

MSC FRANKFORD AVENUE

FISHTOWN | PHILADELPHIA, PA

FOURTEENHUNDRED

FLAGSHIP NEW CONSTRUCTION
RETAIL FOR LEASE
IN FISHTOWN



1400 FRANKFORD AVENUE



PROPERTY DETAILS

- ▶ Premium New Construction Retail/Commercial Building on Best Corner in Fishtown
- ▶ Ground Floor Corner and In-Line Retail Opportunities
- ▶ Join Vibrant and Developing Neighborhood with Award-Winning Food & Beverage, Eclectic Retail and Dynamic Entertainment Tenants
- ▶ Delivery: Q3 2027

NEIGHBORHOOD DEMOGRAPHICS

EST. POPULATION

15,158

EST. EMPLOYEES

5,057

EST. AVG. HH INCOME

\$160,684

EST. AVG. HOUSEHOLD NET WORTH

\$1,140,623

JOIN NEIGHBORING TENANTS

sweetgreen

SHAKE SHACK

La COLOMBE
COFFEE ROASTERS

WM
MULHERIN'S
SONS

PIZZERIA
BEDDIA

HIROKI

MSC

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

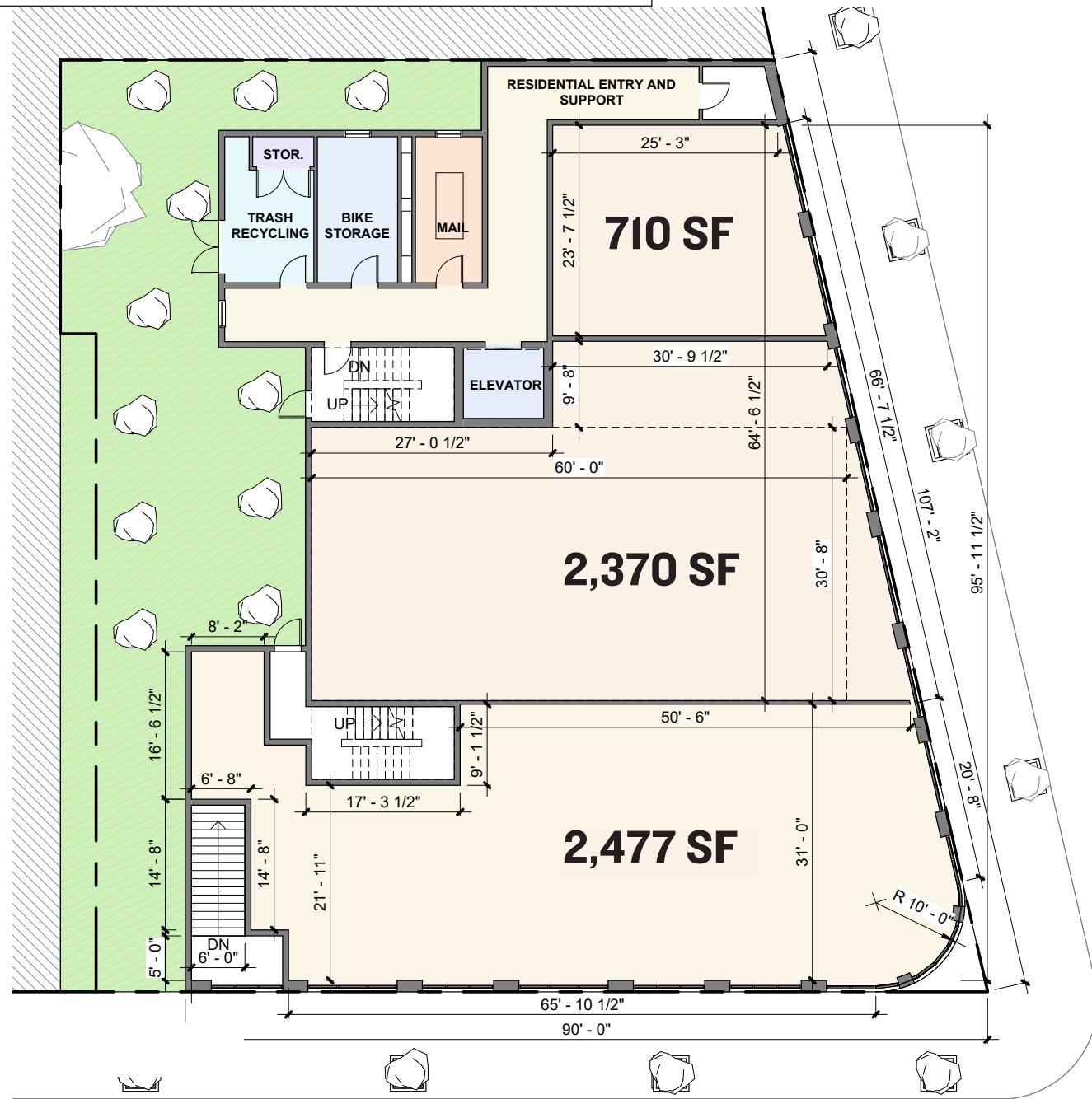
SITE PLAN - SINGLE TENANT SCENARIO



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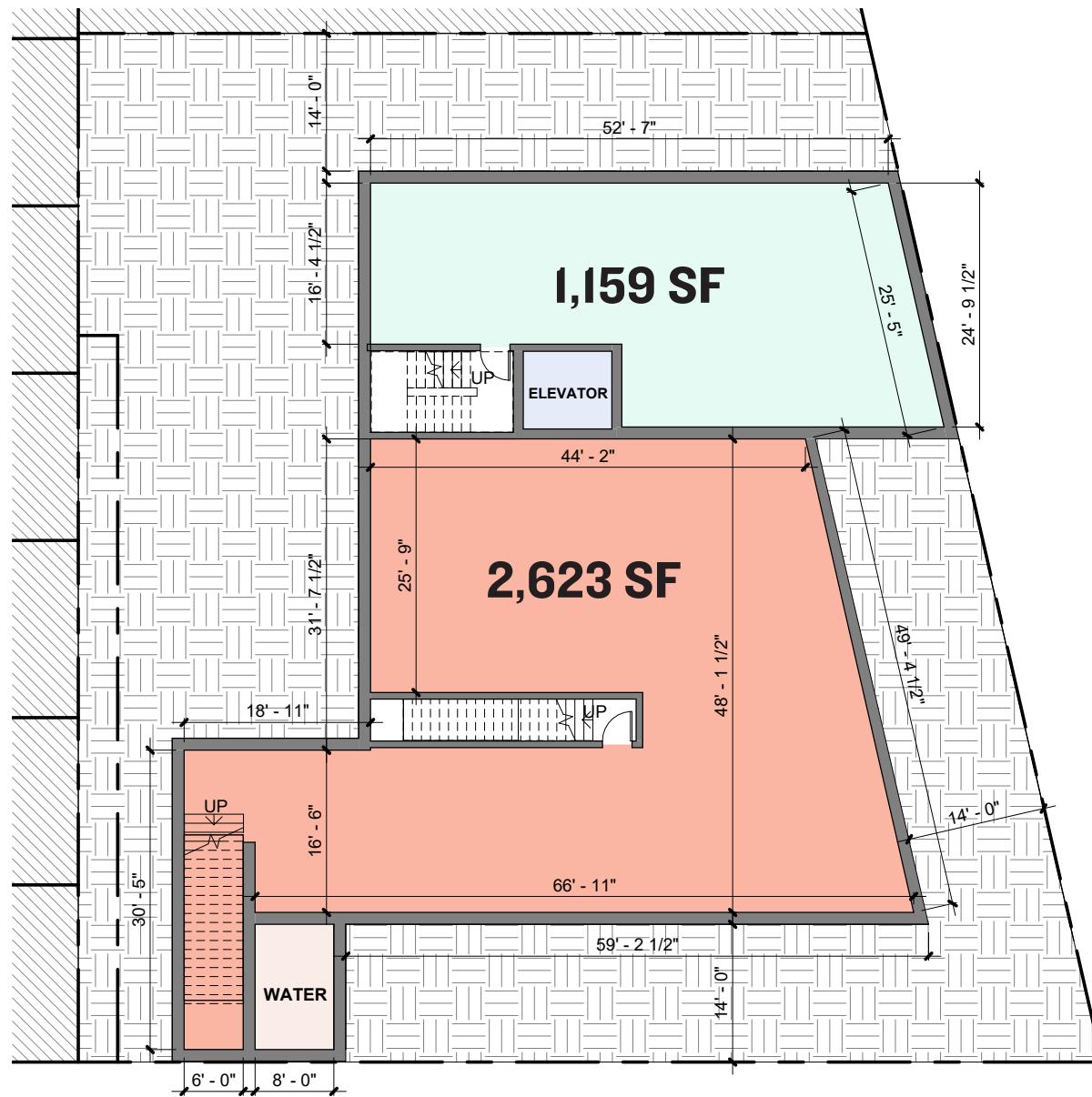
SITE PLAN - MULTI-TENANT SCENARIO



