

FOR LEASE

210 W Girard Ave, Philadelphia, PA 19123

EQUITY CRE

PRIME SIGNALIZED CORNER RETAIL

Fishtown / Northern Liberties

Up to **±10,015 SF** Available

Flexible Demising | Dedicated Parking | Loading Access



Signalized Intersection at
Girard & Germantown

16,753 Vehicles Per Day
(Girard Ave)

Adjacent to CVS & ACME

Dense Surrounding Multifamily

Ownership is under taking a comprehensive reposition of the asset and will deliver the space in fully upgraded, **brand-new** shell condition, including facade enhancements and modernized storefront systems

Rare opportunity to anchor a dominant corner at the gateway to Fishtown!

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210 W GIRARD AVENUE

PHILADELPHIA, PA 19123



CONCEPTUAL RENDERING OF PLANNED EXTERIOR REPOSITIONING.

DELIVERY SPECIFICATIONS

- Delivered in upgraded shell condition
- Modernized storefront systems
- Flexible demising options
- Dedicated on-site parking
- Existing loading dock access

PROPERTY OVERVIEW

- Up to ±10,015 SF available
- Divisible to approximately ±1,500 SF
- Signalized corner exposure
- Strong frontage on Girard Avenue
- Directly adjacent to ACME Markets
- Proximate to CVS Pharmacy
- Convenient access to I-95

CONNECTIVITY



Walk Score: 97

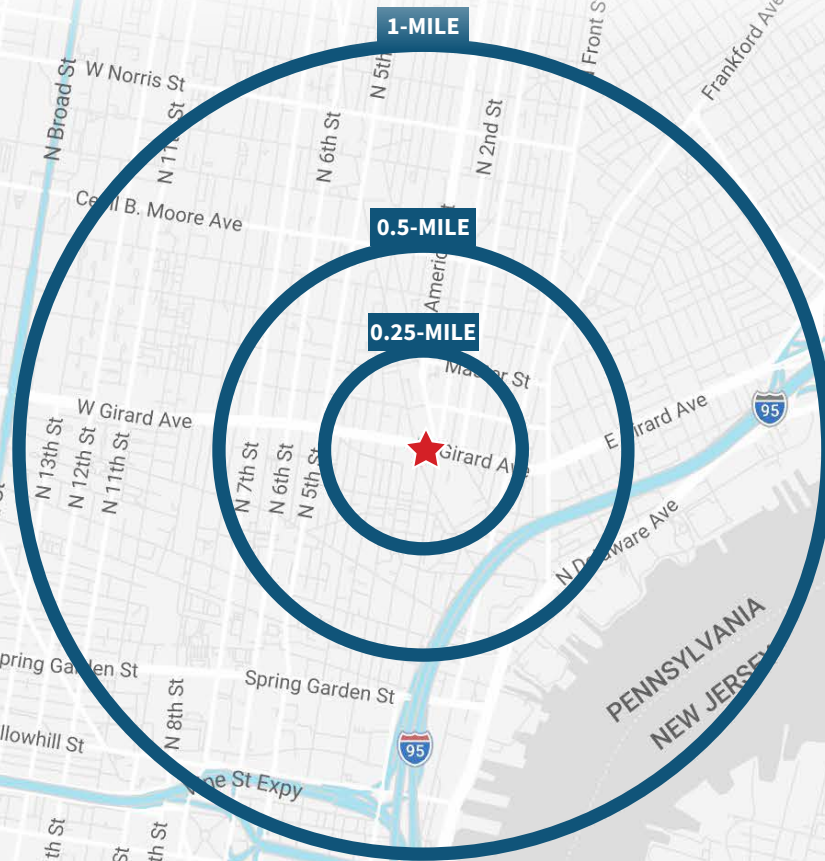


Transit Score: 70



Bike Score: 91

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PHILADELPHIA, PA 19123



0.25-MILE	0.50-MILE	1-MILE
7,978	22,374	67,713



0.25-MILE	0.50-MILE	1-MILE
\$151,631	\$153,474	\$131,708



0.25-MILE	0.50-MILE	1-MILE
3,720	10,077	37,977

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PHILADELPHIA, PA 19123

Option 1: Three Tenant Layout

- Tenant Space A: 6,861 SF
- Tenant Space B: 1,556 SF
- Tenant Space C: 1,598 SF

Option 2: Three Tenant Layout with Addition

- Tenant Space A: 6,861 SF
- Tenant Space B: 1,556 SF
- Tenant Space C: 1,598 SF
- Proposed building addition: 1,506 SF

