

## NEW CONSTRUCTION RETAIL ALONG W. GIRARD COMMERCIAL CORRIDOR

# 1000-38 W GIRARD AVENUE West Poplar, Philadelphia 19123



### Asking Price: \$25 PSF NNN

- » **Landlord is offering up to \$50 PSF in TIA if leased signed before 7/31/2024**
- » 1,000 to 26,000 SF of retail space available along W. Girard Avenue
- » 365' of street frontage on W Girard Ave
- » 18' ceiling heights
- » Dedicated loading for retail tenants
- » 224 residential units between 2 buildings
- » Phase I: Available Now
- » Estimated delivery date of Phase II: 4th Quarter 2024
- » The Poplar/West Poplar neighborhood is mostly residential with extensive commercial on Broad Street and the W. Girard Commercial Corridor. It is located between the Spring Garden and Northern Liberties neighborhoods.
- » Across the street from Septa El stop at 11th and Girard as well as easy access to Broad Street Line subway and to and I-95 and I-676



### DEMOGRAPHICS (within 1 mile)

Residents	67,682
Avg household income	\$52,550
Est. daytime population	32,122

**NEIGHBORS INCLUDE:** Lidl (Coming Soon), Liberty Grounds, Dunkin' Donuts, Larry's Steaks, Popeyes, Dollar Tree, Tiffin Indian Cuisine, Papa John's, North Philadelphia Health Systems, John's Seafood, McDonald's, Safeguard Self Storage, V & S Supermarket, Little Caesars, La Sushi

**NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com)

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## Building Photos

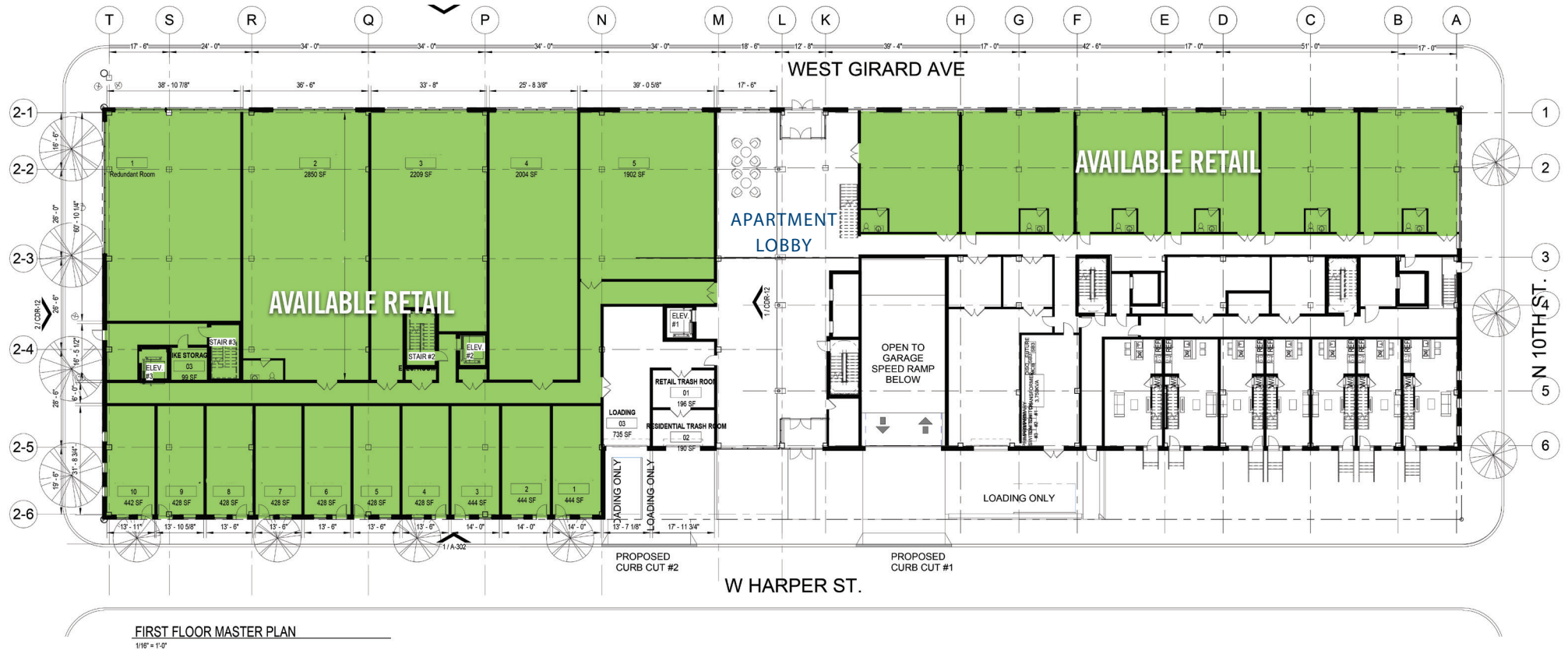


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## Floor Plans



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## About the Neighborhood



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# 1000-38 W GIRARD AVENUE

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## Area Commercial and Residential Development



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## Area Commercial and Residential Development






① N LIBERTY TRIANGLE	②	③	④	⑤ QUAKER BUILDING
				
<b>1102 N 2ND STREET</b>	<b>1222 N 2ND STREET</b>	<b>1300 N 2ND STREET</b>	<b>1701 N 2ND STREET</b>	<b>900 N 9TH STREET</b>
<b>Type:</b> Condos/Mid-Rise Apartments <b>Units:</b> 84 condos/178 apartments <b>GBA:</b> 116,000 SF/227,110 SF <b>Floors:</b> 4 / 14	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 71 <b>GBA:</b> 50,000 SF <b>Floors:</b> 5	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 198 <b>GBA:</b> 390,773 SF <b>Floors:</b> 4	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 92 <b>GBA:</b> 92,000 SF <b>Floors:</b> 6	<b>Type:</b> Class B Office <b>Units:</b> 71 <b>RBA:</b> 380,000 SF <b>Floors:</b> 8

