

2001 S 10TH STREET



RETAIL SPACE IN EAST PASSYUNK

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East Passyunk, Philadelphia 19148

MPN
MALLIN PANCHELLI NADEL
REALTY

RETAIL SPACE IN EAST PASSYUNK

\$24.50 Gross + U&O

- » 1,150 SF +/- retail space with basement.
- » Located between East Passyunk Avenue's vibrant commercial corridor and the Bok Building, positioning it as a natural connector between two of South Philadelphia's most active destinations.
- » The space is well suited for a salon, barbershop, or non-vented café and had previously been approved for a restaurant.
- » The surrounding area features a strong mix of popular shopping and dining options, contributing to consistent pedestrian traffic and neighborhood demand.
- » Zoning: CMX-1
- » East Passyunk Crossing serves as a gateway to East Passyunk's renowned shopping and dining scene, benefiting from a dense residential population, excellent walkability, and ongoing neighborhood growth. This strategic location allows tenants to capture foot traffic from both East Passyunk Avenue and the Bok Building, effectively merging two established destinations into one highly visible retail opportunity.

DEMOGRAPHICS (1 mile)

Residents	212,379
Average household income	\$110,312
Est. Daytime population	176,840

NEIGHBORS INCLUDE:



Pistola's
Del Sur



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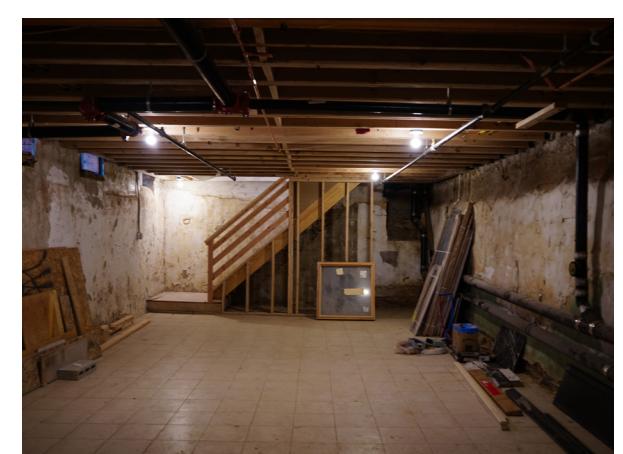
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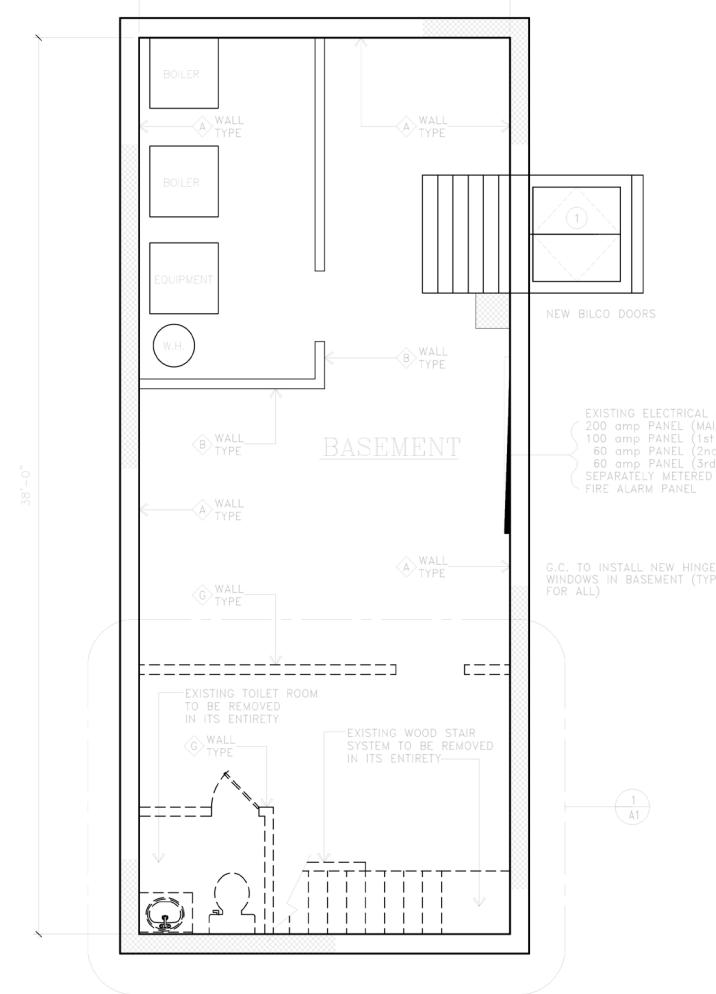
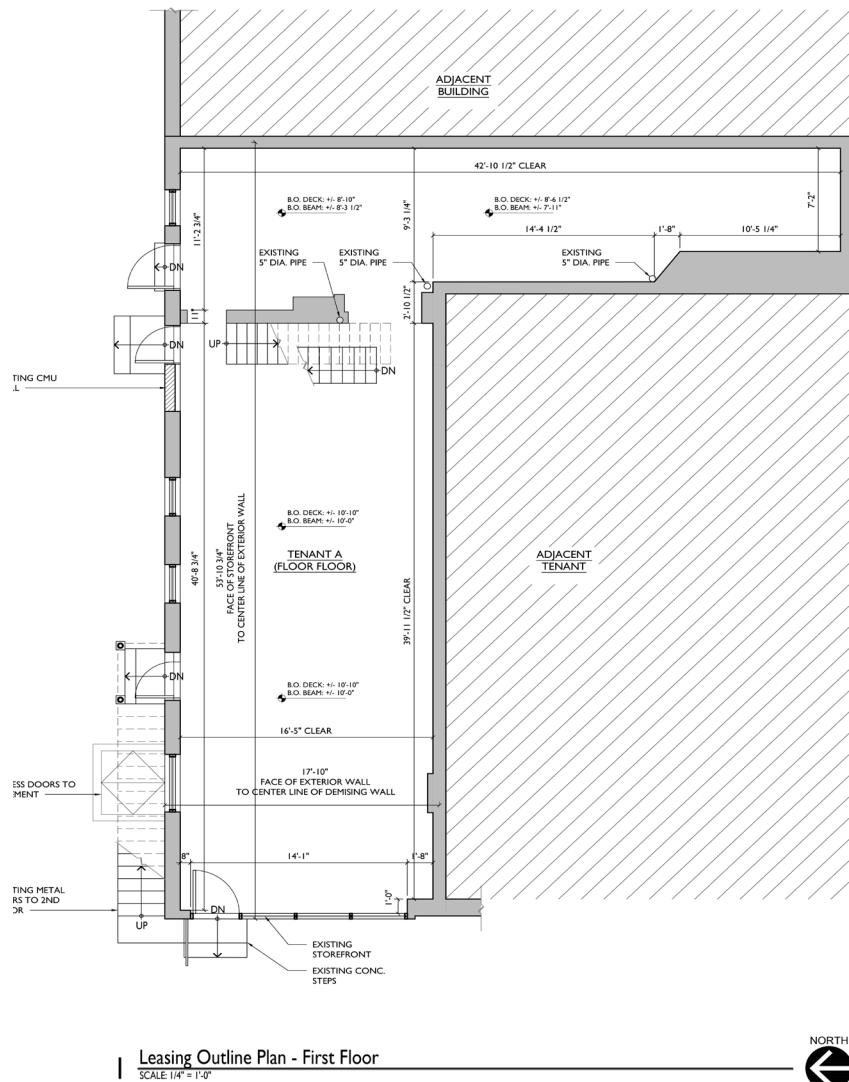
Property Photos



