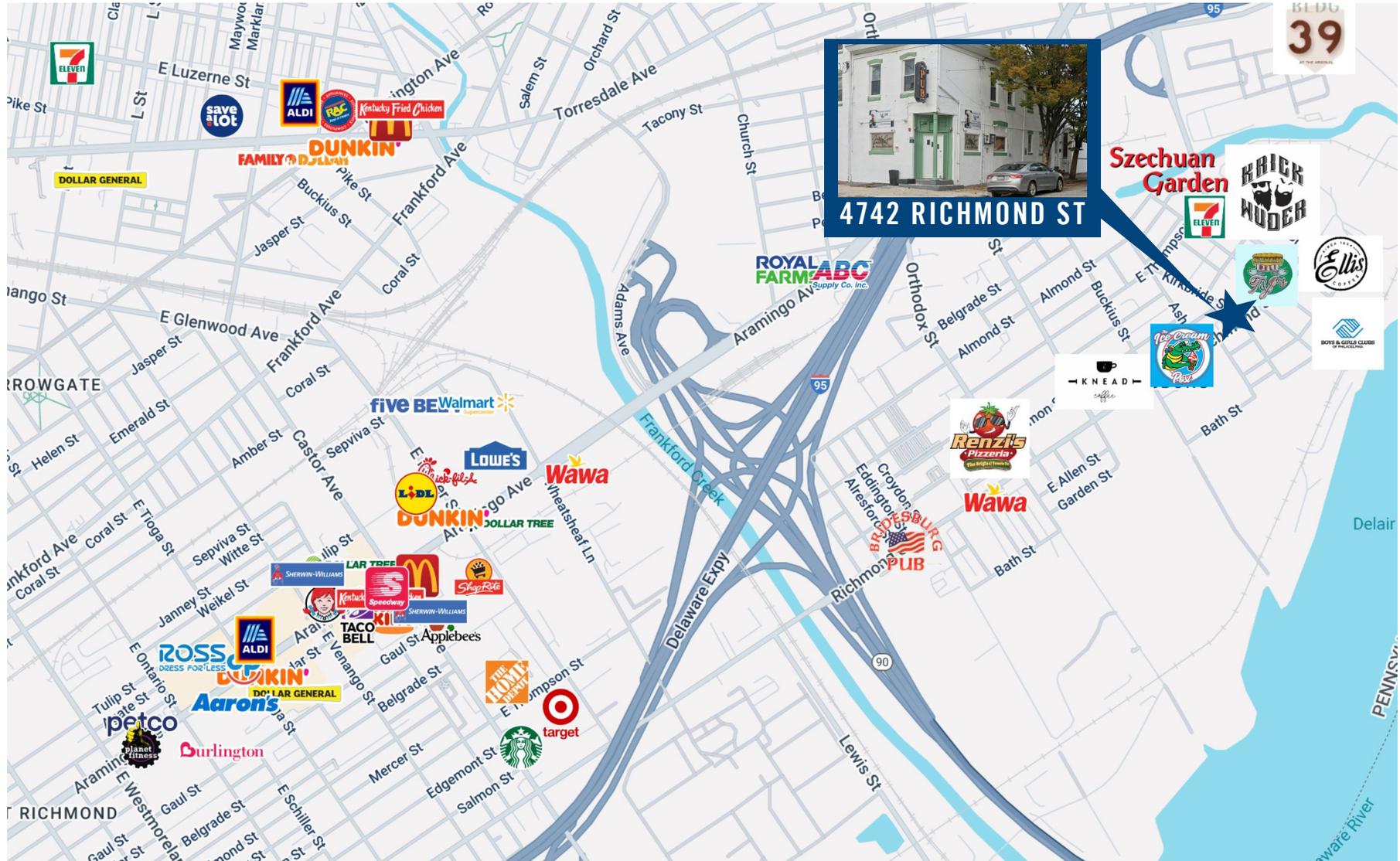


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## RETAIL MAP



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## ABOUT THE NEIGHBORHOOD: BRIDESBURG

Tucked along the Delaware River in Northeast Philadelphia, Bridesburg is a hidden treasure that perfectly combines small-town charm with city convenience. This tight-knit community is known for its well-kept rowhomes, family-friendly streets, and long-standing neighborhood pride — a place where generations stay and newcomers quickly feel at home.

Bridesburg's prime location offers unbeatable access to I-95, Center City, and Fishtown, giving residents a quick commute and endless options for dining, shopping, and entertainment. The neighborhood is also well-connected by public transit — the SEPTA Route G trolley/bus line runs directly through the area, offering an easy link to major hubs, nearby neighborhoods, and regional connections throughout Philadelphia.

As Philadelphia's riverfront continues to revitalize, Bridesburg stands out as an affordable opportunity for buyers and investors looking to be part of the city's next wave of growth. Residents enjoy abundant green space and recreation. The Bridesburg Recreation Center serves as a community favorite with playgrounds, sports fields, and programs for all ages. Just minutes away, Pulaski Park provides scenic views of the Delaware River — perfect for morning walks, picnics, or relaxing by the water.

Nature lovers appreciate easy access to Pennypack Park and Frankford Park, two of Northeast Philadelphia's most beloved outdoor destinations. Whether hiking, biking, or simply unwinding in the shade, Bridesburg's parks and trails provide the perfect escape while keeping city life within reach.

With its balance of tranquility, accessibility, and growth potential, Bridesburg is where community and opportunity meet.



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