

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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**\$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 | TV 42inch with ceiling mount | | 1 |
| Short Chair | 19inch | 5 | Dual Sided Office Desk | | 1 |
| Tall Tables | 80x20x42 | 3 | Assorted Green Shelving, adjustable | | 7 |
| Portable Cater Heatlamp | | 2 | Prep Table | 30x30x35 | 1 |
| Samsung 55inch | | 1 | Prep Table | 60x30x34 | 3 |
| Samsung 75inch | | 1 | | | |
| Samsung 85inch | | 1 | | | |

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| PIECE | SIZE | QTY | PIECE | SIZE | QTY | PIECE | QTY |
|---|-------------|-----|--|----------|-----|---|-----|
| Avantco 13inch Meat Slicer (Model: ASM0013) | | 1 | Avantco: Dbl 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 IDF0300A) | | 1 | Atosa Cook Rite Flattop Griddle | 24x28 | 1 | Washer and Dryer | |
| Walk-In Refrigerator (Bush Refrigeration) | 8'x12'x6"6" | 1 | Atosa Cook Rite Charcoal Grill | 24x28 | 1 | | |
| Beverage-Air Keg cooler w mounted tap sys | 50x28x38 | 2 | Asber double basket fryer (Model: AEF 4050 S ENG CAS) | | 2 | | |
| Hamilton Beach Mulling Machine | | 1 | Prep Table | 24x24x36 | 1 | | |
| Bunn Coffee Machine, hardlined (Model: ICB-DV, Tall 120v) | | 1 | Sentinel Steam Table | Full pan | 1 | | |
| Atosa Front Load Double Door Can Cooler | 48x24x30 | 1 | Atosa Salad Prep Cooler w Mounted heatlamp and shelving (Model: MSF8302GR) | 48x30x68 | 2 | | |
| Atosa Front Load Undercooler | 27x30x34 | 1 | Atosa Undercounter Refrigerator (Model: MGF8401GR) | 28x28x34 | 1 | | |
| Prep Table with 2 level shelving mount | 70x30x70 | 1 | Atosa 2 Drawer Cooler | 52x32x26 | 1 | | |
| Prep Table | 60x30x34 | 1 | Hood | 14' | 1 | | |
| Maxx Cold Chest Freezer | 23x21x33 | 1 | Beer Tap System (12 taps) | | 1 | | |
| Prep Table w two storage undershelves | 60x16x35 | 2 | | | | | |

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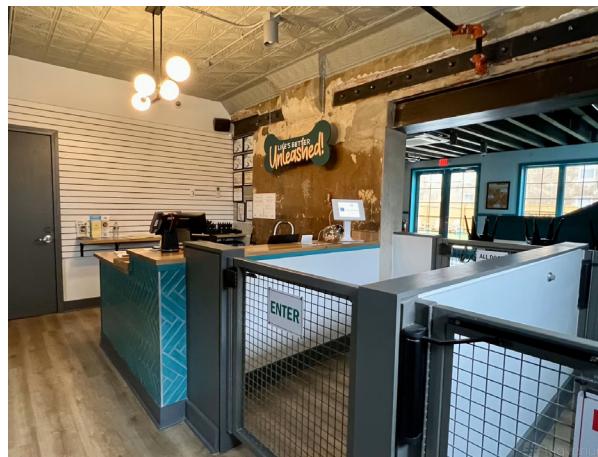
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Property Photos



