

NEW CONSTRUCTION RESTAURANT/RETAIL SPACE



1701 N 2ND STREET

Berks Station in East Kensington

'We are ecstatic that Rival Bros has signed a lease at The Rally! More details to come as the project progresses in 2024'



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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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Berks Station in East Kensington, Philadelphia 19125

\$28.50 PSF + NNN

» JOIN:



- » New construction restaurant/café/retail space in the heart of Berks Station in East Kensington
- » Space 1: 5,577 +/- SF
Frontage: 49' on Cecil B. Moore Ave
114' on N 2nd St
- » Space is Divisible: 3,531 +/- SF and 2,046 +/- SF
- » Landlord will provide substantial TI package, and/or complete fit-out for qualified tenants. Inquire for more details!
- » Ceiling Heights: up to 15'
- » Over 700 residential units coming online in immediate vicinity
- » Ideal for restaurant, brewpub, distillery, tasting room, fitness, and many other retail uses
- » Residential Tenants have started move in
- » Zoning: ICMX
- » In recent years, young entrepreneurs have been transforming the Kensington section of Philadelphia and redeveloping the old, abandoned buildings. Many parts of the area have seen a huge increase in both population and industry. Today the area is full of culture and heritage, which the residents of Kensington take pride in as they continue to protect and support their community during this spike in growth.

DEMOGRAPHICS

Residents within 1 mile	68,479
Average household income	\$86,154
Est. daytime population <i>(workers within 1 mile)</i>	17,279



NEIGHBORS INCLUDE



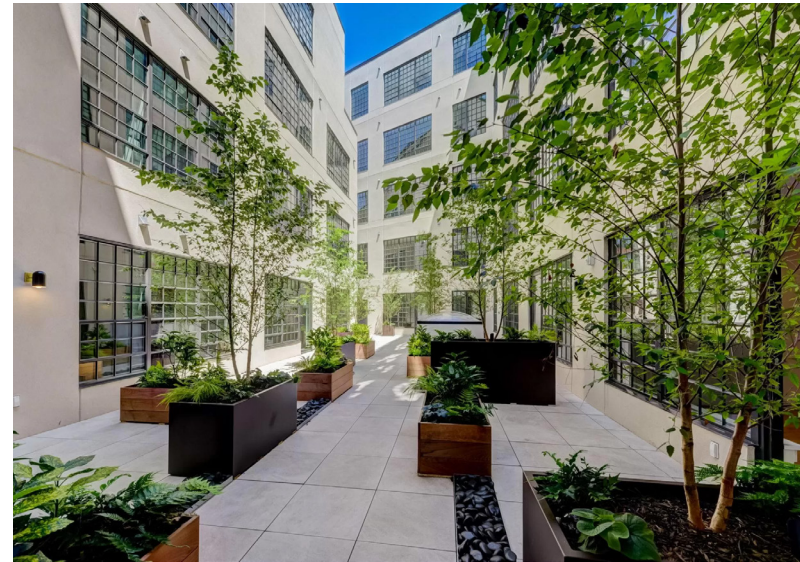
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Property Photos- Exterior



