

GROUND FLOOR RETAIL SPACE IN HEART OF OLD CITY



11 S. 3RD STREET Old City, Philadelphia 19106

Just Off Corner of 3rd & Market Streets

\$2500/month Gross

- » 420 +/- SF of retail space at grade
- » Large retail storefront windows with plenty of natural light
- » Located only one block from the Market-Frankford 2nd Street Subway Station
- » Zoning: CMX-3
- » Property is right off of Market Street, a main street lined with restaurants, cafes, local businesses, specialty shops and nightlife establishments.



Walk Score®

99 Walker's Paradise
Daily errands do not require a car.

96 Rider's Paradise
World-class public transportation.

DEMOGRAPHICS

Residents within 1 mile	52,211
Average household income	\$83,731
Est. daytime population	92,916

NEIGHBORS INCLUDE

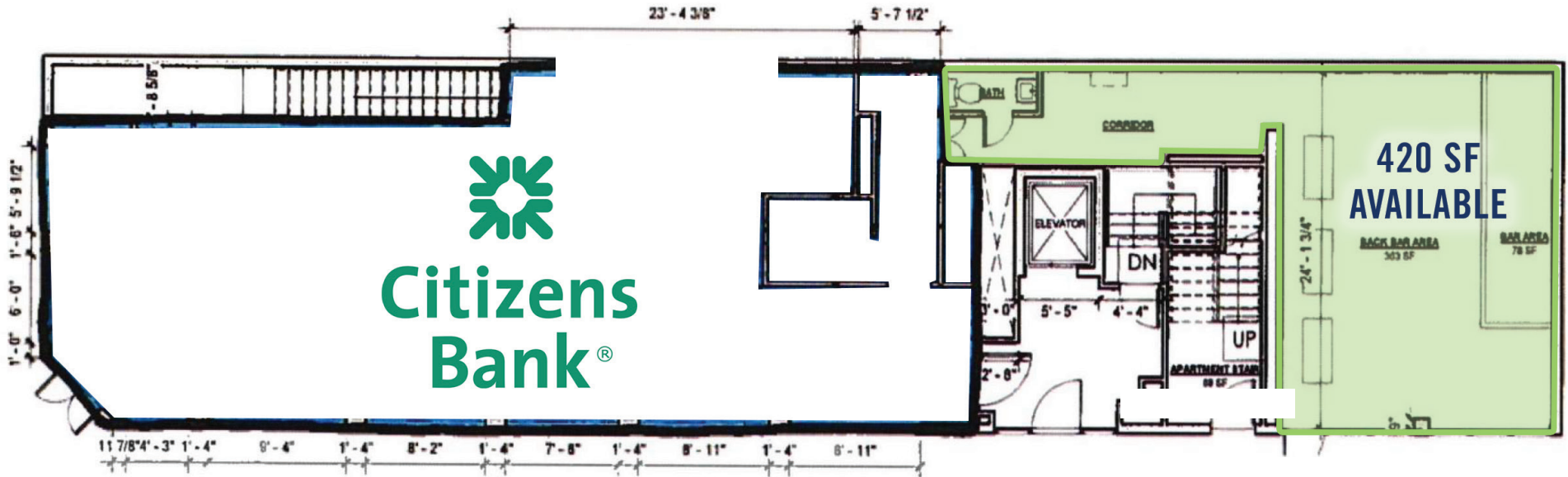
Citizens Bank, Menagerie Coffee, High Street on Market, Fork, Starbucks, CVS, Penzey's Spice Shop, Mamoun's Falafel, Kick Axe Throwing, Sto's Bar, Sonny's Famous Steaks, Franklin Fountain, Revolution House, Cuba Libre Restaurant & Rum Bar, The Continental, Lovely Bride

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **ALEX CHAREN** 267.546.1732 ■ acharen@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

11 S. 3RD STREET Old City, Philadelphia 19106

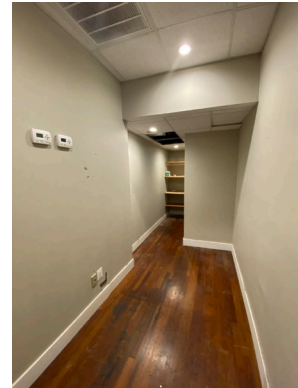
Floor Plan



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **ALEX CHAREN** 267.546.1732 ■ acharen@mpnrealty.com

11 S. 3RD STREET Old City, Philadelphia 19106

Property Photos



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

ALEX CHAREN 267.546.1732 ■ acharen@mpnrealty.com

11 S. 3RD STREET

Old City, Philadelphia 19106

Aerial Map of Neighborhood



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

ALEX CHAREN 267.546.1732 ■ acharen@mpnrealty.com