

2633 POPLAR STREET

ART MUSEUM, PHILADELPHIA 19130

MPN
MALLIN PANCHELLI NADEL
REALTY



CORNER SECOND GENERATION RESTAURANT/BAR W/ PRIVATE OUTDOOR AREA

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

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CORNER 2ND GENERATION RESTAURANT/BAR W/ PRIVATE OUTDOOR AREA

\$8,500/month NNN
Key Money Ask \$100,000

- » 3,845 +/- SF bi-level, corner restaurant/bar space for lease
 - First floor: 2,466 +/- SF
 - Second floor: 1,379 +/- SF
- » 3,900 +/- SF private/dedicated outdoor area. Outdoor space has direct access from the first floor commercial space
- » Plus 1,595 +/- SF lower level storage and/or prep area
- » Street Frontages:
 - 80' on Poplar Street (including outdoor space)
 - 80' on N 27th Street
- » Zoning CMX-2
- » Located in the Art Museum neighborhood which is a walkable neighborhood with nearby institutions, cafes, restaurants, and retailers. Within less than a mile of the Philadelphia Museum of Art which attracts about 800,000 visitors yearly.



DEMOGRAPHICS (1 mile)

Residents	58,607
Average household income	\$93,139
Est. Daytime population	12,422

NEIGHBORS INCLUDE:



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FF&E Inventory and Mechanicals

PIECE	SIZE	QTY	PIECE	SIZE	QTY
Propane Gas Heat Tower	80inch	4	Tall Table	80x20x42	3
Tall Picnic Table	80x28x42inch	4	Barstool	30inch	39
Bar Stool	30inch	32	Bolted Custom Wood Table	120x28x42	1
55inch Flat-screen		2	Short chair w back	19inch	5
Electric Heating Panels		6	Table, dining	50x31x29	1
Adirondak Chairs		12	Table, dining	32x24x29	1
Small Table	15x15x17	7	Amazon Fire TV 55 inch		1
Giant Beach Umbrella	20'	2	Samsung 55inch		2
Picnic Tables w Benches	96x28x29	7	Samsung 42inch		3
Large Table w Benches	120x36x30	2	Barstool	30inch	7
Chairs w back		7	Cocktail Tables	24x24x42	3
Barstool	30inch	25			
Short Chair	19inch	5	TV 42inch with ceiling mount		1
Tall Tables	80x20x42	3	Dual Sided Office Desk		1
Portable Cater Heatlamp		2	Assorted Green Shelving, adjustable		7
Samsung 55inch		1	Prep Table	30x30x35	1
Samsung 75inch		1	Prep Table	60x30x34	3
Samsung 85inch		1			

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PIECE	SIZE	QTY	PIECE	SIZE	QTY	PIECE	QTY
Avantco 13inch Meat Slicer (Model: ASM0013)		1	Avantco: DbI Panini Press (Model: 177PG400GS)		1	Full Building Camera System	1
Asber Standing Refrigerator	80x30x30	3	American Range 6 Burner Stove unit with Oven and shelving		1	Full Building AV System w/ Microphone	1
Asber Standing Freezer	80x30x30	2	Moffat Turbofan Convection Oven	30x32x55	1	Toast POS System (4x 14" touchscreens, 3x cash drawers, 3x handheld POS units, 2x kitchen printers, 1x 5 in 1 handheld charging station, 1x router, 3x wireless access points), 4x guest receipt printers, 4x credit card tap readers	
Manitowac Ice Machine (Model IDFO300A)		1	Atosa Cook Rite Flattop Griddle	24x28	1		
Walk-In Refrigerator (Bush Refrigeration)	8'x12'x6"6"	1	Atosa Cook Rite Charcoal Grill	24x28	1		
			Asber double basket fryer (Model: AEF 4050 S ENG CAS)		2		
Beverage-Air Keg cooler w mounted tap sys	50x28x38	2	Prep Table	24x24x36	1	Washer and Dryer	
Hamilton Beach Mulling Machine		1	Sentinel Steam Table	Full pan	1		
Bunn Coffee Machine, hardlined (Model: ICB-DV, Tall 120v)		1	Atosa Salad Prep Cooler w Mounted heatlamp and shelving (Model: MSF8302GR)	48x30x68	2		
Atosa Front Load Double Door Can Cooler	48x24x30	1	Atosa Undercounter Refrigerator (Model: MGF8401GR)	28x28x34	1		
Atosa Front Load Undercooler	27x30x34	1	Atosa 2 Drawer Cooler	52x32x26	1		
Prep Table with 2 level shelving mount	70x30x70	1	Hood	14'	1		
Prep Table	60x30x34	1	Beer Tap System (12 taps)		1		
Maxx Cold Chest Freezer	23x21x33	1					
Prep Table w two storage undershelves	60x16x35	2					

