

NEW CONSTRUCTION RETAIL/OFFICE SPACE



2031 & 2037 E. LEHIGH AVE East Kensington, Philadelphia 19125

- » Retail #1 - 2,250 +/- SF of ground floor retail space at 2031 E. Lehigh on signalized corner of Frankford Ave and E. Lehigh Ave
 - » Current Asking Price: \$3,395/mo Gross
 - » Dedicated outdoor space
 - » High ceilings
 - » There is potential to expand as your business grows. The entire commercial space is 5,950 +/- SF, which will be available in 2025 and the asking price would increase to \$5,950/mo.
- » Retail #2 - 1,378 +/- ground floor retail space at 2037 E. Lehigh Ave
 - » Asking Price: \$2,350/mo Gross
 - » 20' of frontage on E Lehigh Ave
 - » 1 ADA restroom
 - » 2 new Mini-split HVAC units
- » Both spaces have large storefront windows allowing ample natural light
- » There is a parking lot on site - spaces can be dedicated to retail tenants.
- » Part of new construction complex containing 71 residential units.
- » Spaces are ideal for fitness, childcare, pet services, service oriented retail, community services, and office users.
- » Zoning - CMX-2
- » East Kensington is a vibrant and rapidly growing neighborhood in Philadelphia, known for its close-knit community, diverse and eclectic retail scene, and convenient location near public transportation. The area boasts a mix of historic charm and modern developments, with numerous local shops, trendy cafes, and a lively arts scene that attracts both residents and visitors.

Walk Score

Walk Score **84**

Bike Score **84**



DEMOGRAPHICS	
Residents within 1 mile	71,770
Average household income	\$67,131
Est. daytime population <small>(workers within 1 mile)</small>	15,385

NEIGHBORS INCLUDE:

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com **ALEXANDRA CHAREN** 267.238.1728 ■ acharen@mpnrealty.com

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Property Photos - Retail Space 1



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Property Photos - Retail Space 2

