

1401 GERMANTOWN AVE

OLDE KENSINGTON | PHILADELPHIA | 19122

TURNKEY RETAIL AT CORNER OF GERMANTOWN AVE & MASTER ST **FOR LEASE**



\$20/SF + NNN

► SPACE A

- » ± 4,000 SF of corner ground floor retail/office space
- » 100' of frontage along Germantown Ave
- » 62' of frontage along Master Street
- » Formerly occupied by longstanding tech office

► SPACE B

- » ± 3,500 SF of inline retail space
- » 60' of frontage along Master Street
- » Formerly occupied by gym space
- 10'-12' ceiling heights
- Both retail spaces feature high ceilings and large storefront windows allowing ample natural light
- Zoned IRMX
- Easy access to public transportation, Center City, I-95, and Ben Franklin Bridge
- There are 60 residential units above these commercial spaces and 400 additional units within a couple block radius.

NEIGHBORS INCLUDE

CHAR

WISSAHICKON
BREWING CO

The
Clay
Studio

Note
to Self
WELLNESS

Park Super Brewing Company
Philadelphia, PA

REANIMATOR
COFFEE
ROASTERS



VERONICA BLUM

267.238.1728 | VBLUM@MPNREALTY.COM

ALEXANDRA CHAREN

267.546.1732 | ACHAREN@MPNREALTY.COM

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.

PROPERTY PHOTOS

1401 GERMANTOWN AVE



VERONICA BLUM
267.238.1728 | VBLUM@MPNREALTY.COM

ALEXANDRA CHAREN
267.546.1732 | ACHAREN@MPNREALTY.COM

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.

1401 GERMANTOWN AVE



3

Table 14-602-3: Uses Allowed in Industrial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	IRMX	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Multi-family	Y	
Caretaker Quarters	Y	
Group Living	Y	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	Y	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care	Y	14-603 (5)
Detention and Correctional Facilities	N	14-603 (13)
Educational Facilities	Y	
Fraternal Organization	Y	
Libraries and Cultural Exhibits	Y	
Re-Entry Facility	N	14-603 (12)
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Utilities and Services, Major	N	
Wireless Service Facility	Y	14-603 (16)(17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
RETAIL SALES USE CATEGORY [4]		
Adult-Oriented Merchandise	N	14-603 (13)
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	Y	
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

See [page 48](#) for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	IRMX	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Adult-Oriented Service	N	14-603 (13)
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	14-603 (18)
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)	Y	
Take-Out Restaurant	S	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603 (2)(13)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Repair and Maintenance	N	
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
Vehicle Paint Finishing Shop	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Equipment and Materials Storage Yards and Buildings	S	
Moving and Storage Facilities	N	
Warehouse	Y	
Wholesale Sales and Distribution	S	
Distributor of Malt or Brewed Beverages	Y	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Limited Industrial	S	
General Industrial	N	
Intensive Industrial	N	
Junk and Salvage Yards and Buildings	N	14-603 (9)
Marine-Related Industrial	N	
Medical Marijuana Growing/Processing Facility	N	
Mining/Quarrying	N	
Research and Development	Y	
Trucking and Transportation Terminals	N	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)
Animal Husbandry	N	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	

NEIGHBORHOOD DEMOGRAPHICS

Within 3-Mile Radius

Est. Population	488,250
Median HH Income	\$95,247
Daytime Employment	335,505

Walk Score®

Walk Score
95

Walker's Paradise

Daily errands do not require a car.

Transit Score
71

Excellent Transit

Transit is convenient for most trips.