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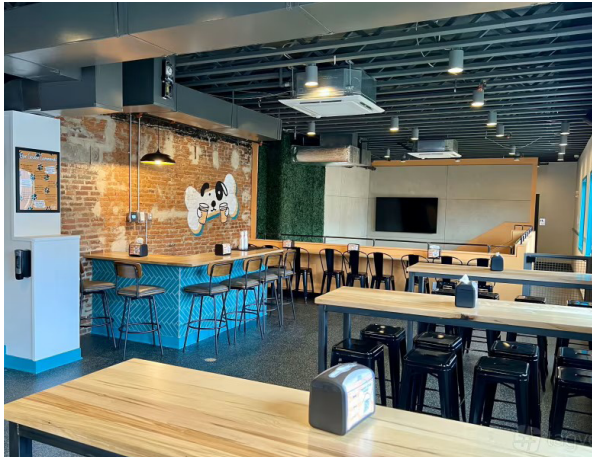
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Property Photos



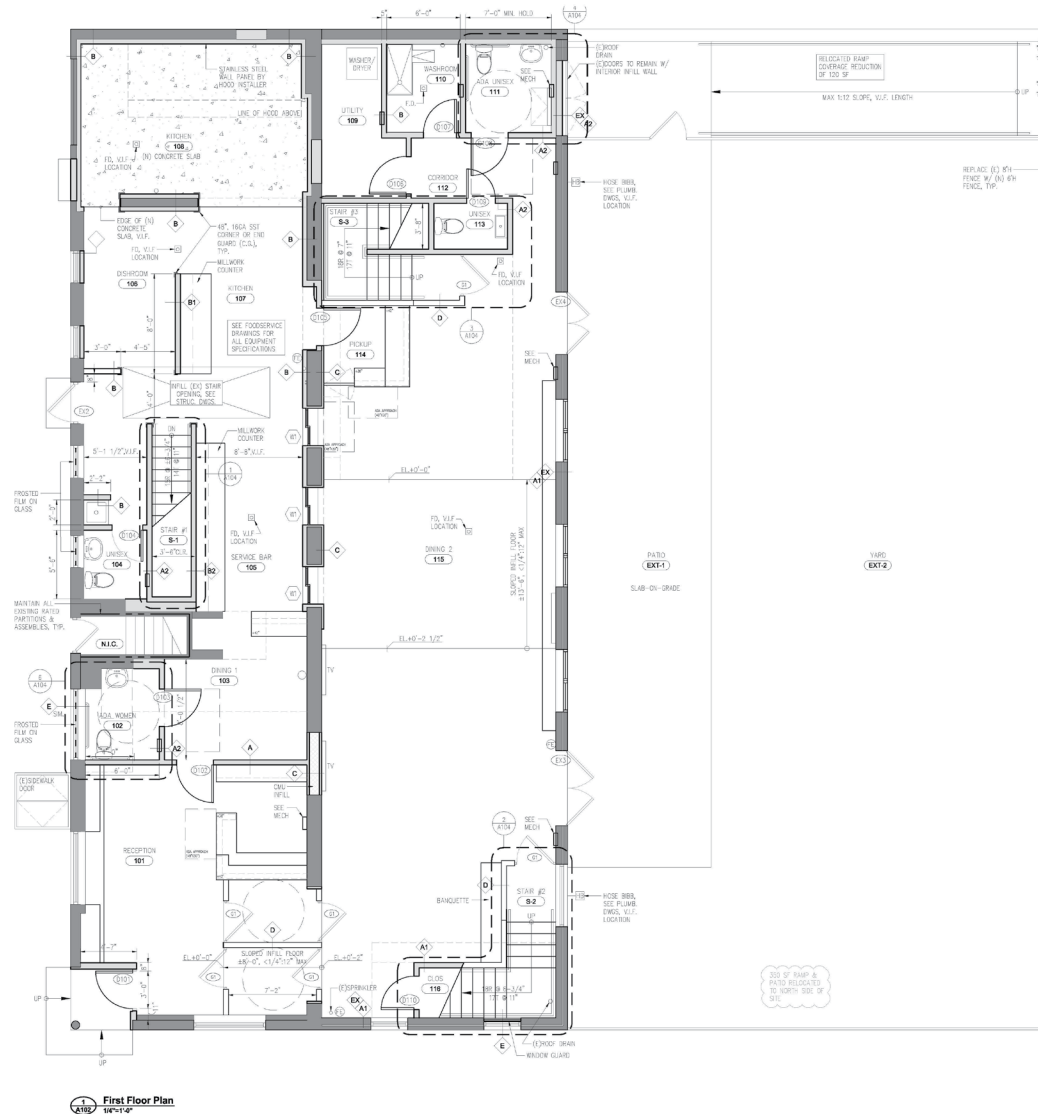
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Floor Plans (Click image to enlarge)



