

FOR SALE OR LEASE

3759 Main Street
Philadelphia (Manayunk), PA 19127

8,000 SF± BUILDING



- Outstanding curb appeal and branding opportunity, plus walkable to Main Street amenities
- Loading: 1 truck height loading door
- Ceiling Height: 12' clear
- Traffic Count: 26,500 VPD at Main Street & Ridge Avenue
- Lot Size: 12,420 sf
- Year Built: 1890
- Taxes: \$7,181 (est. 2023)
- Zoning: ICMX – Industrial Commercial Mixed-Use
- Less than one mile from the I-76 (Schuylkill Expressway), Route 1 (Roosevelt Boulevard) and minutes from Center City Philadelphia
- Accessible by public transportation SEPTA bus routes 35, 61, 62 stopping on Main Street and the Wissahickon stop on the Manayunk/Norristown Line



For more information:

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