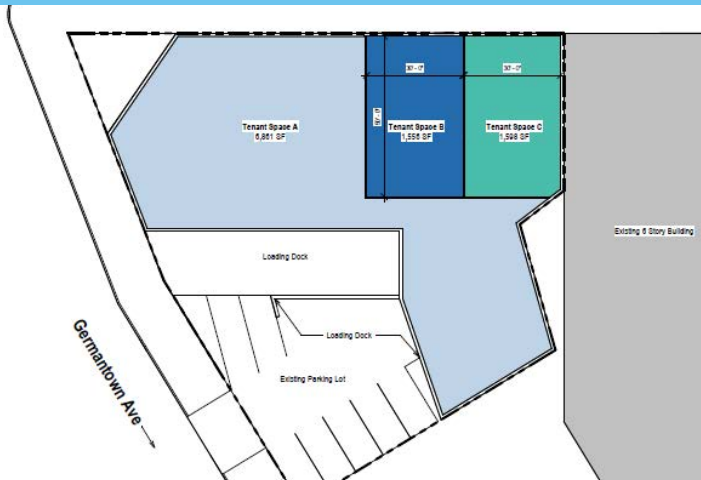
Option 3: Two Tenant Layout

- Tenant Space A: 4,374 SF
- Tenant Space B: 5,476 SF

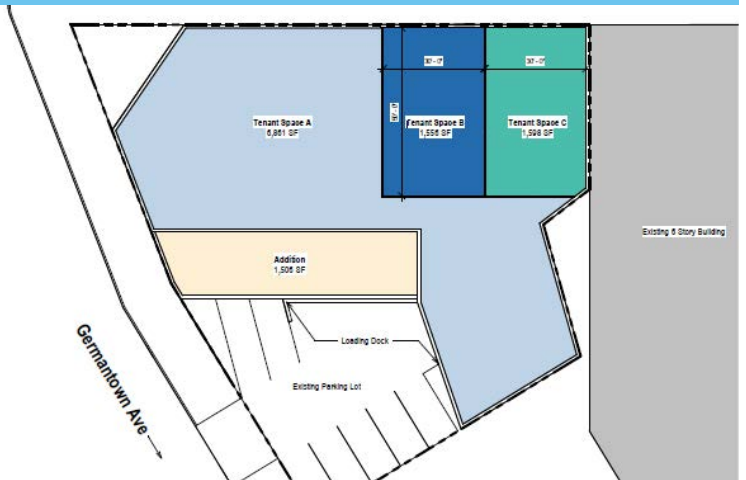
Option 3A: Two Tenant Layout with Addition

- Tenant Space A: 4,374 SF
- Tenant Space B: 5,476 SF
- Proposed building addition: 1,506 SF

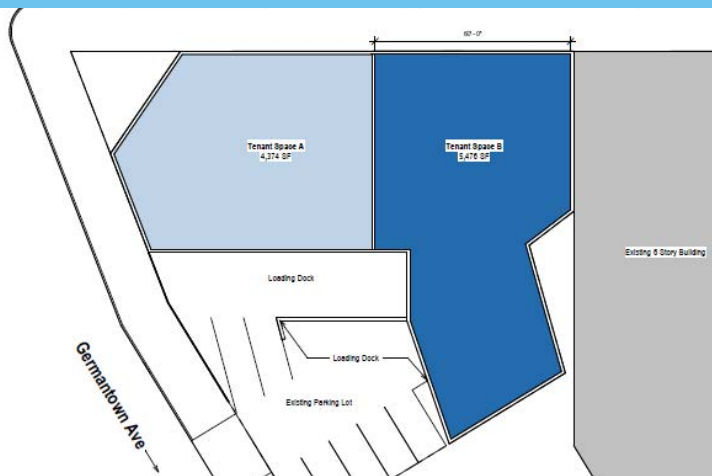
Option 1 Site Plan | Proposed Configuration



Option 2 Site Plan | Proposed Configuration



Option 3 Site Plan | Proposed Configuration



Option 3a Site Plan | Proposed Configuration



The right space. The right move.