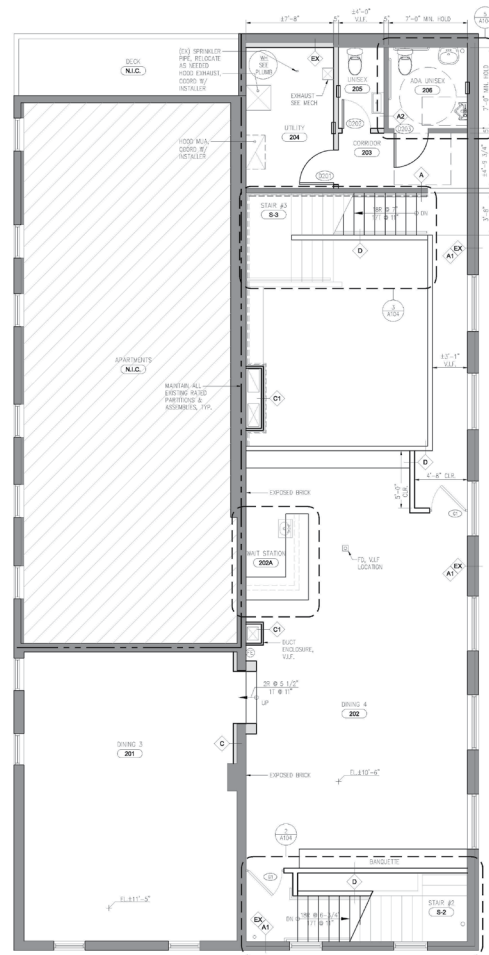
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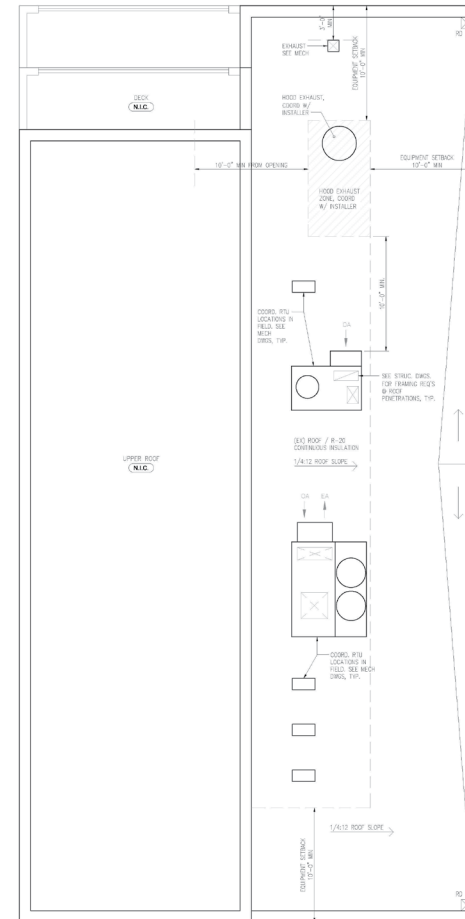
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Floor Plans (Click image to enlarge)