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Property Photos - Interior



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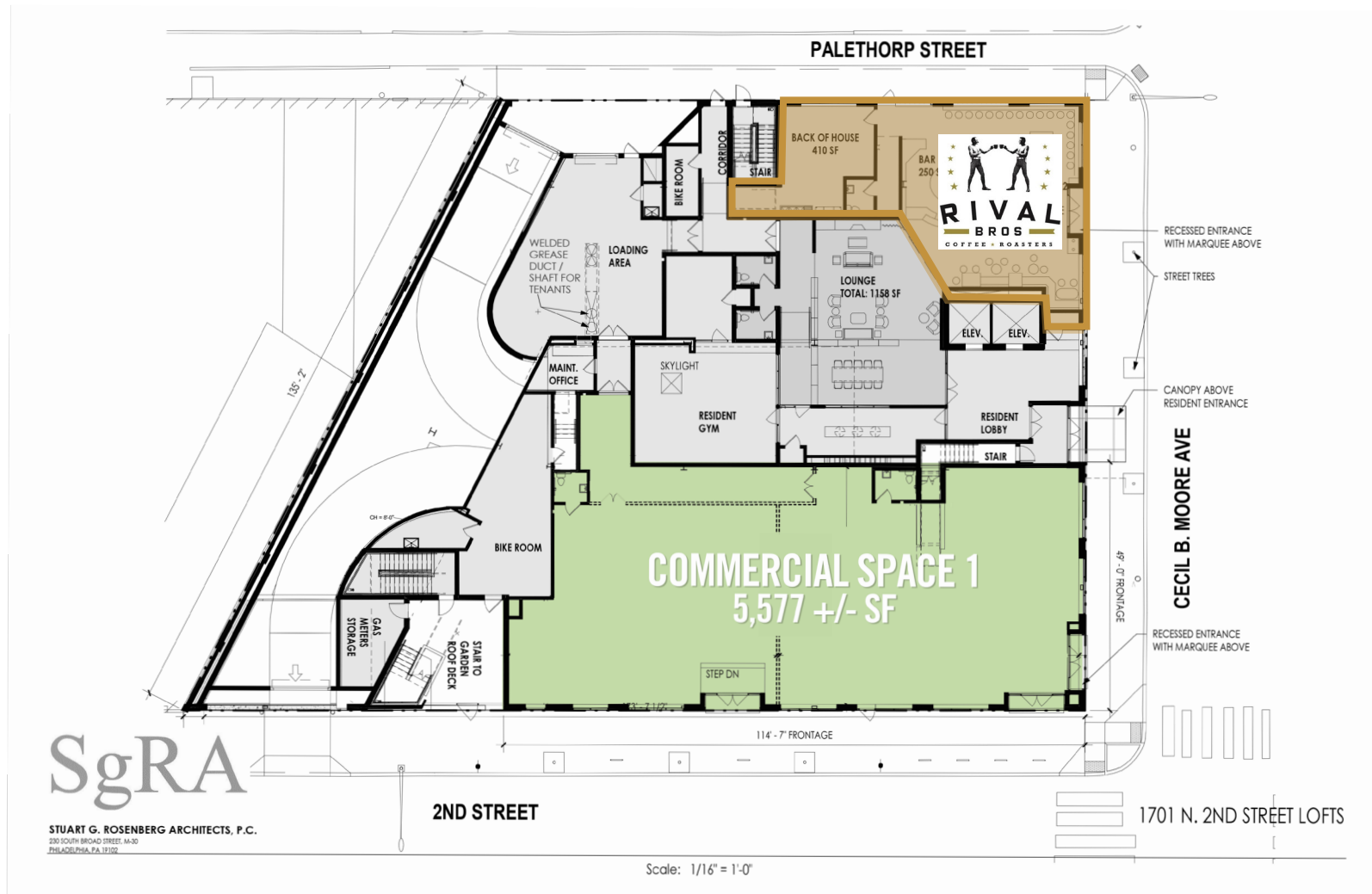
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Floor Plans: Commercial Space 1 - Option 1



