

2001 FRANKFORD AVE

FISHTOWN, PHILADELPHIA 19125



CORNER RETAIL IN THE HEART OF FISHTOWN

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\$25/SF + NNN

- » 2,800 SF of ground floor retail space plus usable lower level
- » 35' of frontage along E Norris Street
- » 50' of frontage along Frankford Avenue
- » The space is lined with large storefront windows providing visibility and ample natural light
- » The lower level has high ceilings creating ideal additional space for storage or operations
- » Zoning: CMX-2
- » Fishtown has rapidly evolved into one of Philadelphia's most vibrant and creative neighborhoods, known for its buzzy mix of award-winning restaurants, lively music venues, independent shops, and dynamic street life that draw both locals and visitors alike. The area's culinary scene features nationally recognized chefs and eateries, and its blend of historic character with cutting-edge culture has kept Fishtown on the national radar as a top urban destination.



DEMOGRAPHICS (1 mile)

Residents	58,754
Average household income	\$94,854
Est. Daytime population	15,961

NEIGHBORS INCLUDE:



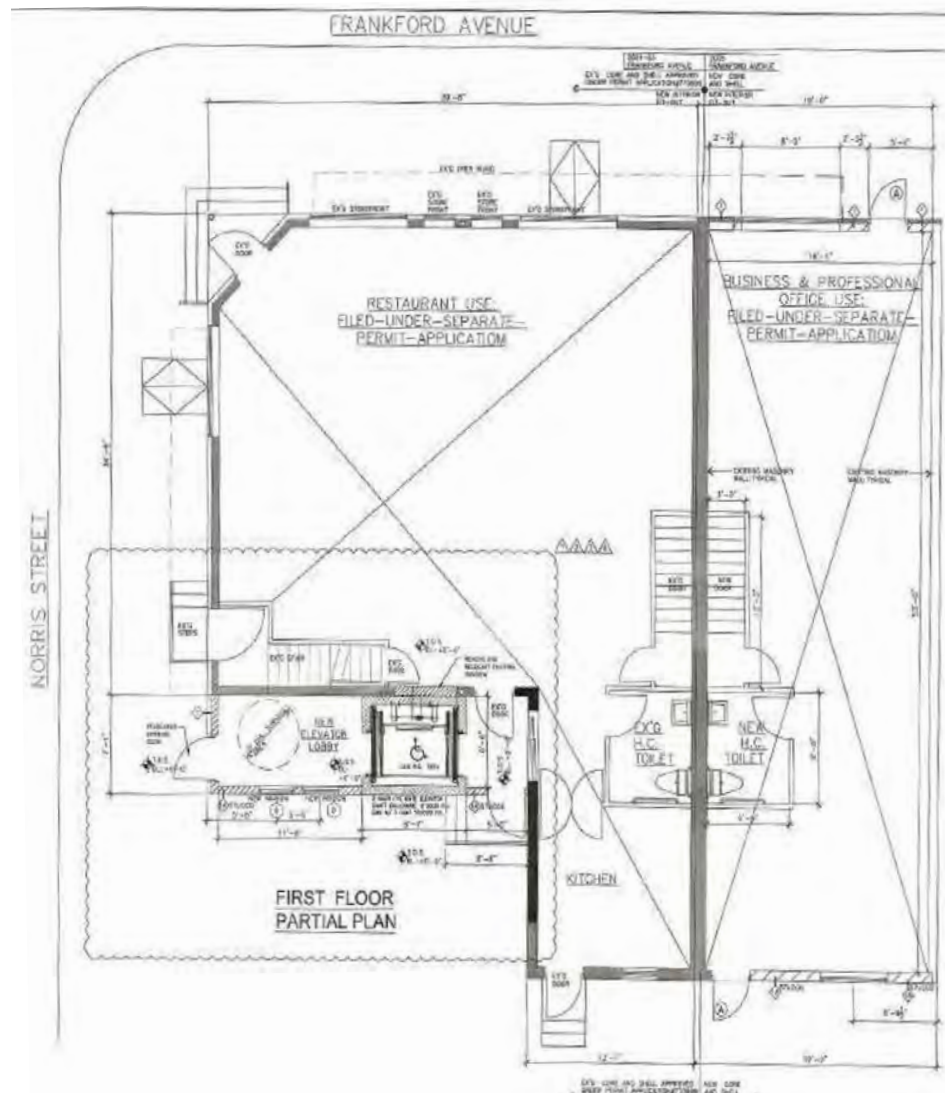
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Floor Plan (Click [here](#) to enlarge)



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Retail Map



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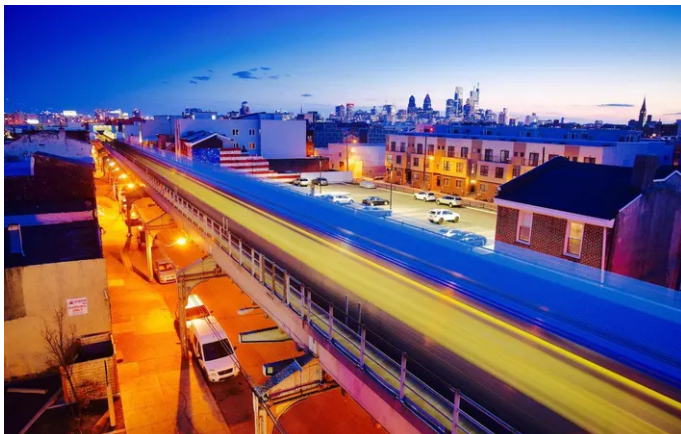


About the Neighborhood: Fishtown

Fishtown has quickly become one of Philadelphia's most sought-after destinations. Forbes magazine recently highlighted "How Fishtown, Philadelphia Became America's Hottest New Neighborhood," recognizing the area's incredible growth and vibrant energy. Once a quiet riverfront community, Fishtown has transformed into a cultural hub celebrated for its creative spirit, walkability, and unmatched local character.

The neighborhood has seen a major surge in both population and development, with several high-density projects currently under construction. This wave of new residential buildings, retail spaces, and modern mixed-use properties continues to elevate the area and attract newcomers from all over the city.

Fishtown is known for offering some of Philadelphia's best restaurants, coffee shops, boutiques, and art galleries. The food scene is thriving, and the neighborhood's lively nightlife features popular music venues, craft breweries, bars, and cocktail lounges. Despite its rapid growth, Fishtown maintains a strong sense of community, blending historic charm with a modern, creative edge.



In addition to its cultural offerings, Fishtown provides exceptional convenience and connectivity. Residents enjoy easy access to I-95, major bridges, and the Market-Frankford Line, making travel around the city simple and efficient. Walkable streets, local businesses, and proximity to the Delaware River Trail create an ideal urban lifestyle. With ongoing investment and new development shaping its future, Fishtown remains one of Philadelphia's most dynamic and desirable neighborhoods for both residents and investors alike.



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