



MSC
N. FRONT
STREET
FISHTOWN | PHILADELPHIA, PA

±3,975 SF OF RETAIL/RESTAURANT
SPACE AVAILABLE FOR LEASE



1952 N. FRONT STREET

JOIN THESE AREA TENANTS

LMNO



movement
CLIMBING • YOGA • FITNESS

STAR BOLT



RIVERWARDS
PRODUCE

Mural City Cellars

GROCERYOUTLET
bargain market

forin

STATESIDE
URBANCRAFT
— VODKA —

PROPERTY DETAILS

- ▶ *Highly visible ground-floor retail opportunity along North Front Street, a rapidly transforming commercial corridor connecting Fishtown, Olde Richmond, and Kensington.*
- ▶ *±3,975 square feet of contiguous retail space with the ability to demise into two separate storefronts of approximately 2,175 SF and 1,432 SF, offering flexibility for both single-tenant and multi-tenant users.*
- ▶ *Strong street corner presence with expansive frontage, ideal for branding, signage, and customer engagement along a growing pedestrian and vehicular thoroughfare.*
- ▶ *Well-configured floor plans that support a wide range of uses including retail, café, restaurant, showroom, wellness, and service-oriented concepts.*
- ▶ *Convenient access to public transportation, including the Market-Frankford Line at nearby Girard/York-Dauphin stations, offering direct connections to Center City, University City, and West Philadelphia*