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Floor Plan



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Zoning

CMX-1

Table 14-701-3: Dimensional Standards for Commercial Districts



Max. Occupied Area	CMX-1 Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts in order to match the neighborhood surroundings. [1] *
Min. Front Yard Depth	
Min. Side Yard Width	
Min. Rear Yard Depth	
Max. Height	

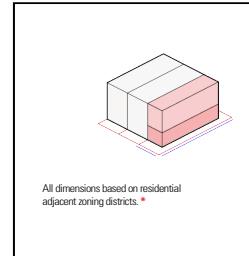


Table Notes:

[1] Except with respect to front yard depths, as provided in Table Note [3], below, all buildings in any CMX-1 district shall be governed by the dimensional standards of the most restrictive adjacent district; provided, however, that when that building is attached to another building that is in another district, the dimensional standards (other than front setback requirements) of the other district shall apply.

[3] In the CMX-1 district, front yard depths shall comply with the following:

- a. On any given street, the front yard depth shall be no deeper than the front yard depth of the principal building on the immediately adjacent lot on such street with the deepest front yard depth; and shall be no shallower than the front yard depth of the principal building on the immediately adjacent lot on such street with the shallowest front yard depth.
- b. On any given street, if there is no principal building on an immediately adjacent lot, then the front yard depth shall match the front yard depth on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum front yard depth shall be zero.
- c. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(4) (Primary Frontage) shall be subject to the front yard depth requirements of (a) and (b) above.

* Zoning Bonus Summary	CMX-1	
	Additional Height	Housing Unit Bonus
Green Roof (§14-702(16))	n/a	25% increase in units permitted
Mixed Income Housing (§14-702(7))	Moderate Income	7 ft. 25% increase in units permitted
	Low Income	7 ft. 50% increase in units permitted

CMX-1 lots earning a Mixed-Income Housing bonus shall be subject dwelling unit density calculations as if the lot were located in a CMX-2 district. (see [page 26](#))

For bonus restrictions in select geographic areas, see [page 49](#).

Accessory Dwelling Units in CMX-1

Permitted in historic structures or on lots 1,600 sq. ft or greater	Council Districts 1, 2, 3, 7
Permitted in historic structures only	Council Districts 4, 5, 8, 9
Not permitted	Council Districts 6, 10

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Retail Map



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About the Neighborhood: East Passyunk

East Passyunk continues to stand out as one of South Philadelphia's most desirable and resilient neighborhoods, supported by strong local spending power, a loyal residential base, and consistent visitor traffic. The corridor along Passyunk Avenue is nationally recognized for its culinary reputation, drawing diners and shoppers from across the city and region while maintaining a distinctly local character. East Passyunk Crossing benefits directly from this momentum, functioning as a natural gateway between Passyunk Avenue and the Bok Building, a landmark adaptive-reuse destination that houses creative offices, small businesses, and community-focused programming. With the added draw of Bok Bar and its panoramic skyline views, the area experiences consistent foot traffic throughout the week and into the evening hours. Combined with excellent transit access, strong neighborhood identity, and ongoing reinvestment, East Passyunk offers tenants a rare opportunity to establish a presence in a high-visibility, high-demand urban retail environment with long-term growth potential.

Building on its strong retail fundamentals, East Passyunk benefits from excellent connectivity and accessibility. The neighborhood is located just off Broad Street, providing direct access

to the Broad Street Line subway, multiple bus routes, and convenient connections to Center City and surrounding neighborhoods. This accessibility supports a steady flow of commuters, residents, and visitors, reinforcing consistent daytime and evening activity. The area's compact, pedestrian-friendly layout further enhances foot traffic, encouraging shoppers and diners to move easily between destinations and spend more time along the corridor.