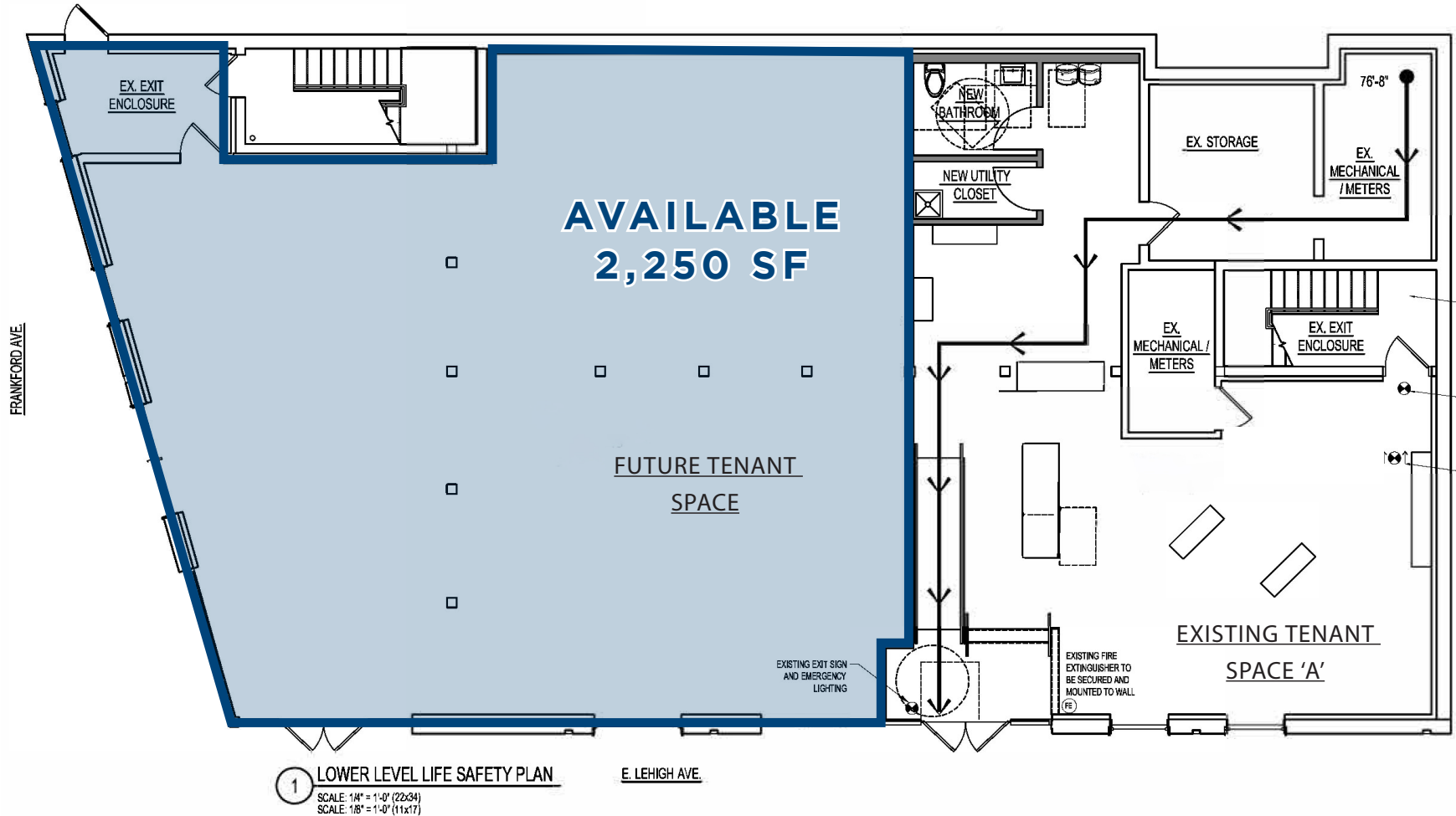


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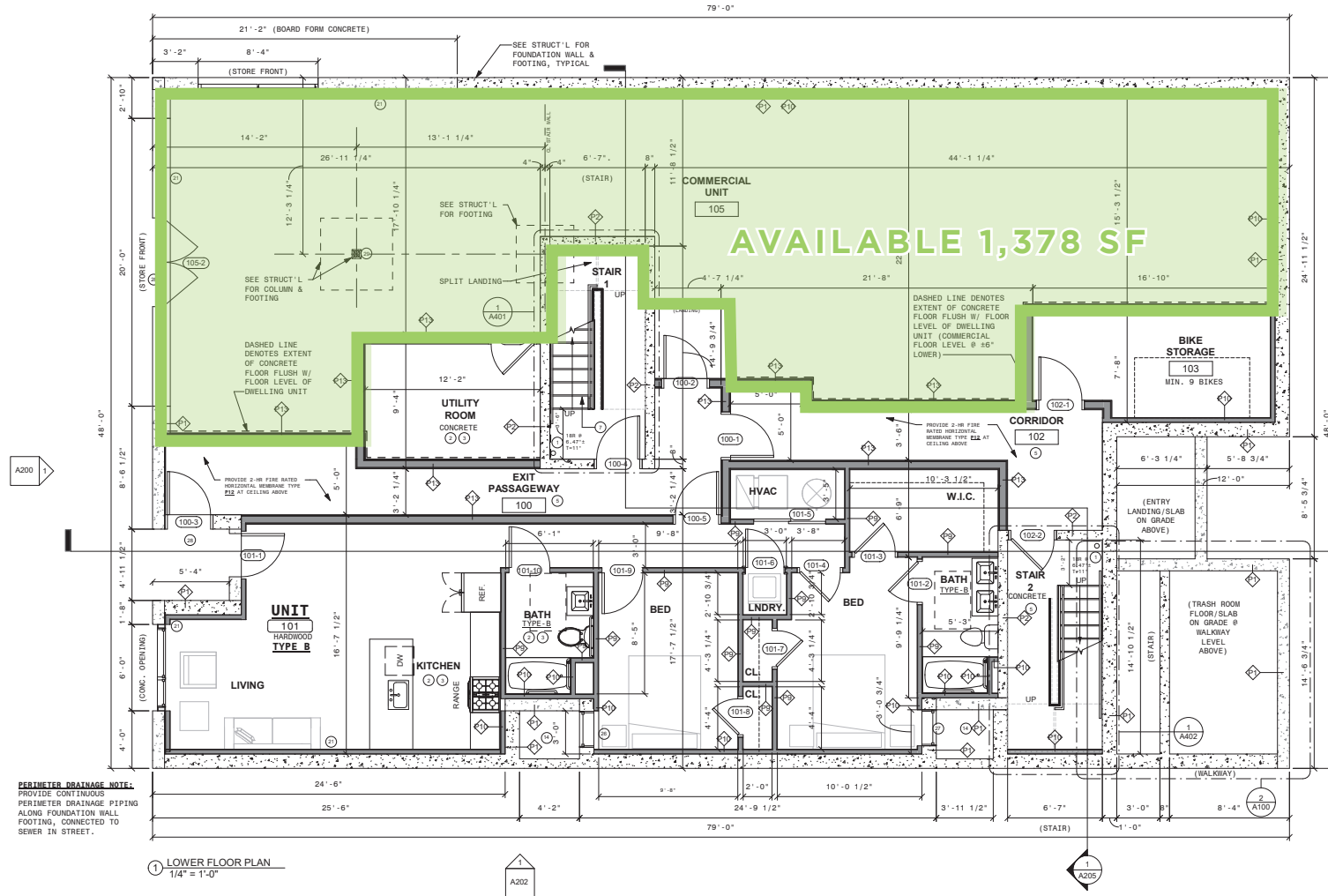
Floor Plans - Retail Space 1