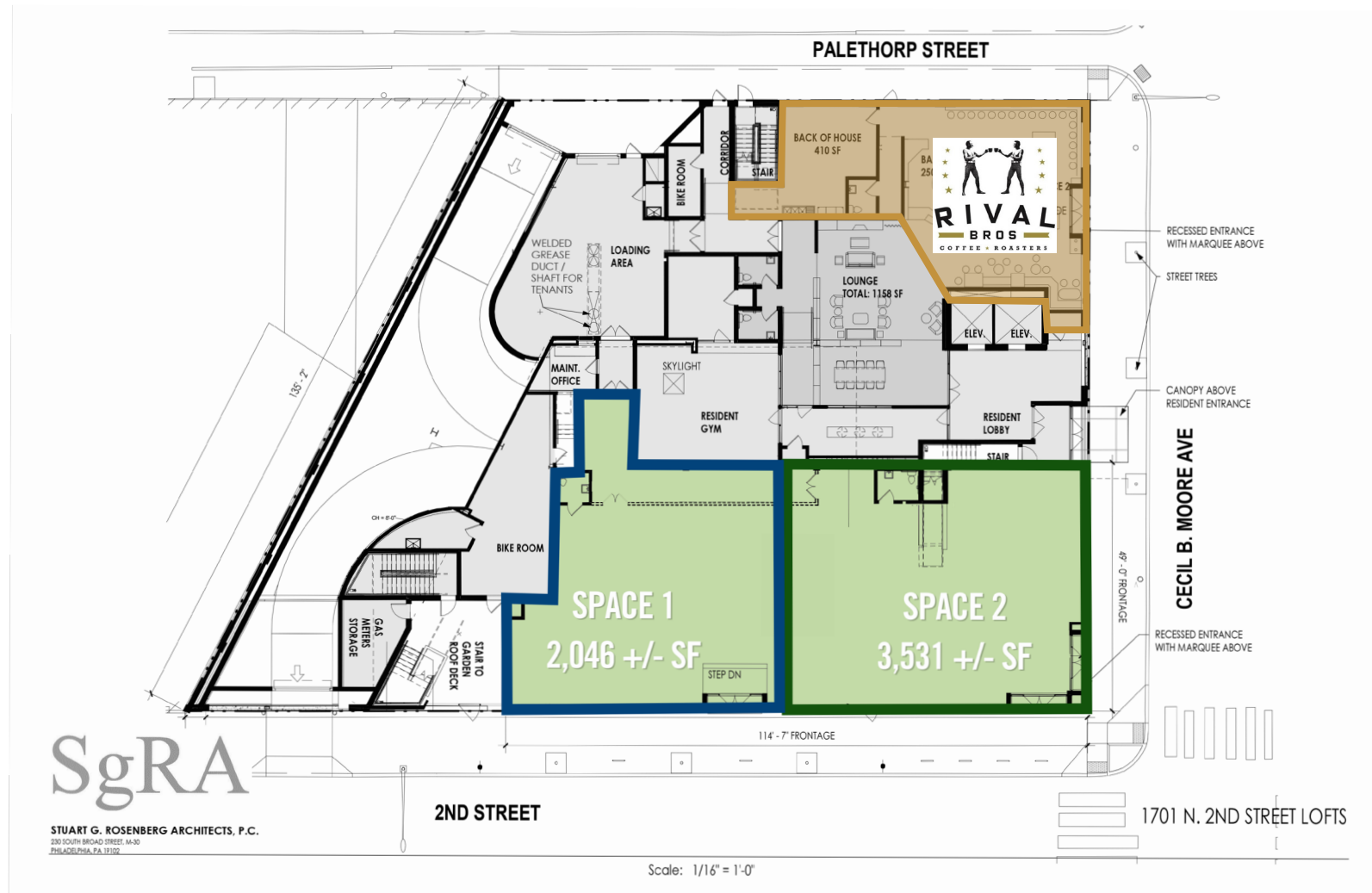
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Floor Plans: Commercial Space 1 - Option 2

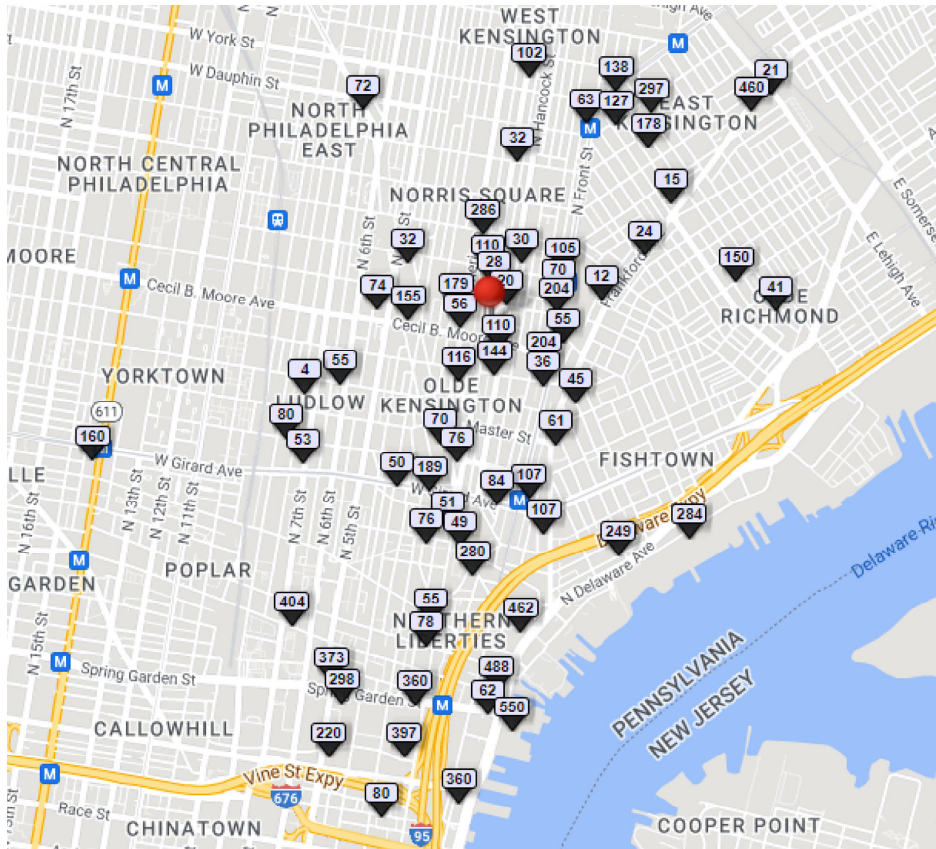


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Development Map



Building Status	# of Projects	Number of Units
Proposed	28	3,984
Under Construction	47	6,827
Total	75	10,811