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BASEMENT PLAN



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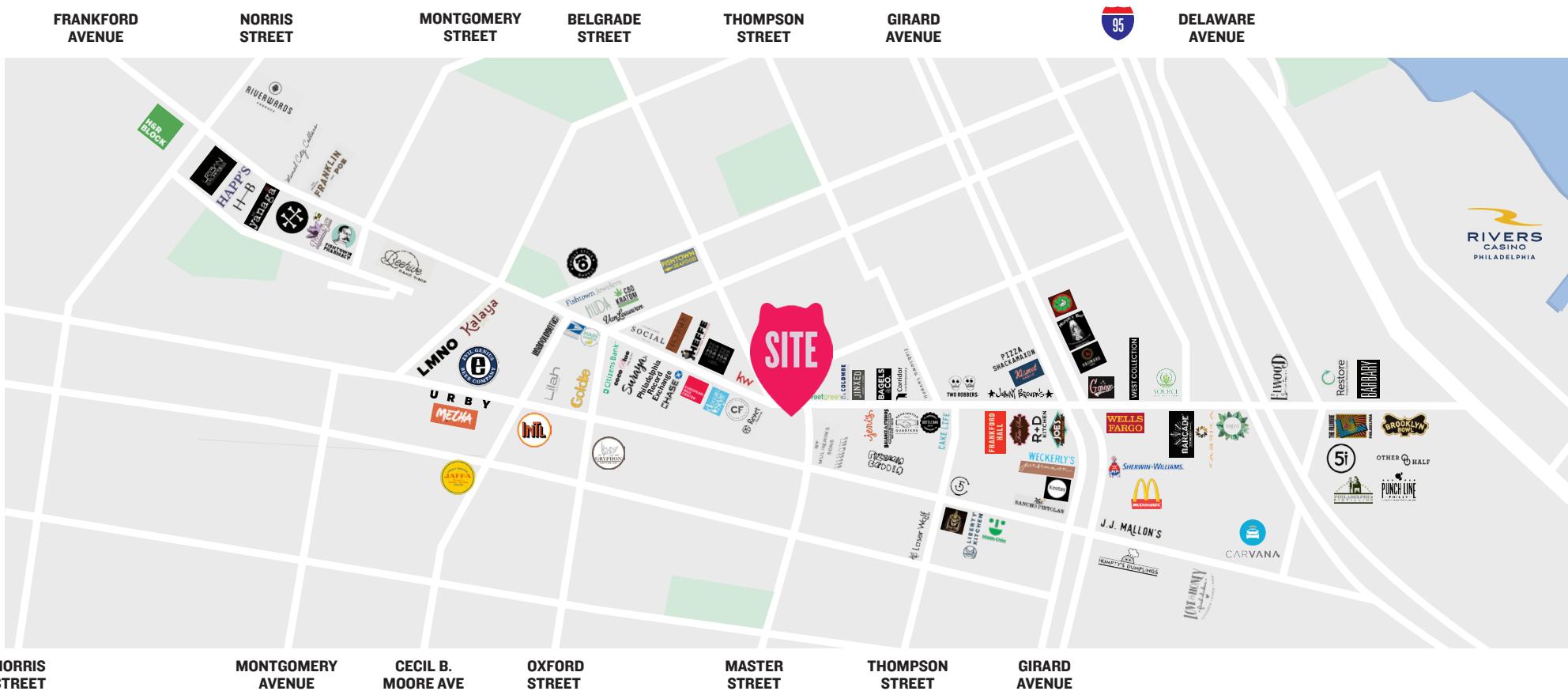
AERIAL



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NEW FISHTOWN NATIONAL TENANTS



MECHA NOODLE BAR
1700 N FRONT STREET

UNAPOLOGETIC FOODS
1700 FRANKFORD AVENUE

HARAZ COFFEE
23 W GIRARD AVENUE

WONDER
23 W GIRARD AVENUE

COURT 16
1400 N HOWARD STREET



RED BULL
1400 N HOWARD STREET

SHAKE SHACK
1359 FRANKFORD AVENUE

SWEETGREEN
1359 FRANKFORD AVENUE

7TH STREET BURGER
1215 FRANKFORD AVENUE

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FISHTOWN OVERVIEW

Over the past decade, Philadelphia's Fishtown neighborhood has truly become the face of the city's nationally recognized renaissance and urban renewal. Prominently featured in publications from *The New York Times*, to *Forbes* and *Food and Wine*, among many others, Fishtown has transformed itself from a gritty community of manufacturing to a dynamic neighborhood where both makers and white collar professionals have established roots and call home. Known for its unparalleled dining scene and nightlife, Fishtown has recently developed a robust creative office market to become a unique live / work / play community with a soul. Philadelphia's "it" neighborhood has struck its delicate retail merchandising balance with a carefully curated mix of stabilizing national brands and innovative, entrepreneurial local businesses. Its unique proximity to adjacent burgeoning neighborhoods, Olde Kensington, East Kensington and Northern Liberties, coupled with its access to public transportation and connectivity to Center City, has created an explosive density of both redeveloped and new construction housing, causing pent up demand for many neighborhood goods and services.