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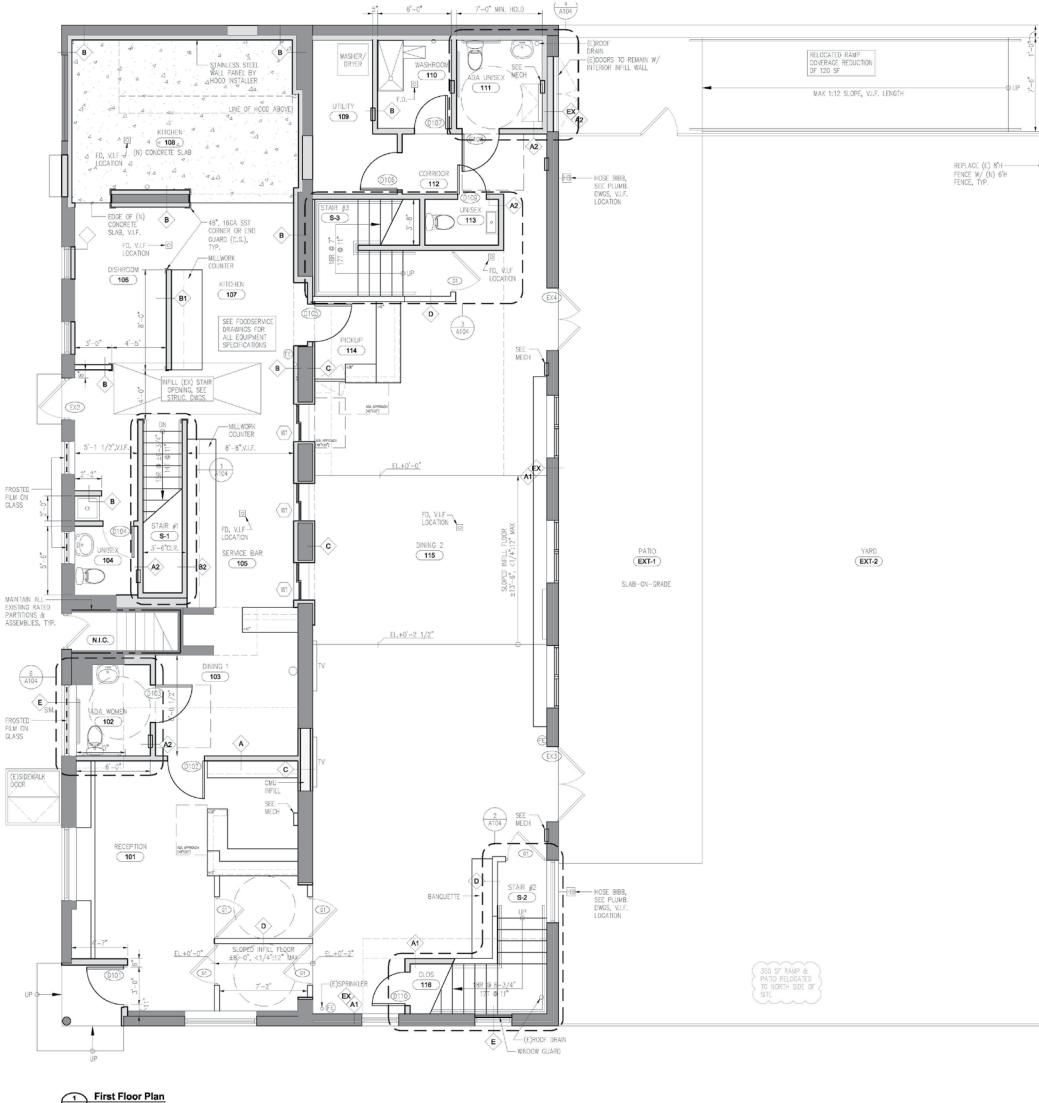
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Floor Plans (Click image to enlarge)