 Second Floor Plan
1/4"=1'-0"



2 Roof Plan
1/4"=1'-0"

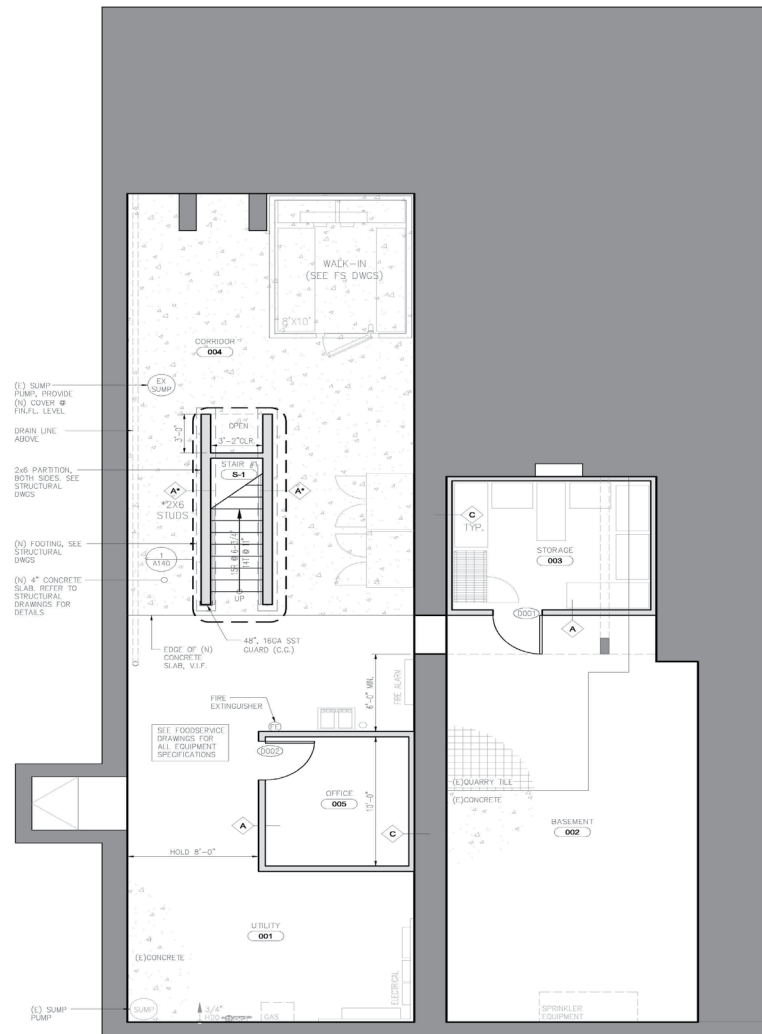
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Floor Plans (Click image to enlarge)



Basement Floor Plan
1/4" = 1'-0"

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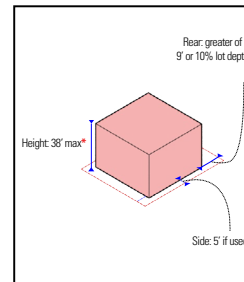
Zoning

CMX-2

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



Max. Occupied Area	Lot: Intermediate 75%; Corner 80%
Min. Front Yard Depth	N/A
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	38 ft.*
Min. Cornice Height	N/A



* Zoning Bonus Summary		CMX-2	
		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](#).