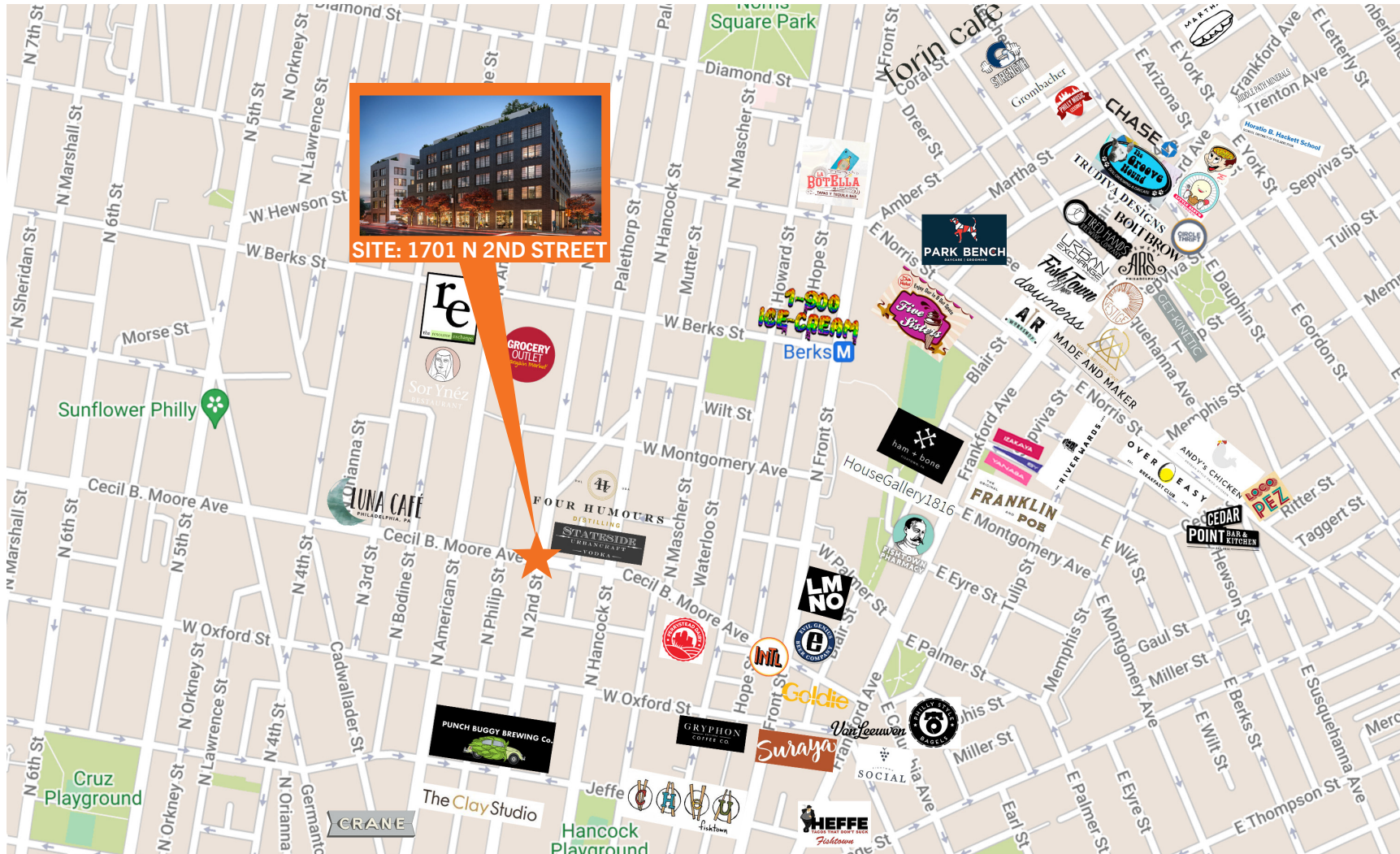
Property Address	Building Status	Number Of Units
1701 N 2nd St	Under Construction	88
175 W Oxford	Under Construction	144
1501 N American St	Under Construction	116
2201 Frankford Ave	Under Construction	24
1600 N Front St	Under Construction	36
1900-1922 N Front St	Proposed	105
2224-2250 Germantown Ave	Proposed	72
2046 E Lehigh Ave	Under Construction	21
1901 E York St	Under Construction	127
1817-1819 N 2nd St	Under Construction	28
1828-1844 N Front St	Under Construction	70
342 W Girard Ave	Under Construction	50
1705 N American St	Under Construction	179
828 N 2nd St	Under Construction	55
1222 N 2nd St	Under Construction	76
1712 N 2nd St	Under Construction	56
814 N 2nd St	Under Construction	78
1801 N 2nd St	Proposed	20
2155 N 2nd St	Under Construction	32
2405 N 2nd St	Proposed	102
817 N 3rd St	Under Construction	49
570 N 5th St	Under Construction	373
1827 N 5th St	Under Construction	32
1452 N 6th St	Proposed	55
1030 N American St	Under Construction	76
1801-1859 N American St	Under Construction	110
1325 Beach St	Under Construction	284
173 W Berks St	Under Construction	30
1825 E Boston St	Proposed	138
2019 E Boston St	Proposed	178
2409-17 Cedar St	Under Construction	150
700 N Delaware Ave	Under Construction	488
918 N Delaware Ave	Under Construction	462
650 Fairmount Ave	Under Construction	404
1130-1154 N Delaware Ave	Proposed	249
1120 Frankford Ave	Under Construction	107
1351-1359 Frankford Ave	Proposed	61
1828 Frankford Ave	Under Construction	12
2400-2404 Frankford Ave	Under Construction	15
2621-2667 Frankford Ave	Proposed	460
1421 N Franklin St	Under Construction	4
1700-1740 N Front St	Proposed	204
1701 N Front St	Under Construction	204
1307 Germantown Ave	Under Construction	70
1700-1724 Germantown Ave	Proposed	155
2224 Germantown Ave	Under Construction	72
1102-34 N Germantown Ave	Under Construction	51
23 W Girard Ave	Proposed	107
1700 Randolph St	Proposed	74
130 W Girard	Proposed	84
200 Spring Garden St	Under Construction	360
412 N 2nd St	Proposed	397
570 N 5th St	Under Construction	373
417 Callowhill St	Proposed	220
501 N Columbus Blvd	Under Construction	550
50 Spring Garden St	Proposed	62
418 Spring Garden St	Under Construction	298