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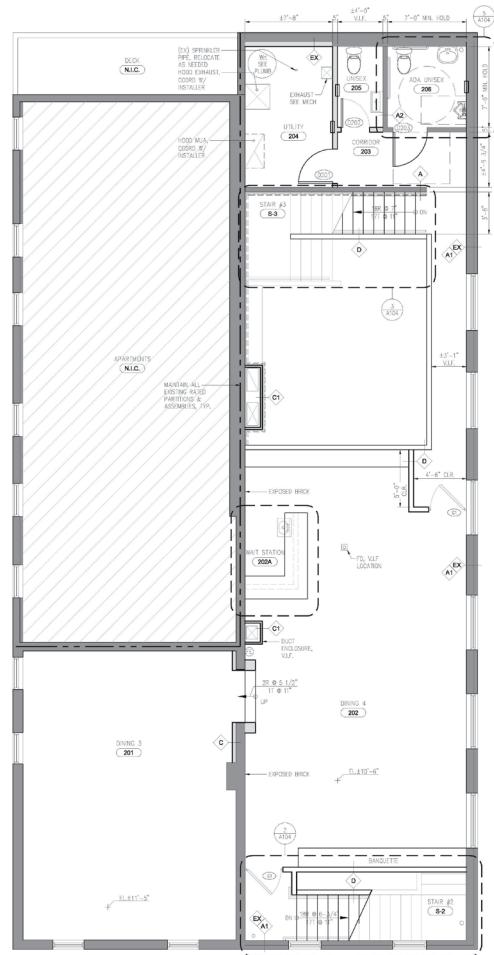
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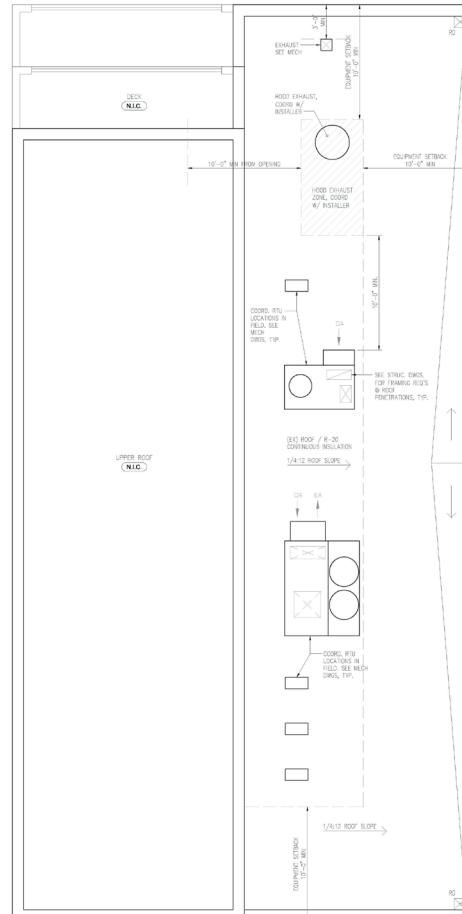
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Floor Plans (Click image to enlarge)



Second Floor Plan



Roof Plan

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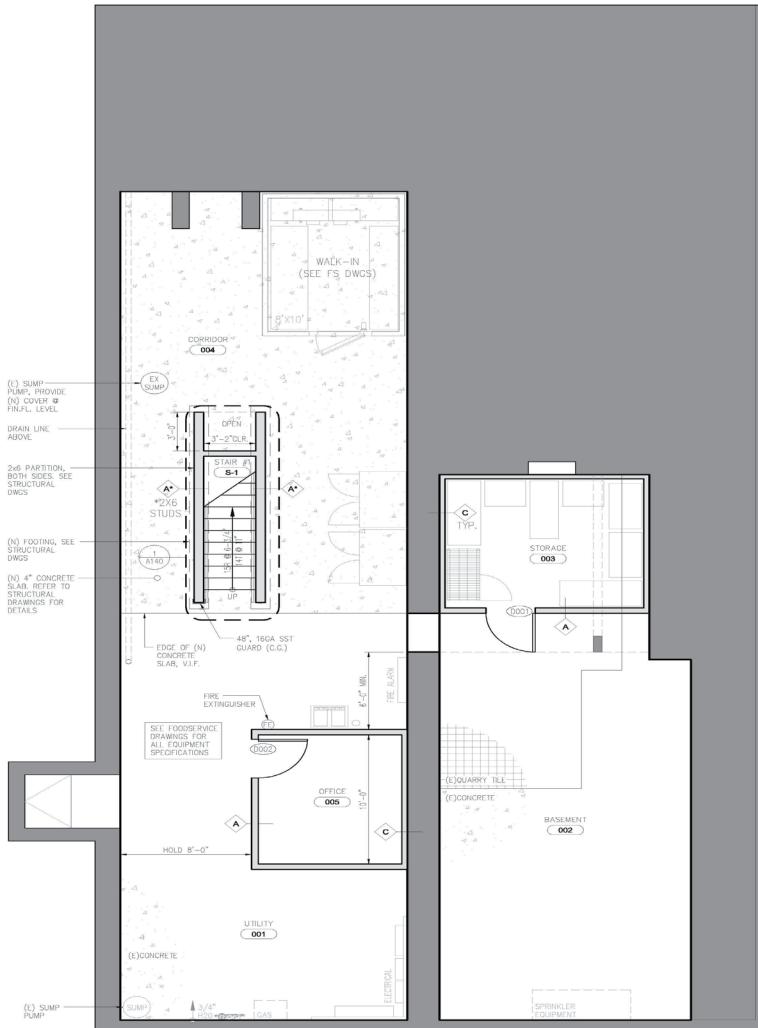
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Floor Plans (Click image to enlarge)



