2,750 +/- SF CORNER RETAIL SPACE IN BREWERYTOWN

MPN
MALLIN PANCHELLI NADEL
REALTY

1501 N 31ST STREET Brewerytown, Philadelphia 19121

$25 PSF NNN

» 2,750 +/- SF corner retail/office space in the heart of Brewerytown.

» Open plan space, high ceilings, hardwood floors, plenty of natural light.

» The condo building above is fully occupied, and the adjacent one is completing the sales cycle.

» Four (4) covered parking spaces included in the gated courtyard.

» Space is ideal for medical, professional office, grocery/retail store, fitness/gym, pet services, or any other retail and office uses.

» Zoning: IRMX.

» 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, densely populated, well-redeveloped middle-income 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 safe and 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
71 Very Walkable
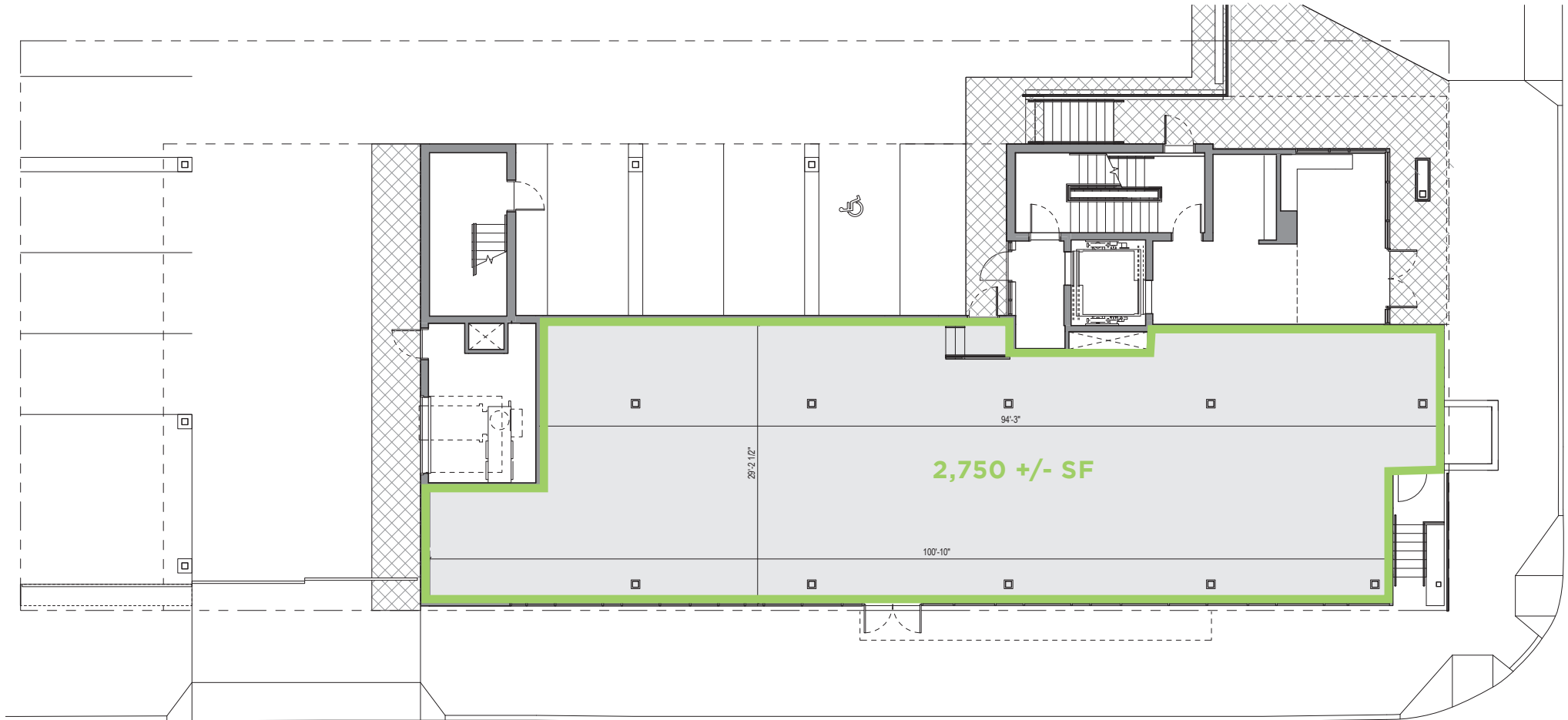
Bike Score
87 Very Bikeable

DEMOGRAPHICS

Residents within 1 mile	45,384
Average Household Income	$71,033
Est. Daytime Population	8,097

NEIGHBORS INCLUDE:

ALDI · iMunch · PHILADELPHIA ZOO · HOLISTIC JAWN · BAGELS & CO.

