

PRIME RETAIL/OFFICE ALONG E. GIRARD AVE'S COMMERCIAL CORRIDOR IN FISHTOWN



251 E GIRARD AVE Fishtown, Philadelphia 19125

\$6,500/ month Gross

- » 3,000 +/- SF corner retail/ office space for lease
- » Over 75' of frontage on E. Girard Ave.
- » Space is ideal for fitness, childcare, salon, restaurant, service- oriented retail, and office users
- » Zoning CMX-2
- » Forbes magazine recently wrote about, "How Fishtown, Philadelphia Became America's Hottest New Neighborhood."
- » Many parts of the area have seen a huge increase in both population and industry with several high-density development projects under construction. The area is full of culture, known for having some of Philadelphia's best restaurants, coffee shops, and art galleries in addition to a lively nightlife scene



Walk Score®



NEIGHBORS INCLUDE



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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Aerial Retail Map



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About the Neighborhood: Fishtown

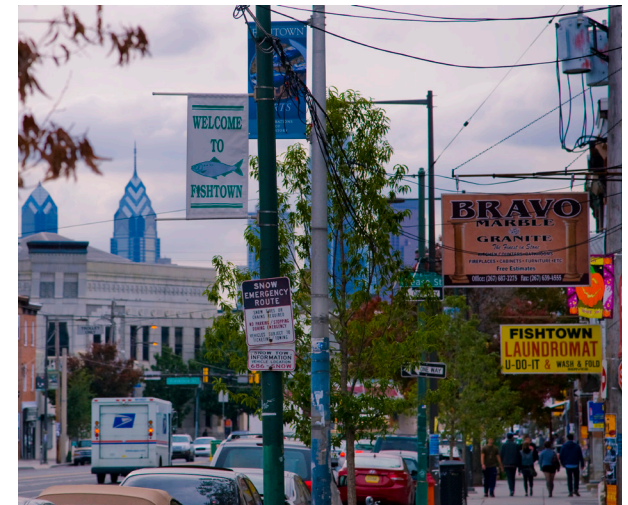
Cool is the rule in Fishtown, which has emerged as Philadelphia's truest harbor of artistic, culinary and musical action. This classic working-class neighborhood, so named due to its history as the epicenter of the commercial shad fishing industry, is a colorful exception to the gridded-out urban rule, a collection of narrow streets beset with modest row homes and independently owned businesses.

North of Girard, south of Lehigh, east of Front and west of the Delaware River banks, Philly's young creative class has put down roots, hoping to take their ideas from gestation to reality. However, the neighborhood is a quick 8-minute subway ride or 25-minute bike ride downtown, making it accessible for walkers, bikers, commuters and drivers alike.



It's no surprise that the neighborhood attracts an influx of artists, musicians, students, families, and small business owners who, with the neighborhood's long-time residents and families, add to the vibrancy of its culture. The well-established and developing cafes, bars, restaurants, music venues, and galleries that line the streets are a testament to the area's new creative foundation.

--www.visitphilly.com/PhillyVoice



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