

MSC

NORTHERN LIBERTIES

# LIBERTY SQUARE

1203 GERMANTOWN AVE. PHILADELPHIA. PA

4 NEW CONSTRUCTION RETAIL SPACES FOR LEASE



# LIBERTY SQUARE

## DEMOGRAPHICS

### Northern Liberties Trade Area

From the River to 6th Street between Girard Ave & Callowhill Street

EST. POPULATION

**13,051**

EST. AVG HH INCOME

**\$186,022**

EST. HOUSEHOLDS

**7,392**

EST. MEDIAN AGE

**32.4**

## PROPERTY DETAILS

- ▶ Four (4) New Construction Retail Spaces Available for Lease in Prime Olde Kensington Neighborhood, Adjacent to Fishtown and Northern Liberties.
- ▶ Booming Residential Population within Immediate Vicinity
- ▶ Easy Access to Market-Frankford subway line, I-95, Girard Avenue and Delaware Avenue, for both local and regional access.
- ▶ Upscale Community with Underground Parking, Private Plaza and Dog Park for Residents
- ▶ Motivated Ownership with General Tenant Improvement Allowance Available

## JOIN NEIGHBORING TENANTS



**REANIMATOR**  
COFFEE  
ROASTERS

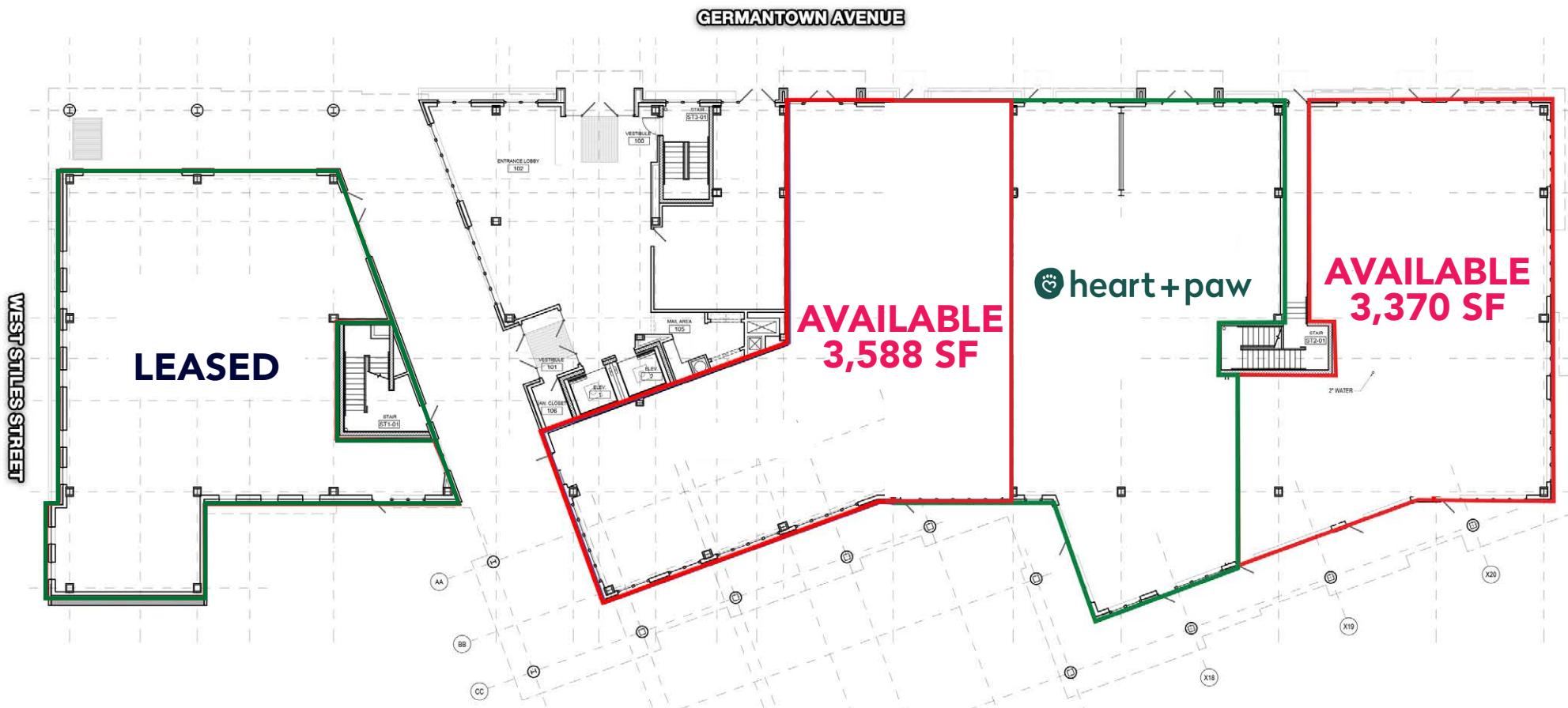