DEMOGRAPHICS

EST. POPULATION

.5 mi **21,607**

EST. MEDIAN AGE

.5 mi **33.5**

EST. EMPLOYEES

.5 mi **2,941**

EST. MEDIAN HH INCOME

.5 mi **\$91,420**

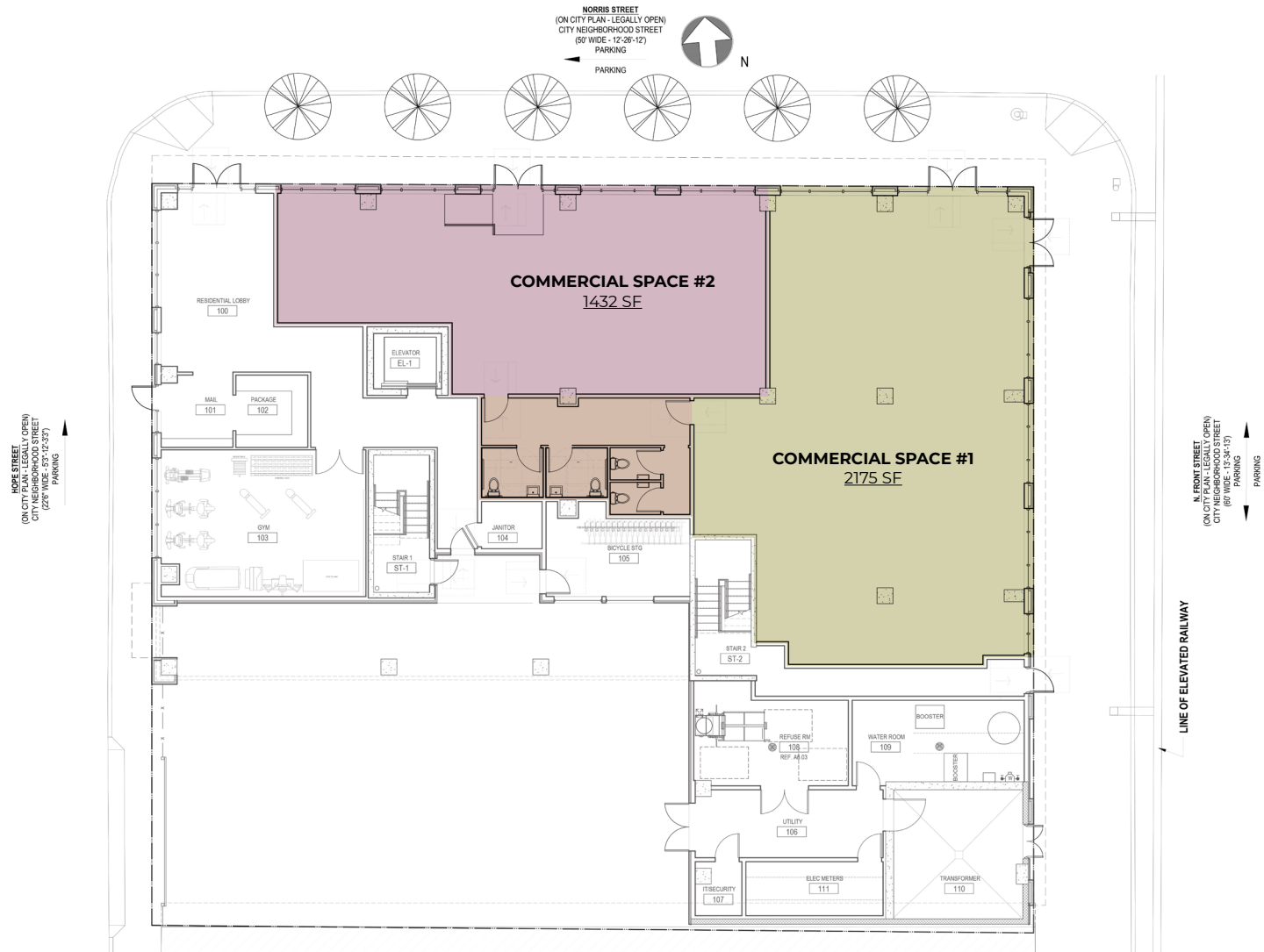
PHOTO



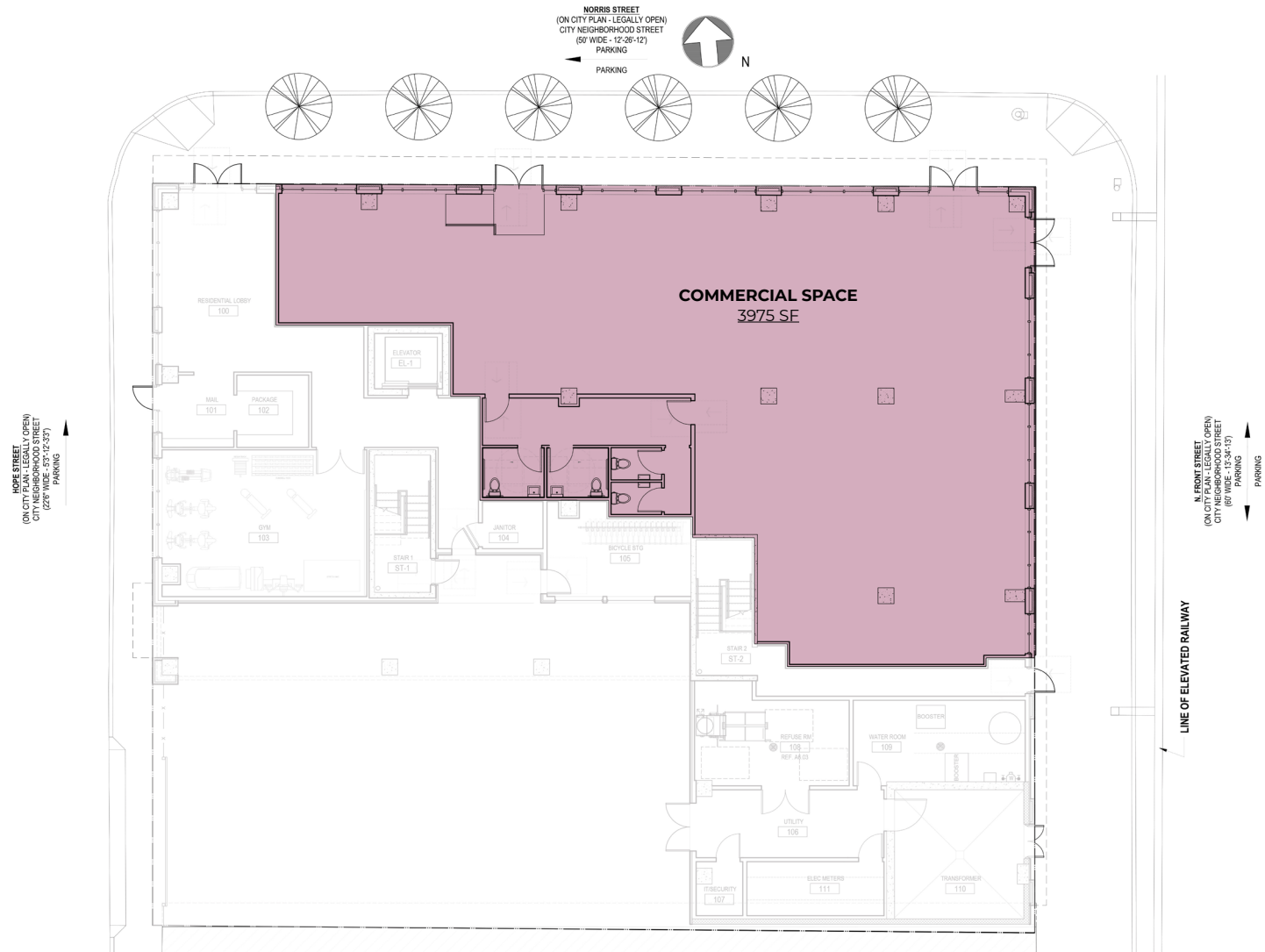
The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current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