TOP RESTAURANT DESTINATIONS



KALAYA

An authentic example of Southern Thai cuisine created by Chef Nok Suntaranon. The bold and bright flavors of the menu are thoughtfully prepared and delicately balanced according to the recipes passed down from her mother, Kalaya, who is the restaurant's namesake.

► LA COLOMBE

The de facto central gathering place for any business meeting, casual coffee or weekend brunch in Fishtown, this sprawling 12,000 SF converted warehouse is always humming. Start here for your neighborhood tour.



► PIZZERIA BEDDIA

Dubbed "the Best Pizza in America" by *Bon Appetit Magazine*, Joe Beddia's pizza Mecca has now moved to a much larger back alley venue with full bar, outdoor garden and private "hoagie omakase" tasting room. Don't miss the antipasti, desserts and natural wine list too.



► FRANKFORD HALL

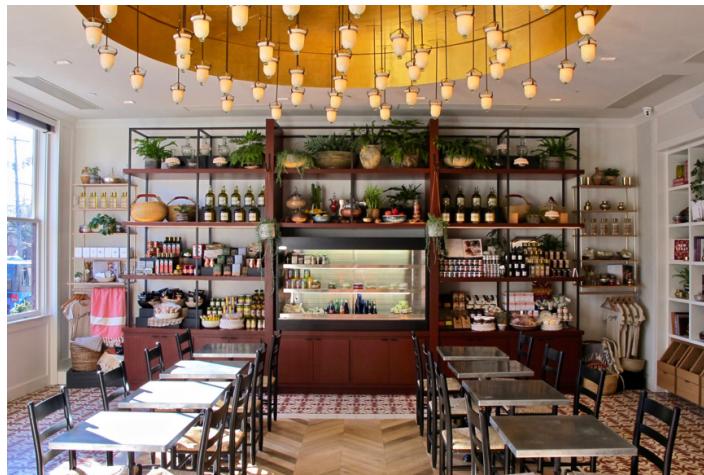
Philadelphia's version of an industrial German Biergarten. Outdoor tables with firepits and ping pong are particularly fun during the early spring or fall months when a chill is in the air.

TOP RESTAURANT DESTINATIONS



► HIROKI

Deeply rooted in Japanese tradition and technique, Hiroki emphasizes harmony and attention to detail by offering a seasonal omakase menu inspired by Kyoto, Japan.



► SURAYA

One of Philadelphia's most unique dining destinations, this Lebanese concept from Defined Hospitality features a daily market and coffee bar, open kitchen with bar and restaurant, and a secret garden perfect for summer night drinking and relaxing.



► MIDDLECHILD CLUBHOUSE

Middle Child Clubhouse is the mature spin off of the incredibly successful Middle Child in Washington Square West. Even better—this place can hold more than double the amount of people than its predecessor.

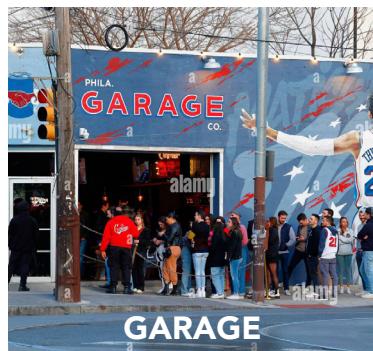
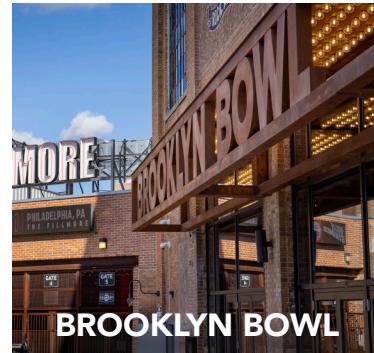