**FINE WINE &  
GOOD SPIRITS**



**ACME**

 **heart+paw**

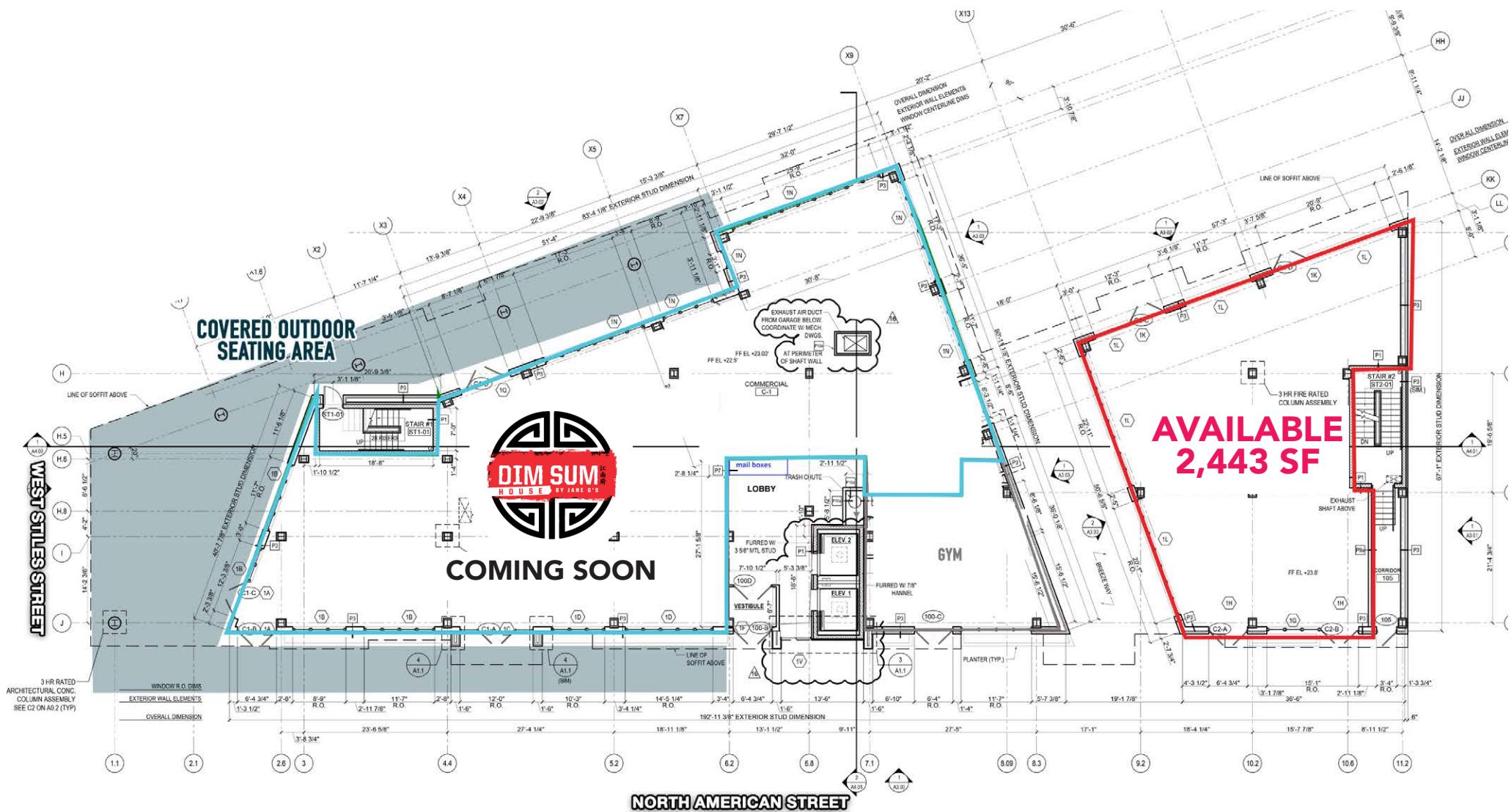
## SITE PLAN



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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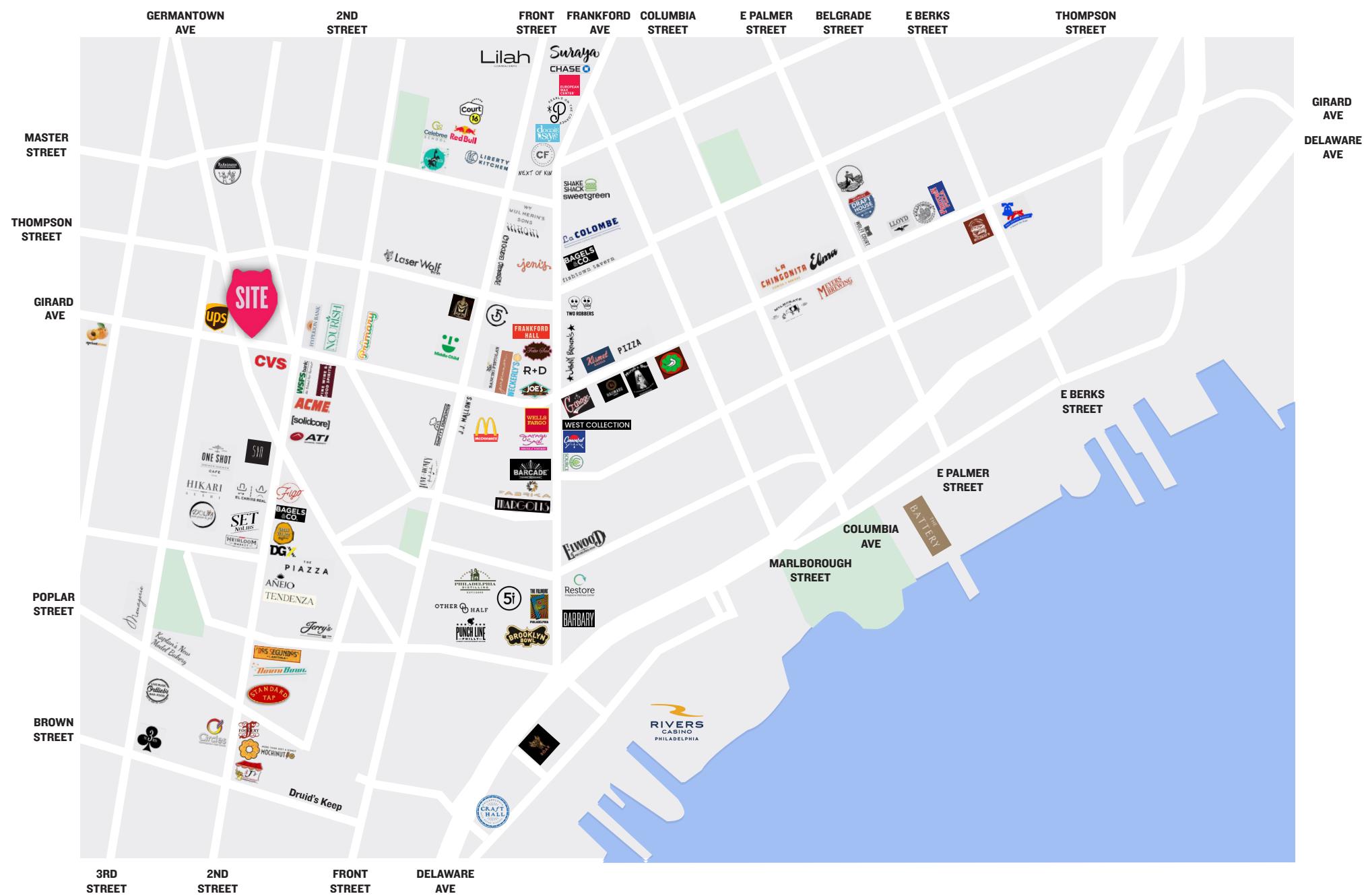
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## AERIAL



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# MSC

JACOB COOPER

jcooper@hellomsc.com

215.813.3784

ANNELLYSE CHAN

achan@hellomsc.com

732.533.3363

