

RETAIL/OFFICE SPACE FOR LEASE ON FRANKFORD AVE

2012 FRANKFORD AVE. Fishtown, Philadelphia 19125



- » 700 +/- SF bi-level retail/office space
- » Former bank ATM location with infrastructure in place.
- » 18' of frontage on Frankford Avenue
- » Space lends itself ideally for bank ATM location, ice cream shop, juice bar, non-vented food uses, salon, retail, & office
- » Zoning: CMX-2
- » Fishtown is known for having some of city's best restaurants, coffee shops, and music venues in addition to a lively night life scene.
- » Easy access to public transportation, Center City, I-95, and the Ben Franklin Bridge



Walk Score®



DEMOGRAPHICS	
Residents within 1 mile	64,322
Average household income	\$83,734
Est. daytime population (workers within 1 mile)	16,149

NEIGHBORS INCLUDE:

forin café

ZIG ZAG BBQ

TULIP PASTA & WINE BAR

MARTHA

CAKE & JOE

Encanto
Hicks & Coffee

IZAKAYA
FISHTOWN

SIBOLIT

Sacred VICE
BREWING

Philadelphia
BREWING CO.

Picnic

fiore

RIVERWARDS
PRODUCE

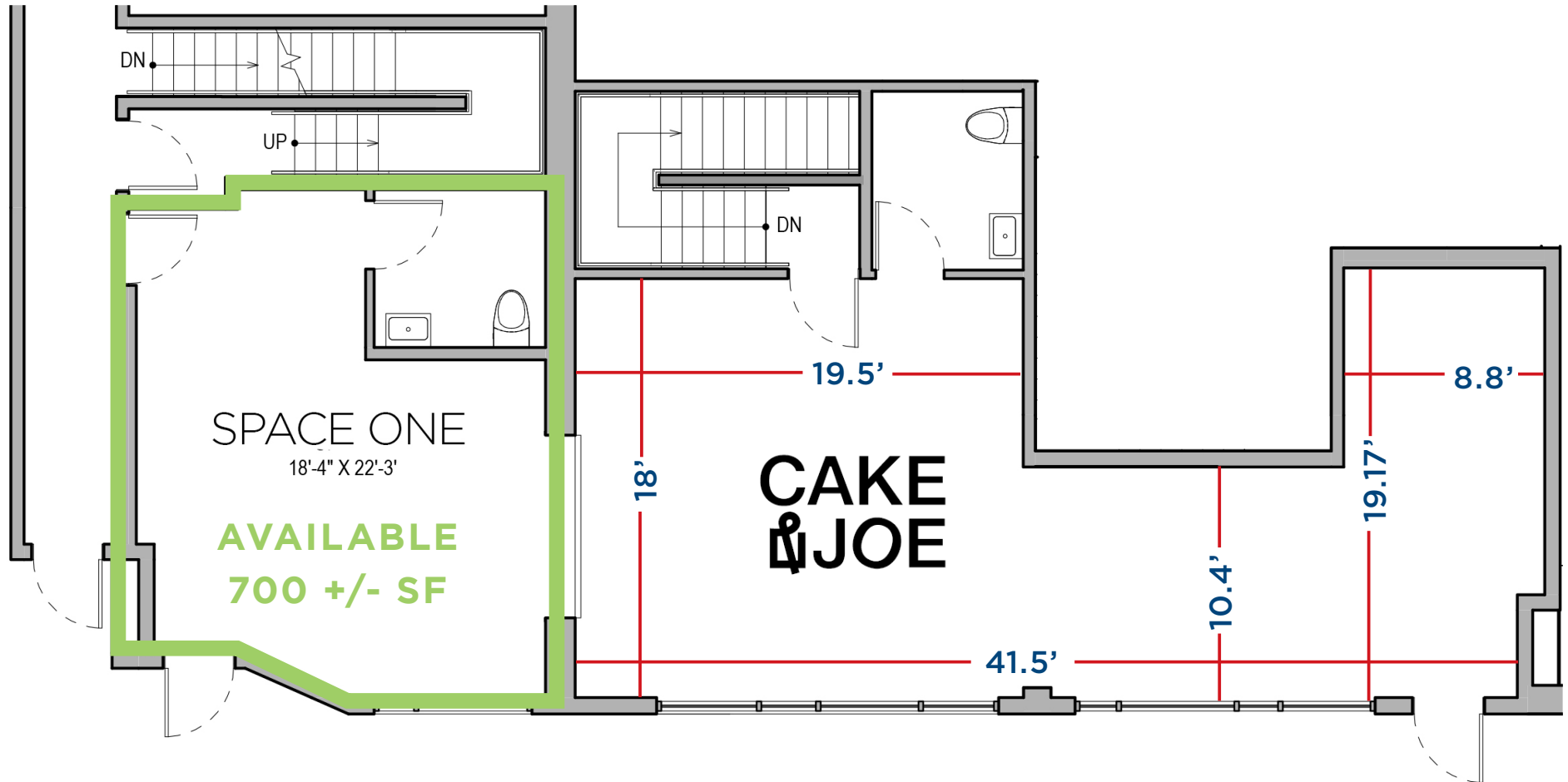
Mural City Cellars
URBAN WINERY

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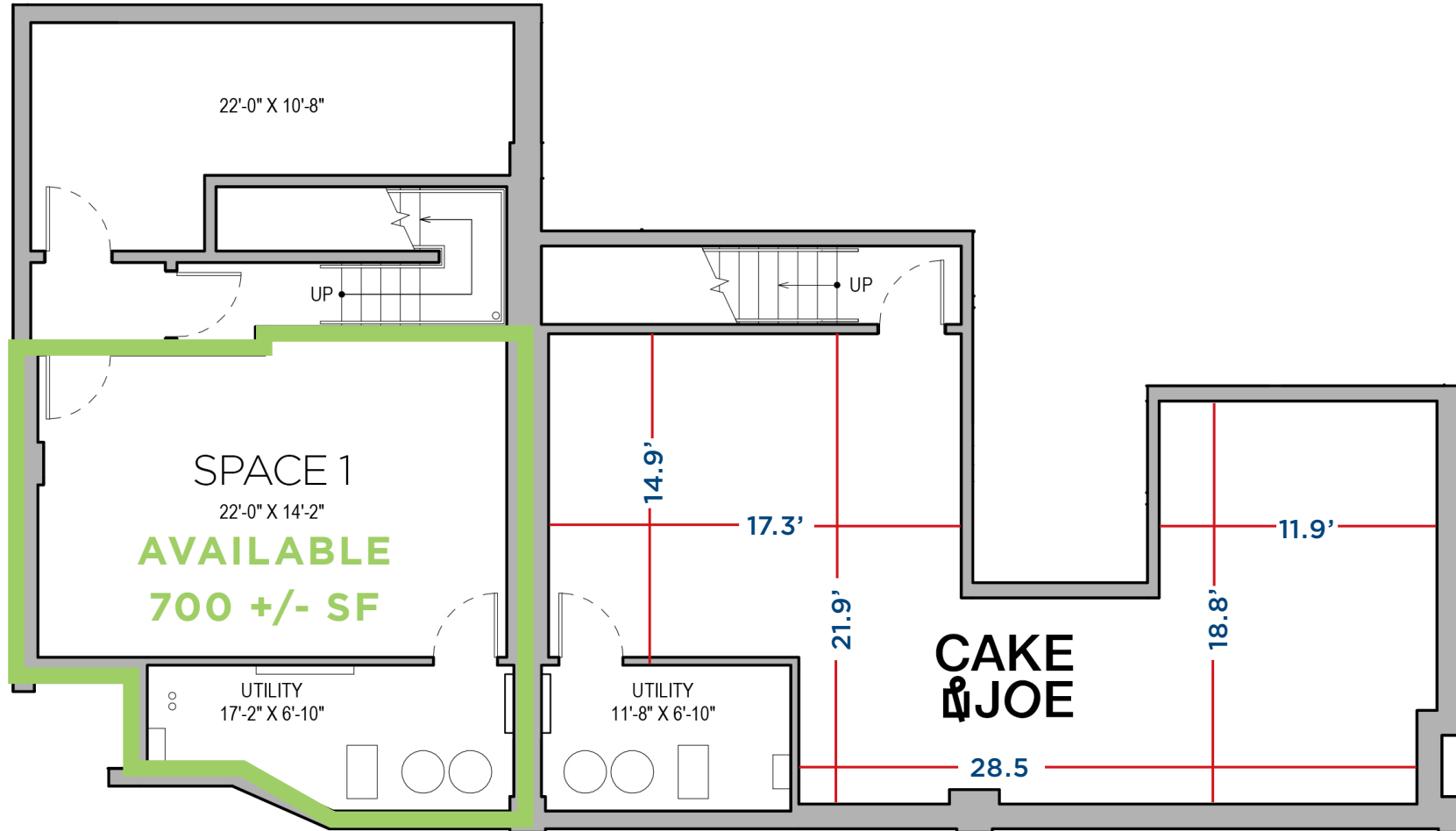
First Floor Plan