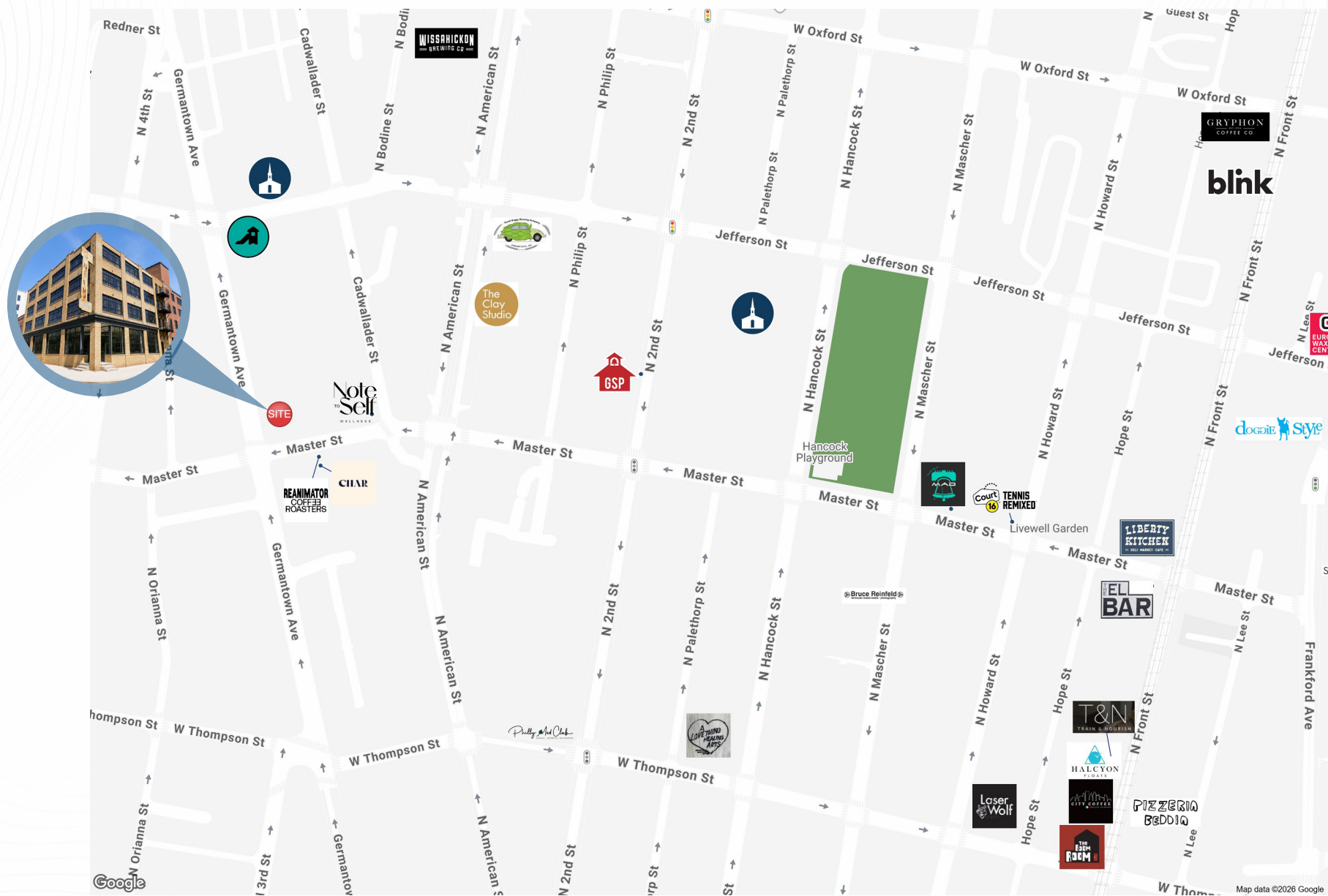
Bike Score
80

Very Bikeable

Biking is convenient for most trips.

LOCAL RETAILERS

1401 GERMANTOWN AVE



VERONICA BLUM
267.238.1728 | VBLUM@MPNREALTY.COM

ALEXANDRA CHAREN
267.546.1732 | ACHAREN@MPNREALTY.COM

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.