

STREET-LEVEL RETAIL/OFFICE SPACE FOR LEASE

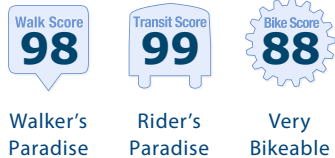
832 SOUTH STREET Bella Vista, Philadelphia 19147



Asking Price: \$2,750/month NNN

- » 1,500 +/- SF of ground floor retail/office space with finished basement
- » 18' of frontage on South Street
- » Space lends itself ideally for boutique retail, fitness, professional office, medical office, & many other retail and office users.
- » Zoning: CMX-2.5
- » Located on Philly's South Street, a popular corridor of local galleries, shops, restaurants, and bars
- » Bella Vista is a charming neighborhood in Philadelphia, located just south of Center City, known for its diverse cultural heritage, historic architecture, and vibrant Italian Market. It offers easy access to major highways such as I-95 and I-76, making it convenient for commuters and travelers.

Walk Score®



NEIGHBORS INCLUDE:



DEMOGRAPHICS	
Residents within 1 mile	91,139
Average household income	\$120,873
Est. daytime population (workers within 1 mile)	148,188

ALEX SNYDER 610.213.9404 ■ asnyder@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.

832 SOUTH STREET Bella Vista, Philadelphia 19147

Zoning



CMX COMMERCIAL MIXED-USE

CMX-2.5

Table 14-701-3: Dimensional Standards for Commercial Districts



Max. Occupied Area	Intermediate 75%; Corner 80%
Min. Front Yard Depth	[4]
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	55 ft.*
Min. Cornice Height	25 ft.

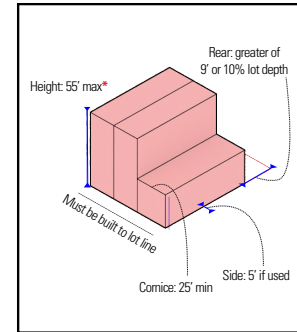


Table Notes:

[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701(1)(d)(4) (Primary Frontage)

* Zoning Bonus Summary		CMX-2.5	
		Additional Height	Housing Unit Bonus
Mixed Income Housing (§14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (§14-702(16))		n/a	25% increase in units permitted

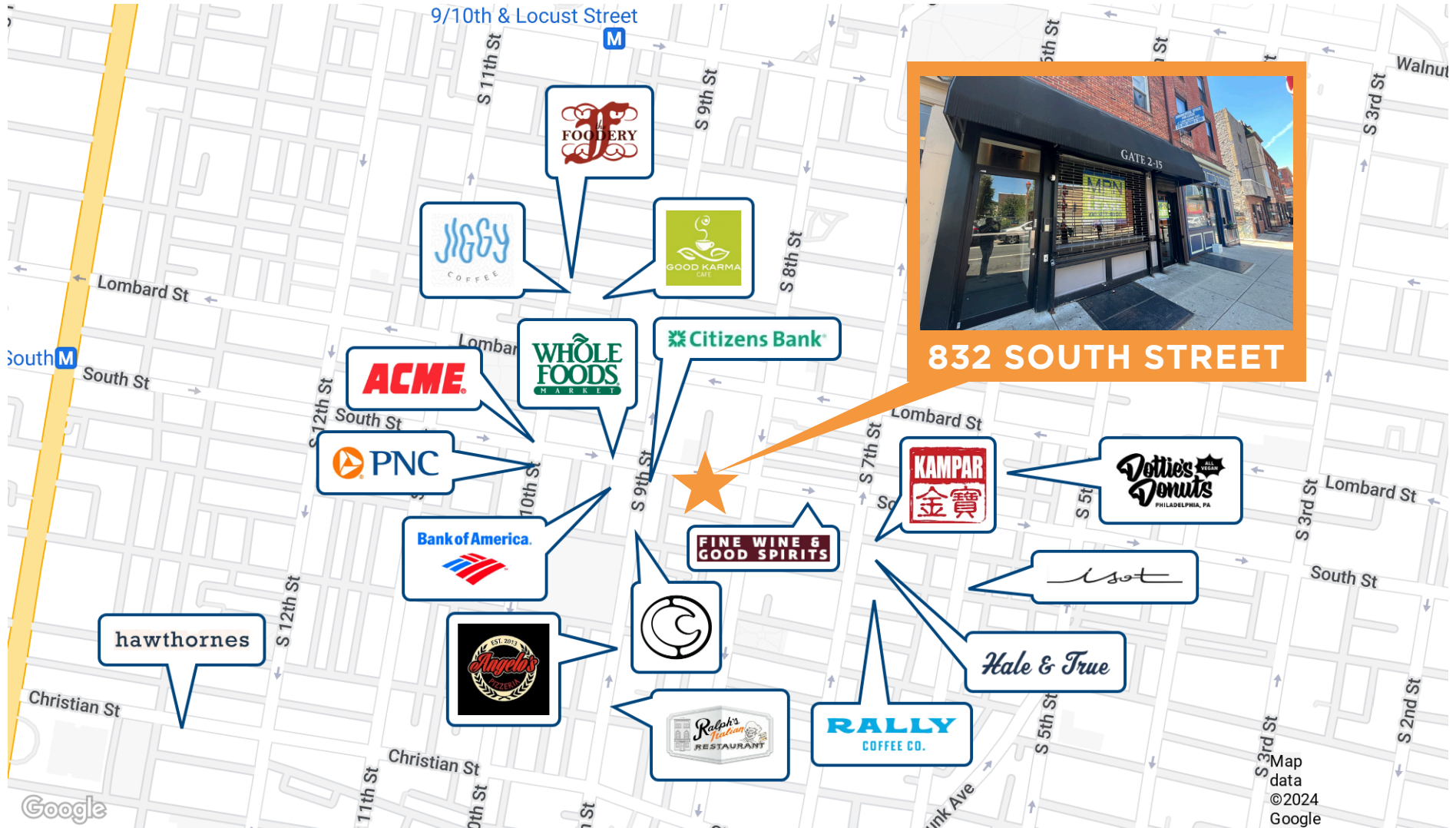
For bonus restrictions in select geographic areas, see [page 49](#).