Dwelling Unit Density by Lot Size

Council District	CMX-2		
	< 1,440 sq. ft.	1,440 to 1,919 sq. ft.	> 1,919 sq. ft.
1	480 sq. ft. per unit		
2	480 sq. ft. per unit		
3	480 sq. ft. per unit		
4	2 units	3 units	480 sq. ft. per unit
5	2 units	3 units	480 sq. ft. per unit
6	2 units	3 units	480 sq. ft. per unit
7	480 sq. ft. per unit		
8	2 units	3 units	480 sq. ft. per unit
9	2 units	3 units	480 sq. ft. per unit
10	2 units	3 units	480 sq. ft. per unit

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Retail Map



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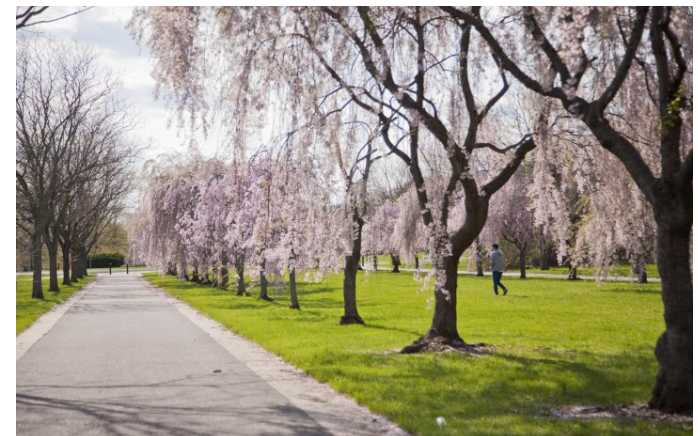
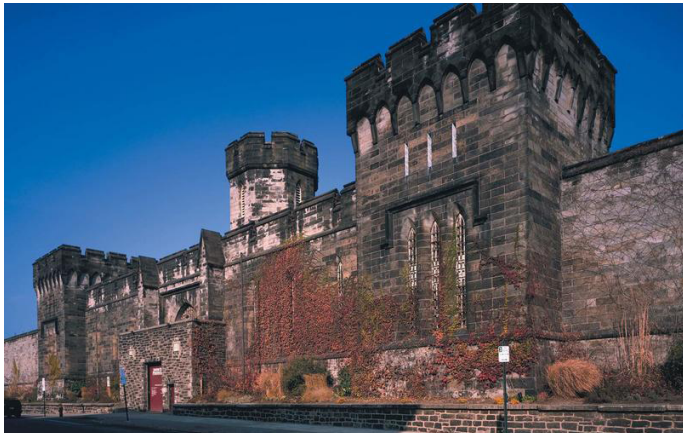
About the Neighborhood: Art Museum

The neighborhood surrounding the iconic Philadelphia Museum of Art is one of Philadelphia's richest cultural and urban landscapes, often referred to as the Art Museum Area or Fairmount. Nestled along the verdant expanse of Fairmount Park and stretching from the Schuylkill River toward North Broad Street, this vibrant district blends artistic prestige with everyday city living. At its heart, the museum sits proudly at the western end of the Benjamin Franklin Parkway, a grand, tree-lined boulevard modeled after the Champs-Élysées that connects this neighborhood to Center City. The area's architecture reflects both historic charm and civic pride, with the museum's neoclassical façade and the nearby Rocky Steps serving as beloved local and tourist landmarks.

Beyond the museum itself, the neighborhood is a cultural epicenter with a breadth of attractions and green spaces that appeal to both residents and visitors. Along the Parkway you'll find other noteworthy institutions such as the elegant Rodin Museum, where Rodin's masterworks sit amid formal gardens, and the historic Eastern State Penitentiary, a hauntingly beautiful former prison turned educational site. The Art Museum Area's walkability makes it easy to explore tree-lined streets, cozy cafes, and local shops, while sprawling sections of Fairmount Park provide scenic trails and riverfront paths perfect for morning runs, picnics, or relaxed afternoons.

What truly sets this neighborhood apart is how it balances world-class art with a warm, lived-in community vibe. Although the museum draws tourists from around the globe, Fairmount itself is home to a diverse mix of residents—young professionals, families, and long-time Philadelphians—who enjoy the area's

cultural programming, annual events, and neighborhood gatherings. Cafés and restaurants pepper the streets, inviting conversation and connection, while community events like arts crawls and outdoor festivals animate the local calendar. Whether you're soaking up masterpieces inside the museum galleries or simply strolling along Kelly Drive by the river, the Art Museum neighborhood embodies the artistic spirit and dynamic urban life that make Philadelphia such a compelling city to explore.



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