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Floor Plans - Retail Space 2



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About the Neighborhood: East Kensington

East Kensington, located in East Philadelphia, is a vibrant neighborhood known for its rich community culture and diverse urban landscape. Historically an industrial area, East Kensington has transformed into a thriving hub for artists, young professionals, and families. The community is tight-knit, often organizing events such as street festivals, art shows, and farmers' markets that foster a sense of unity and local pride. The area's artistic vibe is evident in the numerous murals and public art installations that adorn its streets, reflecting the creativity and dynamism of its residents. The people of East Kensington are a mix of long-time locals and newer transplants, all contributing to the neighborhood's eclectic and inclusive atmosphere.

The retail, food, and beverage scene in East Kensington is eclectic and ever-evolving, with a mix of longstanding establishments and new ventures. Independent boutiques, vintage stores, and craft shops line the main thoroughfares, offering unique shopping experiences. The neighborhood is also a food lover's paradise, featuring an array of dining options from cozy cafes and trendy brunch spots to diverse international cuisines. The local bar scene is lively, with many establishments offering craft beers, artisanal cocktails, and live music. Development in East Kensington has been robust in recent years, with new residential buildings and commercial spaces popping up, adding to the area's vibrancy. Efforts are being made to balance this growth with the preservation of the neighborhood's historical and cultural heritage, ensuring that East Kensington remains a dynamic and engaging place to live and visit.



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Retail Map

The map displays the following businesses and their locations:

- SEVEN SWORDS TATTOO COMPANY** (Tattoo shop)
- RETRO PILATES** (Pilates studio)
- FIORE'S shakes • steaks sides** (Restaurant)
- RED BRICK Craft Distillery** (Distillery)
- Save a lot** (Discount store)
- forin café** (Café)
- hello DONUTS + COFFEE** (Donut shop)
- IRON WORKS — FITNESS —** (Gym)
- THE CLUB** (Club)
- Picnic** (Café)
- OG PIZZA** (Pizza shop)
- POST HASTE** (Fast-food restaurant)
- ZIG ZAG BBQ** (BBQ restaurant)
- MARTHA** (Bakery)
- fiore** (Restaurant)
- PHILA BARBER CO** (Barber shop)
- PFUC PHILADELPHIA FEDERAL CREDIT UNION** (Credit union)
- CIRCLE THRIFT** (Thrift store)
- Vessel Coffee** (Coffee shop)

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Map data ©2024

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