ALEX SNYDER 610.213.9404 ■ asnyder@mpnrealty.com

832 SOUTH STREET

Bella Vista, Philadelphia 19147

Retail Map



ALEX SNYDER 610.213.9404 ■ asnyder@mpnrealty.com

832 SOUTH STREET

Bella Vista, Philadelphia 19147

About the Neighborhood - Bella Vista

Location

Bella Vista is situated just south of Center City, bounded by 6th Street to the east, 11th Street to the west, South Street to the north, and Washington Avenue to the south. Its central location offers easy access to other popular Philadelphia neighborhoods and landmarks.

History

Bella Vista, meaning “beautiful view” in Italian, has a rich historical tapestry. It began as an Italian immigrant neighborhood in the late 19th and early 20th centuries. Many Italian families settled here, bringing with them their traditions, cuisine, and community-oriented lifestyle. This strong Italian influence is still evident today, especially in the presence of the Italian Market, one of the nation’s oldest and largest open-air markets.

Culture and Community

Bella Vista is a melting pot of cultures, reflecting the diverse waves of immigrants that have settled in the area over the decades. While Italian heritage is prominent, there are also significant populations of Mexican, Vietnamese, and other ethnic groups. This diversity is celebrated through various cultural events, festivals, and a wide array of ethnic restaurants and shops.

Key Attractions

- **Italian Market:** Spanning 9th Street, this market is a bustling hub for fresh produce, meats, cheeses, and specialty items. It’s also famous for its street vendors and lively atmosphere.
- **Bardascino Park:** A small, charming park where locals gather for bocce games, community events, and relaxation.
- **Cianfrani Park:** Another local green space that serves as a communal gathering spot, hosting events like outdoor movie nights and community clean-ups.
- **Murals and Art:** Bella Vista is home to numerous murals, thanks to the Mural Arts Program, adding a vibrant and artistic flair to the neighborhood.

Bella Vista residents take pride in their close-knit community, characterized by active civic associations and a strong neighborhood identity. The area is known for its walkability, tree-lined streets, and a blend of historic row houses and modern developments. Offering a culinary adventure, Bella Vista features numerous restaurants, cafes, and bakeries, from traditional Italian trattorias to Vietnamese pho spots and trendy cafes. The neighborhood’s lively atmosphere is enhanced by various food and cultural festivals throughout the year, making it a desirable place to live and visit in Philadelphia.



ALEX SNYDER 610.213.9404 ■ asnyder@mpnrealty.com