MSC

FLOOR PLAN



FLOOR PLAN



AERIAL





FISHTOWN OVERVIEW

Over the past decade, Philadelphia's Fishtown neighborhood has truly become the face of the city's nationally recognized renaissance and urban renewal. Prominently featured in publications from *The New York Times*, to *Forbes* and *Food and Wine*, among many others, Fishtown has transformed itself from a gritty community of manufacturing to a dynamic neighborhood where both makers and white collar professionals have established roots and call home. Known for its unparalleled dining scene and nightlife, Fishtown has recently developed a robust creative office market to become a unique live / work / play community with a soul. Philadelphia's "it" neighborhood has struck its delicate retail merchandising balance with a carefully curated mix of stabilizing national brands and innovative, entrepreneurial local businesses. Its unique proximity to adjacent burgeoning neighborhoods, Olde Kensington, East Kensington and Northern Liberties, coupled with its access to public transportation and connectivity to Center City, has created an explosive density of both redeveloped and new construction housing, causing pent up demand for many neighborhood goods and services.

TOP RESTAURANT DESTINATIONS



► LA COLOMBE

The de facto central gathering place for any business meeting, casual coffee or weekend brunch in Fishtown, this sprawling 12,000 SF converted warehouse is always humming. Start here for your neighborhood tour.



▼ BARCADE

Brooklyn transplant Barcade features vintage video games like Pac Man & Donkey Kong plus a strong craft beer list.



► PIZZERIA BEDDIA

Dubbed “the best pizza in America” by *Bon Appetit Magazine*, Joe Beddia’s pizza Mecca has now moved to a much larger back alley venue with full bar, outdoor garden and private “hoagie omakase” tasting room. Don’t miss the antipasti, desserts and natural wine list too.



► FRANKFORD HALL

Philadelphia’s version of an industrial German biergarten. Outdoor tables with firepits and ping pong are particularly fun during the early spring or fall months when a chill is in the air.

TOP RESTAURANT DESTINATIONS



► HIROKI

Deeply rooted in Japanese tradition and technique, Hiroki emphasizes harmony and attention to detail by offering a seasonal omakase menu inspired by Kyoto, Japan.



► SURAYA

One of Philadelphia's most unique dining destinations, this Lebanese concept from Defined Hospitality features a daily market and coffee bar, open kitchen with bar and restaurant, and a secret garden perfect for summer night drinking and relaxing.



▼ MIDDLECHILD CLUBHOUSE

Middle Child Clubhouse is the mature spin off of the incredibly successful Middle Child in Washington Square West. Even better—this place can hold more than double the amount of people than its predecessor.

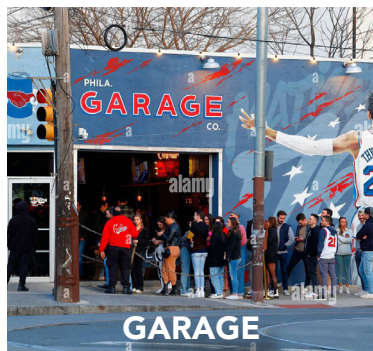
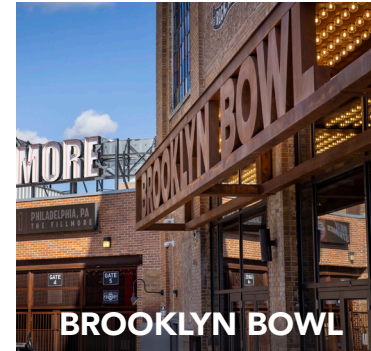


► LASER WOLF

Laser Wolf has officially been recognized as one of the best restaurants in the world on Condé Nast Traveler's 2021 Hot List, just 1 year after GQ deemed it one of the best in America the same year it opened during the pandemic. Laser Wolf embraces the "shipudiya" style of dining and is a skewer house concept from the restaurant duo Michael Solomonov and Steven Cook.

TOP ENTERTAINMENT DESTINATIONS

In addition to world class restaurants, Fishtown is a burgeoning entertainment destination in Philadelphia. A choose-your-own-adventure type neighborhood where one can have an intimate candlelight dinner at Suraya and end their night at LMNO's Listening Room for an intimate concert (no phones allowed). Go see a burlesque show at Fabrika, hop over next door to Barcade, finish the night with a CityWide at Fishtown Tavern or mosey on over to Rivers Casino. This place has it all.



NEEMA KASHI

nkashi@hellomsc.com

610.329.5475

MSC