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## Area Commercial and Residential Development






6	7	8	9	10
QUARTERS				
				
<b>1150 N AMERICAN ST</b>	<b>523-525 N BROAD ST</b>	<b>915-23 N BROAD ST</b>	<b>1451 N BROAD ST</b>	<b>408-40 CECIL B MOORE</b>
<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 74 <b>GBA:</b> 60,000 SF <b>Floors:</b> 7	<b>Type:</b> Hi-Rise Apartments <b>Units:</b> 290 <b>GBA:</b> 200,000 SF <b>Floors:</b> 30	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 70 <b>GBA:</b> 80,000 SF <b>Floors:</b> 6	<b>Type:</b> Hi-Rise Apartments <b>Units:</b> 225 <b>GBA:</b> 230,000 SF <b>Floors:</b> 19	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 147 <b>GBA:</b> 162,795 SF <b>Floors:</b> 4

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## Area Commercial and Residential Development






⑪	⑫	⑬	⑭	⑮
				
<b>626 N DELAWARE AVE</b>	<b>1300 FAIRMOUNT AVE</b>	<b>1300 FAIRMOUNT RETAIL</b>	<b>1324 FRANKFORD AVE</b>	<b>1922 N FRONT ST</b>
<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 96 <b>GBA:</b> 157,000 SF <b>Floors:</b> 14	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 478 <b>GBA:</b> 564,575 SF <b>Floors:</b> 14	<b>Type:</b> Retail <b>GLA:</b> 60,000 SF <b>Floors:</b> 1	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 50 <b>GBA:</b> 60,000 SF <b>Floors:</b> 4	<b>Type:</b> Retail <b>Subtype:</b> Storefront Retail <b>GLA:</b> 50,000 SF <b>Land Area:</b> .28 AC

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## Area Commercial and Residential Development

16 LIBERTY SQUARE II	17	18	19	20
				
<b>1203 GERMANTOWN</b>	<b>1700-24 GERMANTOWN</b>	<b>1500-48 N RANDOLPH</b>	<b>230 VINE STREET</b>	<b>510 NORTH BROAD</b>
<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 53 <b>GBA:</b> 277,000 SF <b>Floors:</b> 5	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 138 <b>GBA:</b> 143,800 SF <b>Floors:</b> 8	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 84 <b>GBA:</b> 53,000 SF <b>Floors:</b> 4	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 16 <b>GBA:</b> 54,000 SF <b>Floors:</b> 5	<b>Type:</b> Mid-Rise Apartments <b>Units:</b> 413 <b>Floors:</b> 7

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# 1000-38 W GIRARD AVENUE

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## Surrounding Developments



**1308-10 W GIRARD AVENUE**  
45 APARTMENTS



**1000-38 W GIRARD AVE**  
PHASE 1: 120 APTS,  
20,000 SF RETAIL, 80 PARKING



**962-68 N 8TH STREET**  
24 APARTMENTS



**629-33 W. GIRARD AVENUE**  
24 APARTMENTS



**900-58 N 9TH STREET**  
276 APARTMENTS



**517-33 POPLAR STREET**  
40 APARTMENTS, 30 PARKING SPACES

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**Connect To The Surrounding Neighborhoods** (click on images for links for more information)



NORTH BROAD



TEMPLE UNIVERSITY



FISHTOWN



NORTHERN LIBERTIES



CALLOWHILL



THE RAIL PARK



SPRING ARTS



SONO

[CLICK HERE FOR MORE ABOUT THE 2020 STATE OF CENTER CITY](#)

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## About the Neighborhood: West Poplar

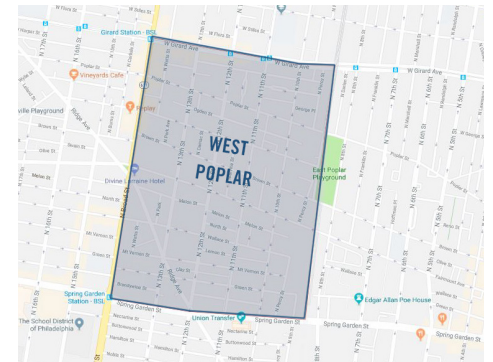
West Poplar is a neighborhood located in North Philadelphia and extremely close to Center City. It is bound by North Broad Street to the west, Girard Avenue to the north, 5th Street to the east and Spring Garden Street to the south.

The area has become a much more popular area to live in recent years due to its close proximity with Chinatown and Northern Liberties. Because residents are able to enjoy the offerings of Northern Liberties without the higher rent prices, an increasing number of young professionals, artists, students and families are moving into West Poplar and creating a diverse residency made up from all kinds of ethnicity groups.

West Poplar offers many two and three-story single-family row homes as well as condos and apartment complexes. A lot of the old warehouse space in the area has been renovated into high quality condos.

One of the most beautiful sites of West Poplar is the golden-topped Ukrainian Catholic Cathedral of the Immaculate Conception, which is located at 830 North Franklin Street. There are also a lot of artistic murals waiting to be discovered on some of the buildings.

Public transportation is easy to come by here as well, the Market-Frankford line is close by and there are bus routes in the area.



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