

MSC

810

N. HANCOCK STREET

NORTHERN LIBERTIES | PHILADELPHIA, PA

FLEX/WAREHOUSE/OFFICE SPACE WITH HIGH CEILINGS FOR LEASE





# 810<sup>N</sup> HANCOCK STREET

JOIN NEIGHBORING TENANTS



BOURBON & BRANCH



## PROPERTY DETAILS

- ▶ 6,246 +/- SF retail/office space for lease
- ▶ 50' of frontage on N Hancock St
- ▶ Ceiling Heights up to 18'
- ▶ Clear span space with dedicated loading area
- ▶ Space was fully renovated in 2016 featuring all new systems, finishes, and complete telecom wiring
- ▶ Past uses include a gym and creative office space for Philadelphia's fastest growing company
- ▶ Zoning: CMX-2.5
- ▶ Easy access to public transportation and I-95

## DEMOGRAPHICS

RESIDENTS WITHIN 1 MILE

1 mi **45,819**

EST. EMPLOYEES

1 mi **29,493**

AVG. HH INCOME

1 mi **\$112,881**

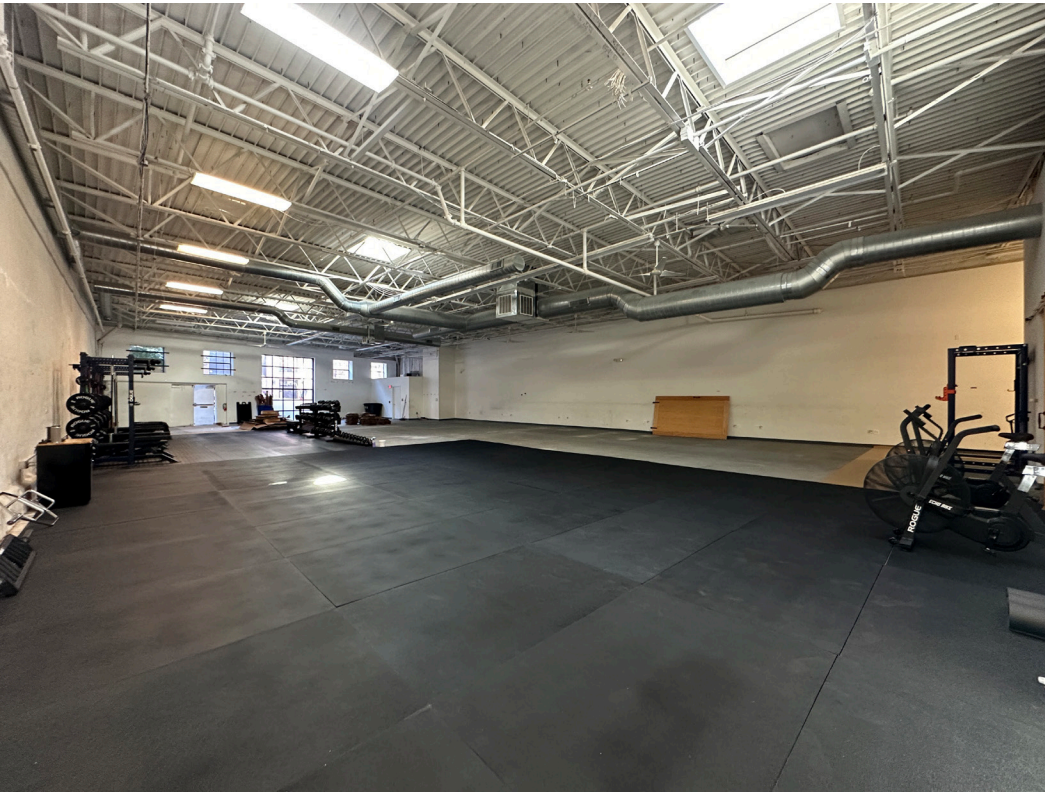


PHOTOS





# PHOTOS



# FLOOR PLAN



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# AERIAL

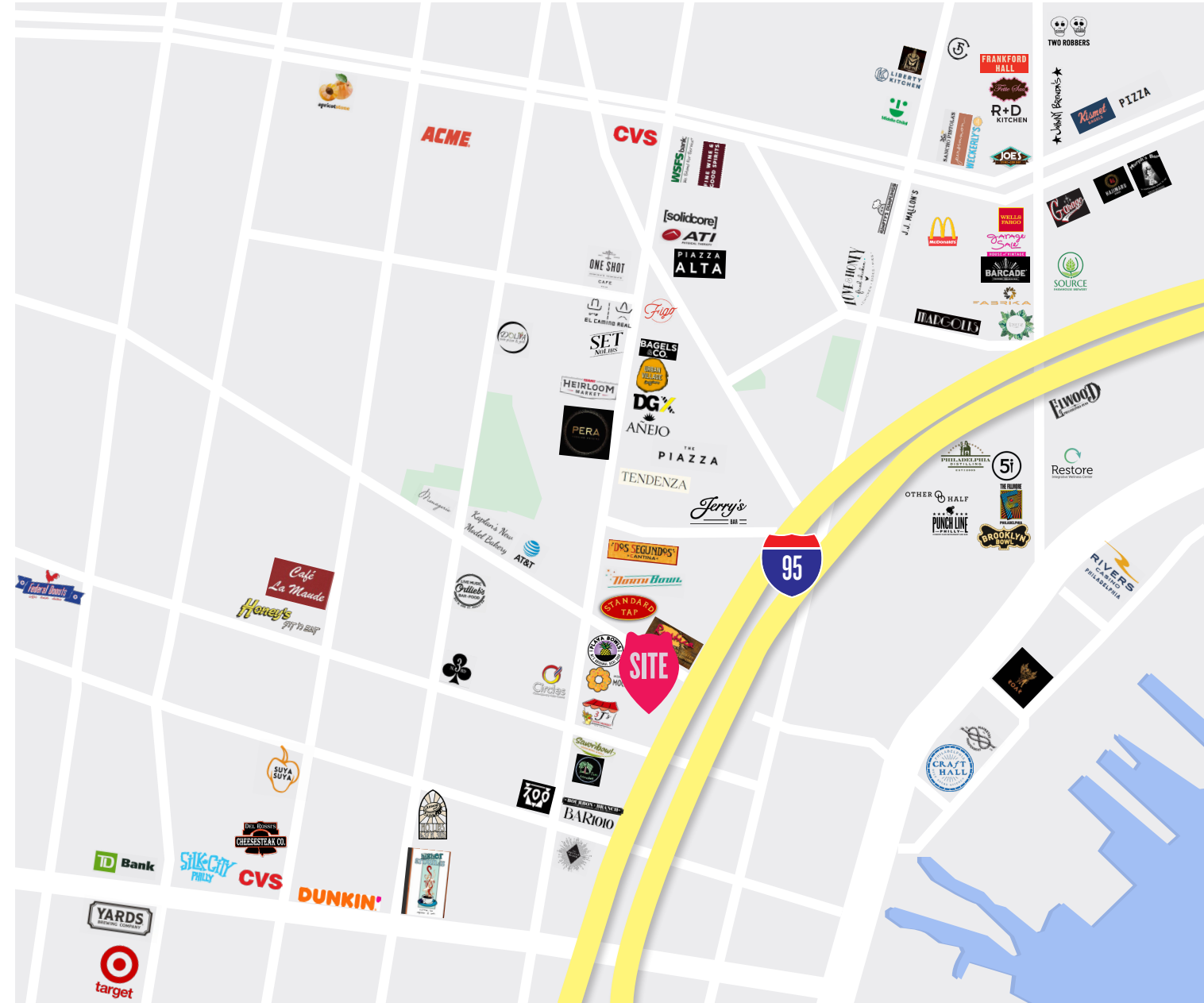
GIRARD AVENUE

POPLAR STREET

BROWN STREET

FAIRMOUNT AVENUE

SPRING GARDEN STREET



6TH STREET

5TH STREET

4TH STREET

3RD STREET

2ND STREET

DELAWARE AVENUE



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