300-346 N Columbus Blvd	Under Construction	360
230 Vine St	Proposed	80
310-330 W Girard Ave	Proposed	189
701-719 W Girard Ave	Proposed	53
801 W Girard Ave	Under Construction	80
922 N Broad St	Under Construction	160
2600-2640 Hagert St	Under Construction	41
1929-44 E Hagert St	Under Construction	297
1021 N Hancock St	Proposed	280
1640-48 N Hancock St	Proposed	110
1700-1706 N Howard St	Proposed	103
178 Huntington St	Proposed	57
1901 North American St	Proposed	286
103 North Hope St	Under Construction	26
1414 E Oxford St	Under Construction	45
1713-1721 N Front St	Proposed	55
2315 N Front St	Under Construction	63
1731-1739 Tilghman St	Proposed	28
Total Units	75	10,811

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Retail Map



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About the Neighborhood: East Kensington

The Kensington area is roughly defined as having triangular borders, those being Erie Avenue, Front Street, and Trenton Avenue. This area has long been a center for ship and boat building, with many of its residents working for ship manufacturers or as commercial fisherman. During the Industrial Revolution, the industry in Kensington switched from ship and boat building to iron and steel manufacturing. Kensington quickly became the center for textile and carpet manufacturing in Philadelphia and played an important role in the national textile industry. Many english who immigrated to the Philadelphia area, were quickly absorbed into the textile industries because they were considered “expert weavers.” However by 1950 deindustrialization of the area drove many workers and their families to other locations. Buildings were abandoned and as a result, the population in the Kensington area greatly declined.

In recent years the East Kensington section of Philadelphia has become gentrified and many of the old abandoned buildings are now being transformed by young entrepreneurs. Many parts of the area have seen a huge increase in both population and industry. Today the area is full of culture and heritage, which the residents of East Kensington take pride in as they continue to protect and support their community.

Source: www.planphilly.com



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