► LASER WOLF

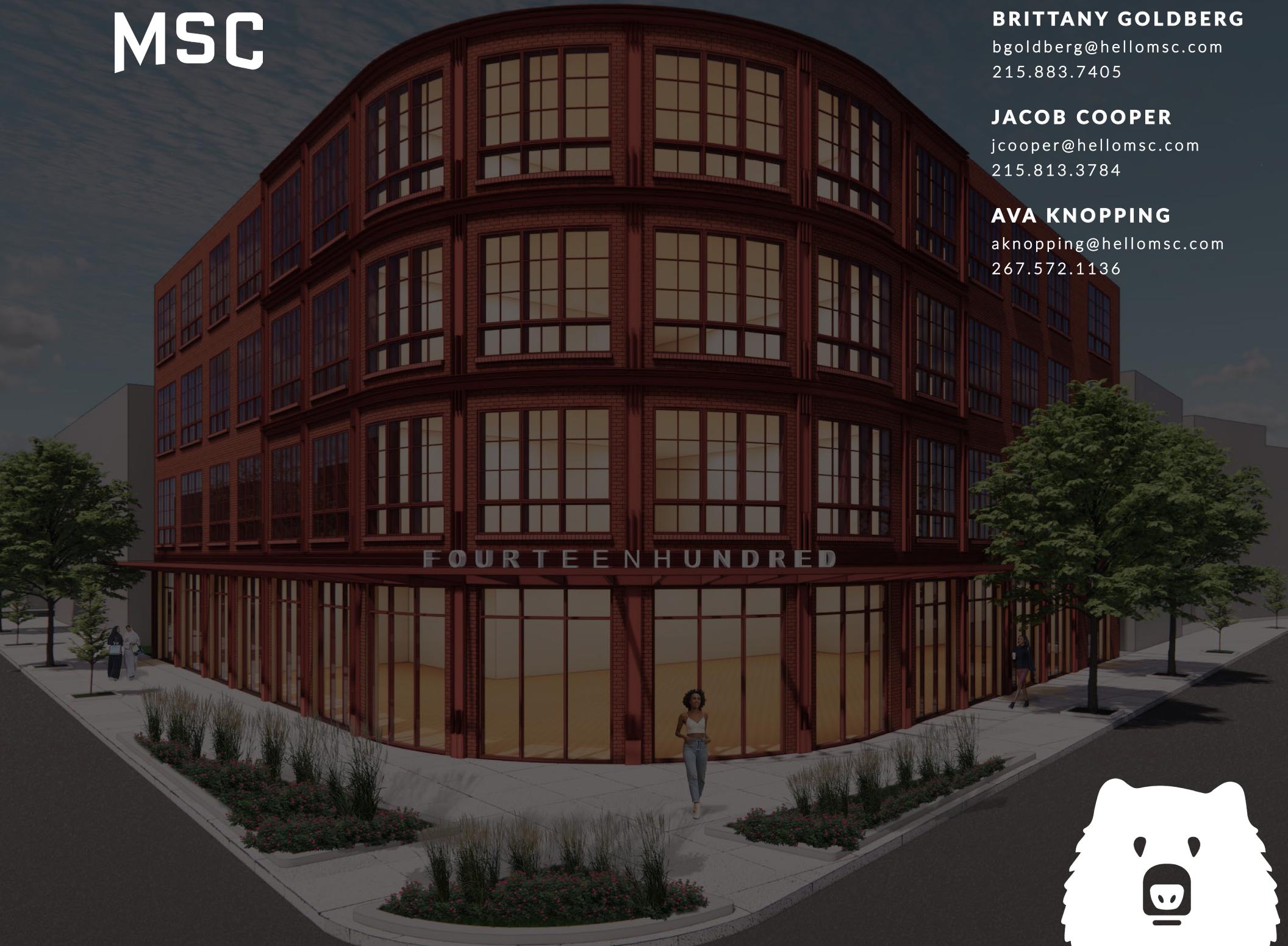
Laser Wolf has officially been recognized as one of the best restaurants in the world on *Condé Nast Traveler's* 2021 Hot List, just 1 year after GQ deemed it one of the best in America the same year it opened during the pandemic. Laser Wolf embraces the "shipudiya" style of dining and is a skewer house concept from the restaurant duo Michael Solomonov and Steven Cook.

TOP ENTERTAINMENT DESTINATIONS

In addition to world class restaurants, Fishtown is a burgeoning entertainment destination in Philadelphia. A choose-your-own-adventure type neighborhood where one can have an intimate candlelight dinner at Suraya and end their night at LMNO's Listening Room for an intimate concert (no phones allowed), or can see a burlesque show at Fabrika, hop over next door to Barcade, and finish their night with a CityWide at Fishtown Tavern to mosey on over to Rivers Casino. This place has it all.



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