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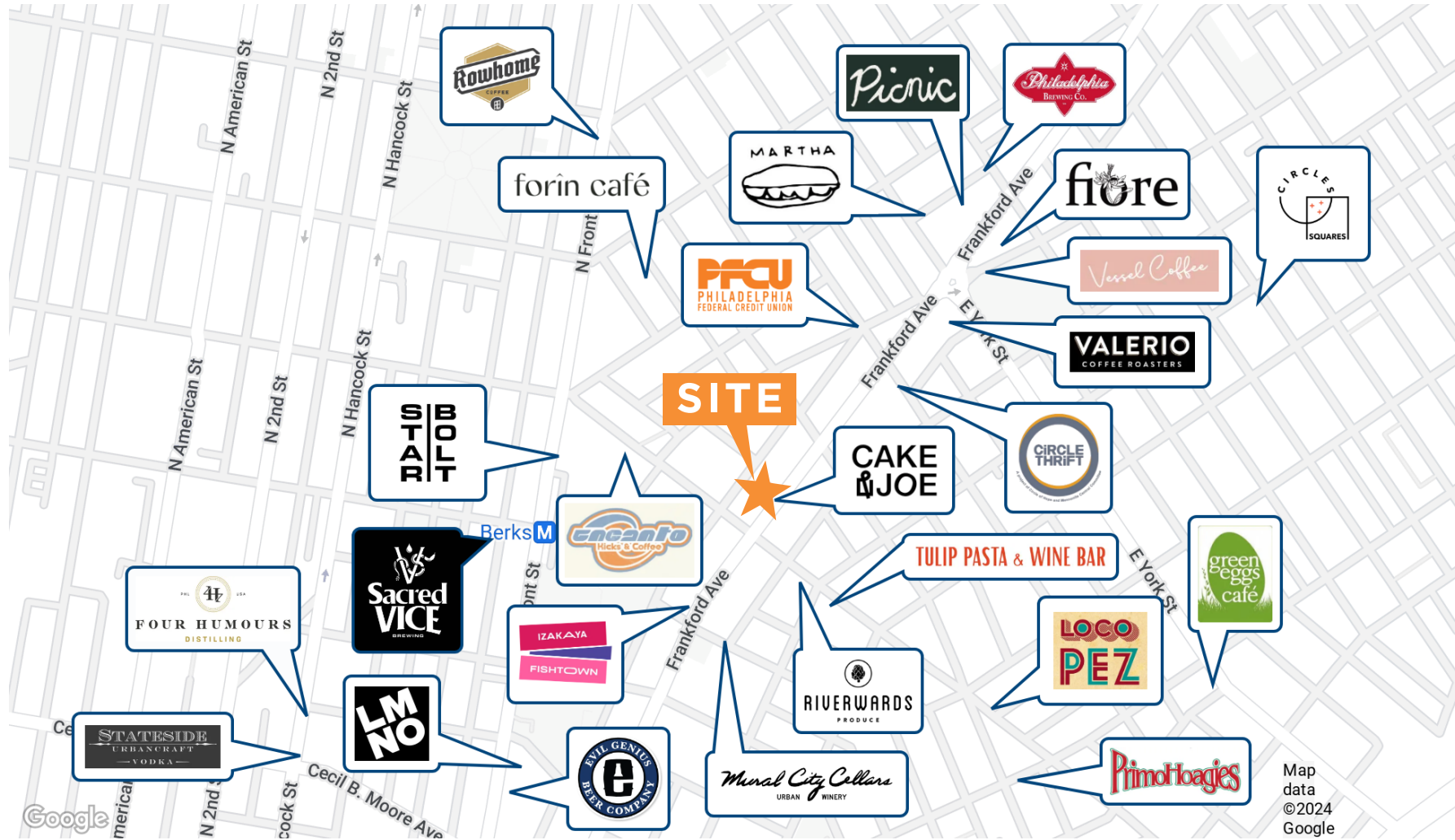
Lower Level Floor Plan



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Retail Map



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Fishtown

Nestled in the heart of Philadelphia, Fishtown is a vibrant and eclectic neighborhood that has rapidly become one of the city's most desirable locations. Known for its artistic spirit and historic charm, Fishtown seamlessly blends old-world character with modern appeal. Strolling through its streets, you'll find a mix of beautifully restored row houses, cutting-edge new developments, and an array of locally-owned boutiques and eateries.

The area is also a cultural hub, boasting numerous art galleries, music venues, and the renowned Frankford Avenue Arts Corridor. With a lively atmosphere that celebrates creativity and community, Fishtown is the perfect place for those seeking a dynamic urban lifestyle.

Beyond its cultural offerings, Fishtown is also a haven for food enthusiasts. The neighborhood is home to some of Philadelphia's most acclaimed restaurants, craft breweries, and coffee shops. From the innovative dishes at local favorites like Wm. Mulherin's Sons to the cozy ambiance of La Colombe's flagship cafe, there's something to satisfy every palate. In addition to its culinary scene, Fishtown offers plenty of recreational opportunities with nearby parks and the scenic Delaware River waterfront. Convenient access

to public transportation and major highways makes commuting a breeze, further enhancing Fishtown's appeal. Whether you're a young professional, a family, or an investor, Fishtown's unique blend of history, culture, and convenience makes it an ideal place to call home.



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