

TURN-KEY CORNER BI-LEVEL RETAIL SPACE FOR LEASE

915 N 28TH STREET Art Museum, Philadelphia 19130



\$2,200/month Modified Gross

- » 1,302 +/- SF bilevel retail space
- » 718 SF on ground floor
- » 584 SF on lower level
- » Available: December 1, 2024
- » 31.5' of frontage on N 28th Street
- » High ceilings on ground floor
- » Useable, finished lower level
- » Zoning: CMX-2
- » Easy transportation to SEPTA's 32 bus route, SEPTA's 49 bus route, with access to University City, Rt 13, I-76 and Kelly Drive
- » Brewerytown is a stable neighborhood with a tremendous amount of new commercial and residential construction in the past 5-10 years. This has attracted large numbers of businesses, homeowners and middle-income rental residents. It is a vibrant place to live, shop and eat with the Fairmount Park in its backyard. This property is in the very center of recent development.



Walk Score

Walk Score
92

Walker's Paradise

Bike Score
89

Very Bikeable

DEMOGRAPHICS

Residents within 1 mile	59,481
Average Household Income	\$83,629
Est. Daytime Population	11,555

NEIGHBORS INCLUDE:



Italian Express



THE MONKEY & THE ELEPHANT



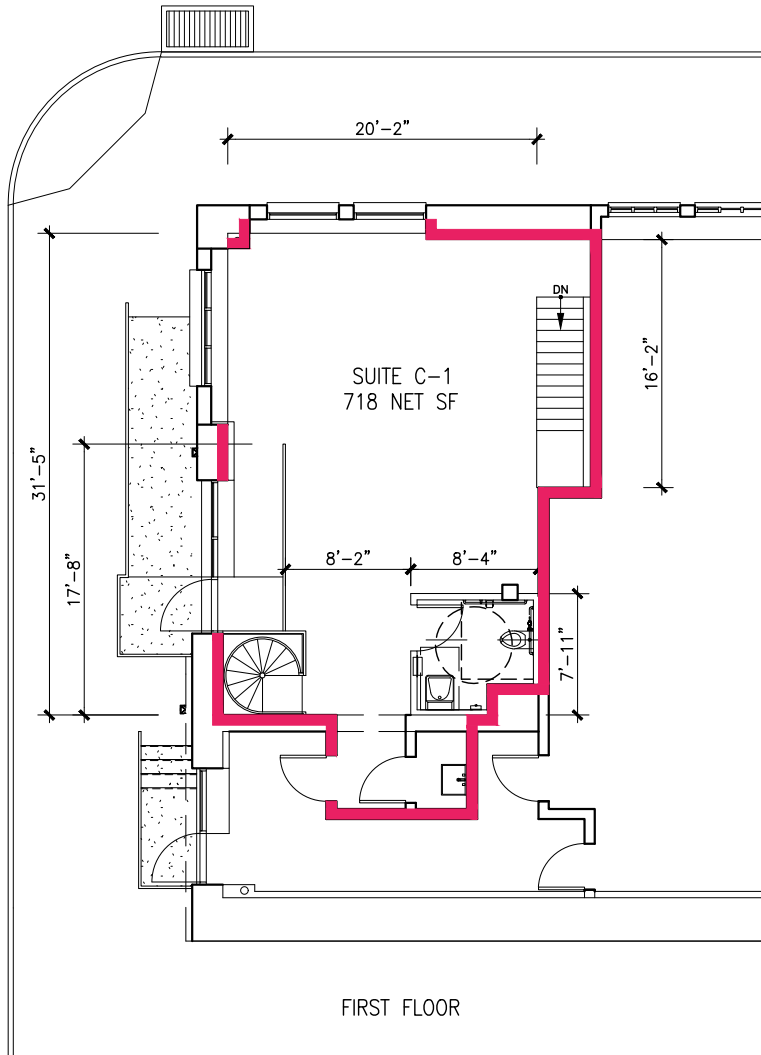
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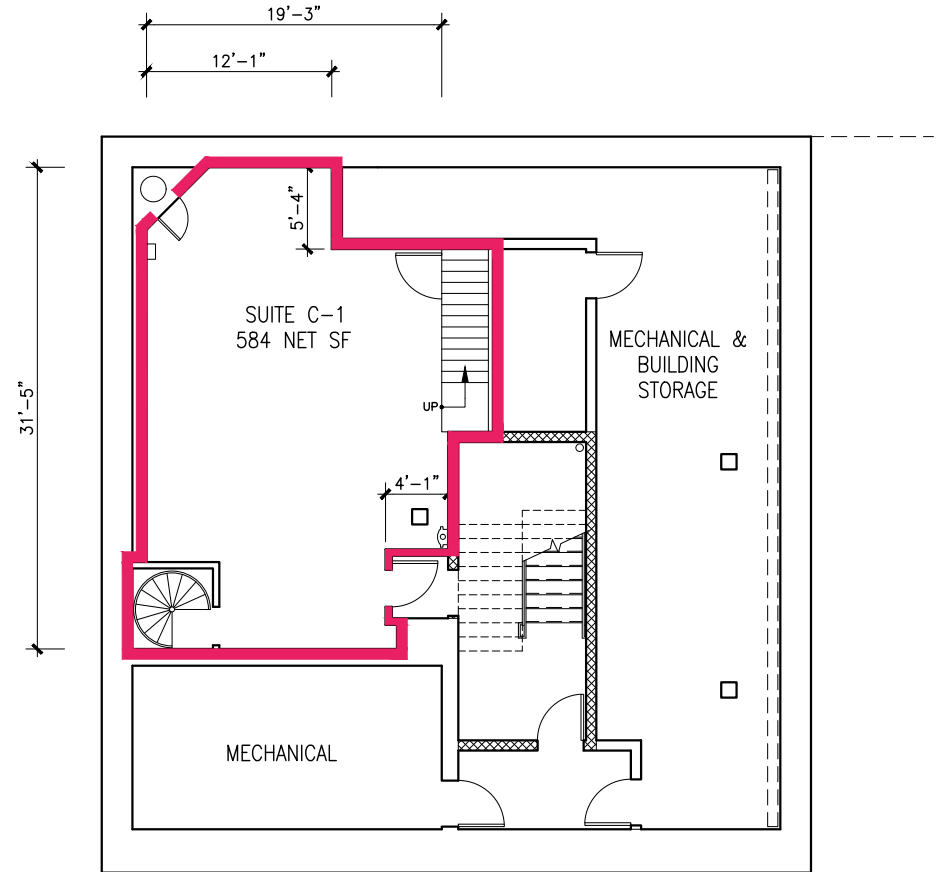
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Floor Plan