Coming Soon: RIVAL BROS COFFEE ROASTERS · HARPER'S HOMEMADE ICE CREAM · Otto's TAPROOM & GRILLE · BFH Brewerytown FOOD HALL · BREWERYTOWN Bakery & Bagels

Spot Gourmet Burgers · FINE WINE & GOOD SPIRITS · 2637brew craft beer · spectacular food · artisan cocktails

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

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Floor Plan

94'-3"

29'-2 1/2"

2,750 +/- SF

100'-10"

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Aerial View

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Property Photos

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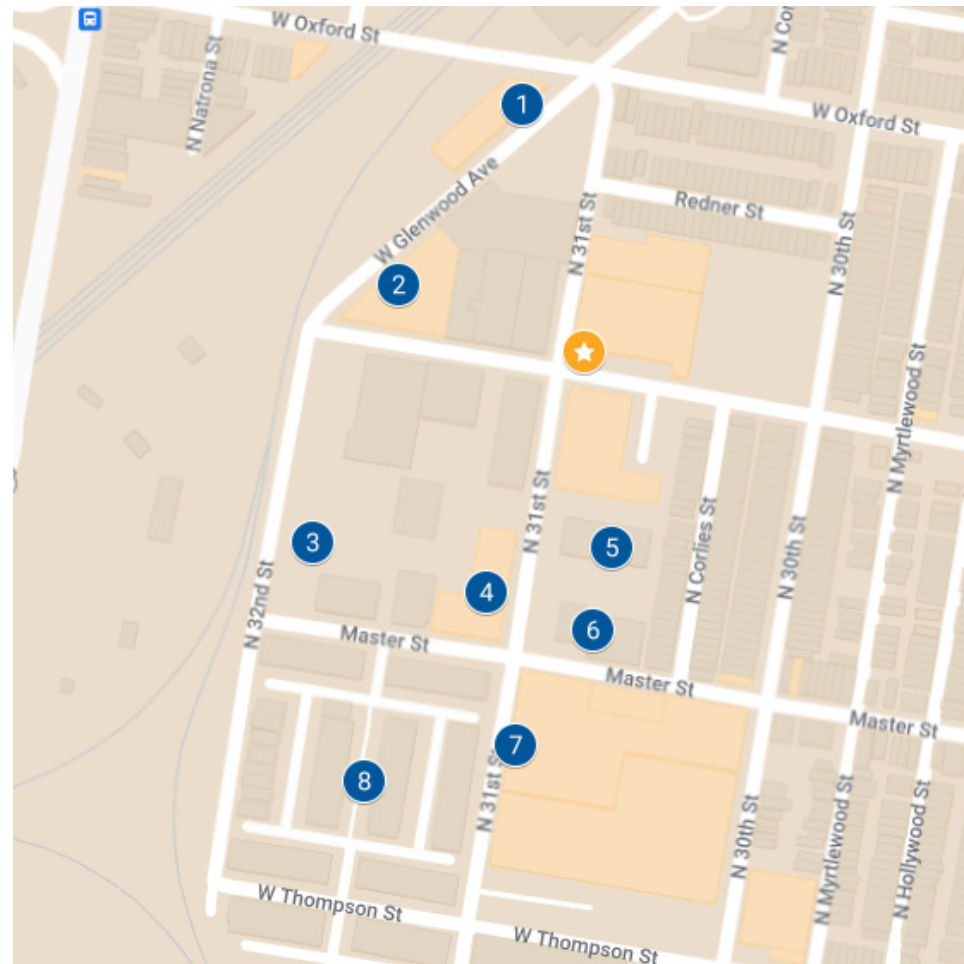Brewerytown, Philadelphia 19121

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Property Neighboring Developments