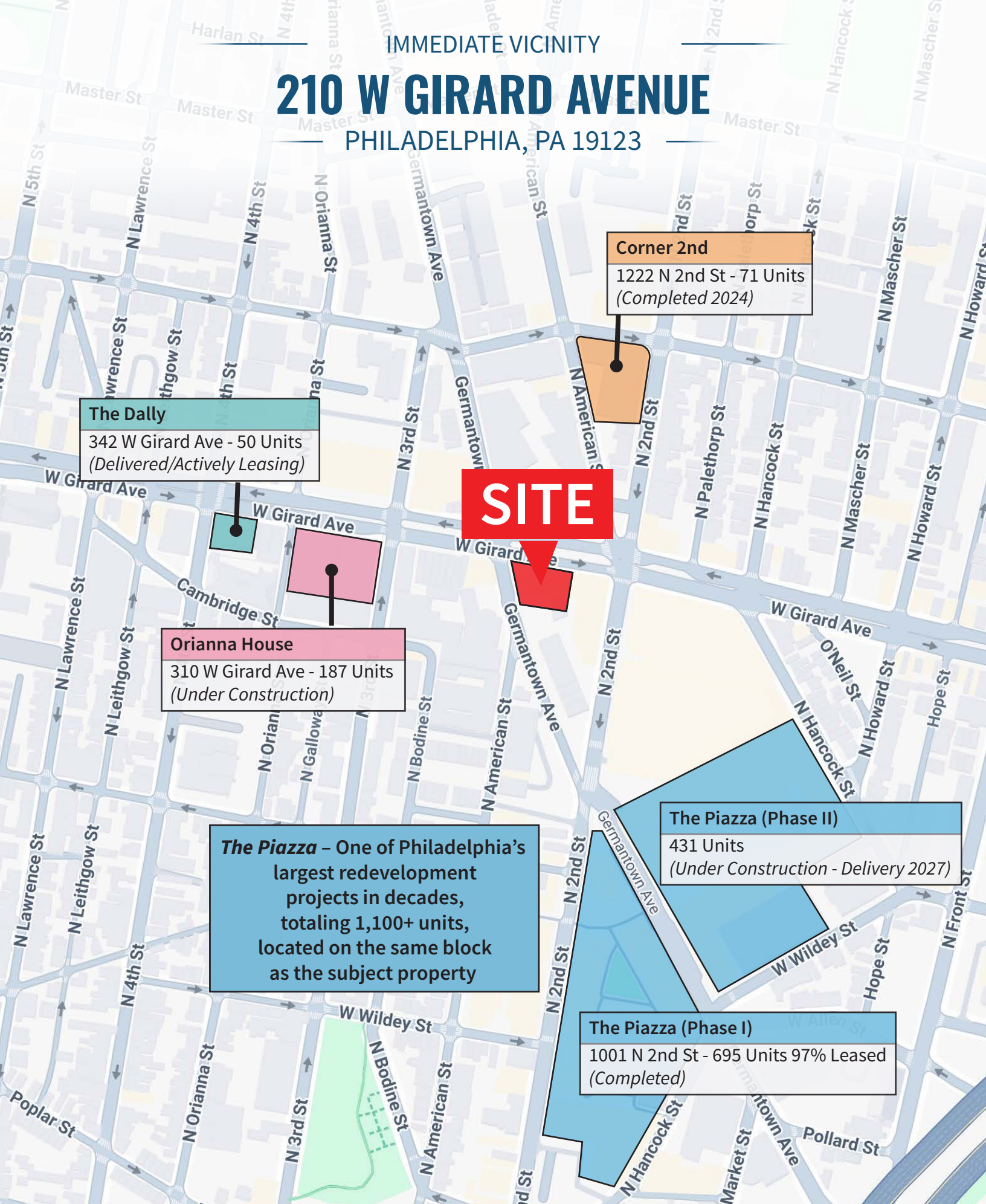
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03/26 Steve Jeffries & William Ciccarelli are licensed salespersons in PA.

IMMEDIATE VICINITY

210 W GIRARD AVENUE

PHILADELPHIA, PA 19123



Corner 2nd

1222 N 2nd St - 71 Units
(Completed 2024)

The Dally

342 W Girard Ave - 50 Units
(Delivered/Actively Leasing)

SITE

Orianna House

310 W Girard Ave - 187 Units
(Under Construction)

The Piazza – One of Philadelphia's largest redevelopment projects in decades, totaling 1,100+ units, located on the same block as the subject property

The Piazza (Phase II)

431 Units
(Under Construction - Delivery 2027)

The Piazza (Phase I)

1001 N 2nd St - 695 Units 97% Leased
(Completed)

AREA DEVELOPMENTS

210 W GIRARD AVENUE

PHILADELPHIA, PA 19123

Northern Liberties & Fishtown Area Developments

	Project Name	# of Units	Timeline
1	2001 E. Lehigh Ave	157	Construction Begins - 2026
2	Somerset Station	535	Complete
3	The Pump House	278	Complete
4	Avenue V Phase II	200	Complete
5	Fishtown Urby	204	Complete
6	1721 N. Front St	55	Complete
7	1440 N. Front	114	Under Construction
8	23 West	107	Complete
9	The Archer	84	Complete
10	Frankford Grand	150	Complete
11	The Battery	173	Complete
12	One Frankford	78	Complete
13	918-80 Delaware Ave	462	Complete
14	933 Canal St	124	Under Construction
15	933 N. Penn St	195	Complete
16	Beach St Landing	488	Under Construction
17	Rivermark	470	Complete
18	The Noble	360	Complete
19	408 Spring Garden St	329	Complete
20	The Keystone	220	Complete
21	412-426 N. 2nd St	400	Master Plan - Vertical Design Phase
22	300 North Christopher Columbus	360	Construction Paused

- Complete
- Under Construction
(Completion Date Unavailable)
- Other

5,500+ Multi-family
Units Completed or
in Development Within
the Surrounding Trade Area

SITE

PHILADELPHIA

FOR LEASE: ±10,015 SF OF RETAIL SPACE

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EQUITY CRE

FISHTOWN ATTRACTION & RETAIL MAP

Incredible co-tenancy throughout the neighborhood, where James Beard award-winning and other top restaurants rub elbows with favorite local bars, music studios, concert venues, entertainment centers, galleries, health & wellness spots, and other must-visit destinations; anchored by Frankford Avenue, the main retail corridor and the heart of Fishtown