FIRST FLOOR



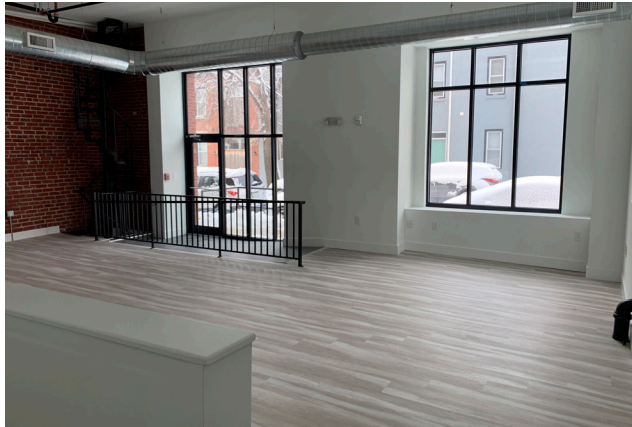
BASEMENT

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Property Photos



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Property Photos

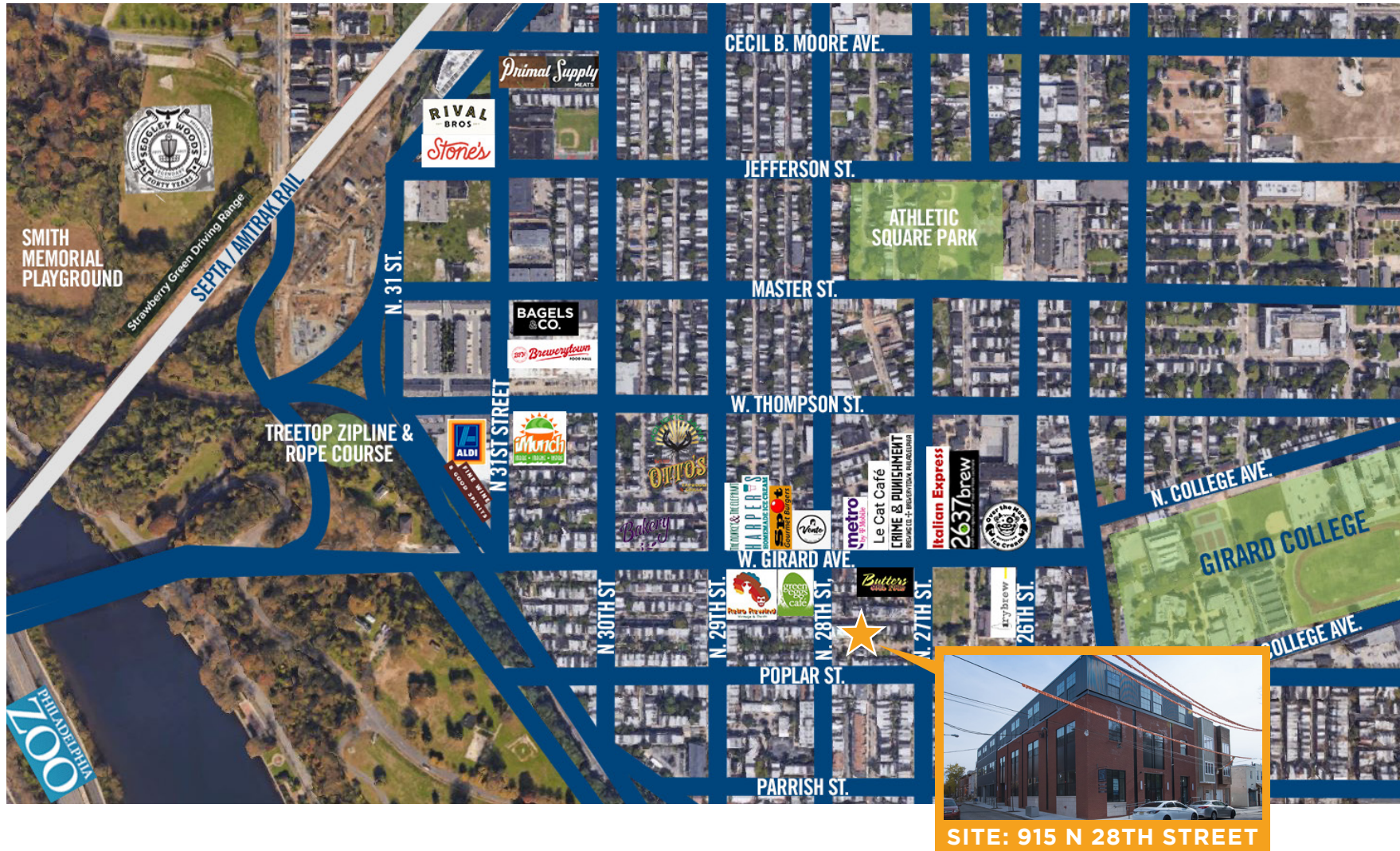


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Aerial Map



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