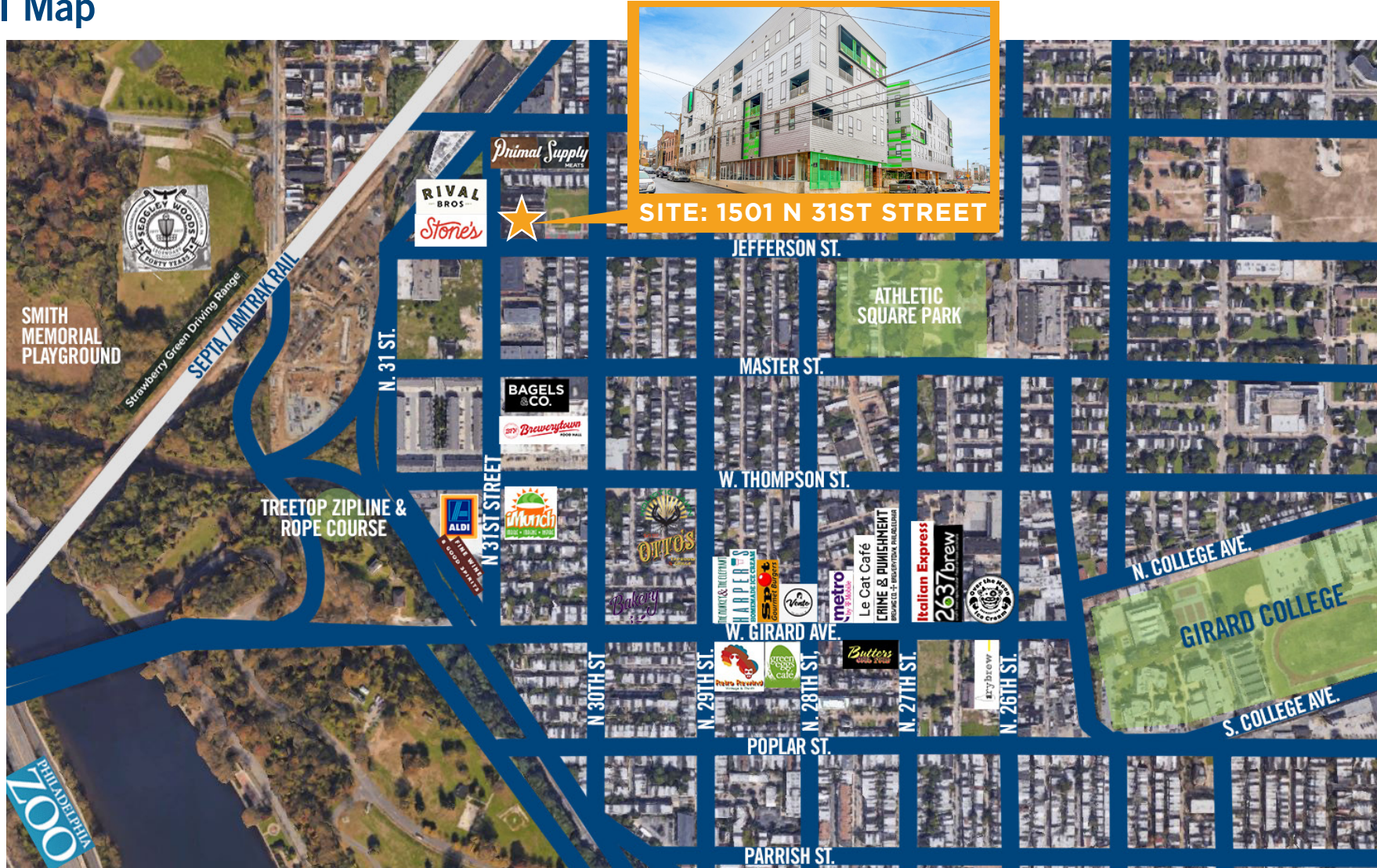| ADDRESS	UNITS
⭐ 1501 N 31st Street	52 Units plus commercial
1 Pyramid Lofts	50 Units plus commercial
2 Poth Brewery	135 Units plus commercial
3 Westrum Phase III	50 Units plus commercial
4 Westrum Phase IV Site	200 Units
5 31 Brewerytown	64 Units
6 3019-41 Master St.	64 Units
7 The Fairmount at Brewerytown	161 Units plus commercial
8 Brewerytown Square	144 Townhomes

1501 N 31ST STREET
Brewerytown, Philadelphia 19121
Aerial Map

SITE: 1501 N 31ST STREET

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Map labels:
- SMITH MEMORIAL PLAYGROUND
- SEDGLEY WOODS
- Strawberry Green Driving Range
- SEPTA / AMTRAK RAIL
- TREETOP ZIPLINE & ROPE COURSE
- PHILADELPHIA ZOO
- Primal Supply Meats
- RIVAL BROS
- Stone's
- JEFFERSON ST.
- ATHLETIC SQUARE PARK
- MASTER ST.
- BAGELS & CO.
- Brewerytown Food Hall
- W. THOMPSON ST.
- ALDI FINE WINE & GOOD SPIRITS
- iMunch
- OTTOS
- Bakery
- HARPER'S
- SPOT Gourmet Burgers
- Vento
- metro
- Le Cat Café
- CRIME & PUNISHMENT
- Italian Express
- 2637 brew
- Over the Moon Ice Cream
- W. GIRARD AVE.
- N. COLLEGE AVE.
- GIRARD COLLEGE
- S. COLLEGE AVE.
- Retro Preview
- green eggs cafe
- Butters
- drybrew
- N 31ST STREET
- N. 31ST ST.
- N 30TH ST.
- N. 29TH ST.
- N. 28TH ST.
- N. 27TH ST.
- N. 26TH ST.
- POPLAR ST.
- PARRISH ST.

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