1
A101 Basement Floor Plan
1/4" = 1'-0"

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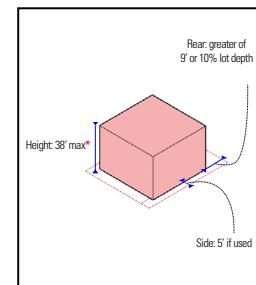
Zoning

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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The logo for MPN Mallin Panchelli Nadel Realty. It features the letters 'MPN' in a large, bold, white font on a dark blue background. Below 'MPN', the words 'MALLIN PANCHELLI NADEL' are written in a smaller, white, sans-serif font. At the bottom, the word 'REALTY' is written in a white, bold, sans-serif font. A small green horizontal bar is positioned below 'REALTY'.

Retail Map



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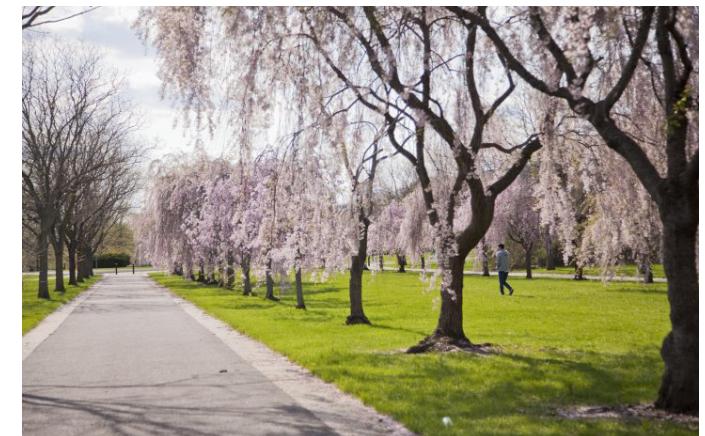
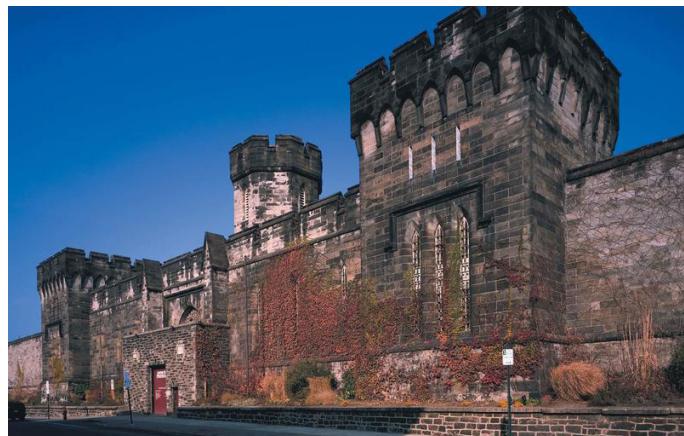
About the Neighborhood: Art Museum

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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