

4821 FRANKFORD AVE

FRANKFORD, PHILADELPHIA 19124

TURN-KEY MEDICAL OFFICE AND RETAIL SPACE **FOR LEASE**

MPN
MALLIN PANCHELLI NADEL
REALTY



DENNIS CARLISLE 267.546.1734 ■ DCARLISLE@MPNREALTY.COM

1

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TURN-KEY MEDICAL OFFICE AND RETAIL SPACE FOR LEASE

\$15.50 PSF

» **SPACE #B**

- » 3,922 SF
- » Turnkey Medical Office space with reception area
- » 2 bathrooms
- » Numerous examination rooms
- » Ample storage
- » Offices

» **SPACE #C:**

- » 1,195 SF
- » Retail space with one bathroom
- » Located on a high traffic commercial corridor
- » In-line with other commercial tenants
- » Excellent transit access
- » Zoning: CMX-2
- » Frankford is a bustling neighborhood that serves as the gateway to Northeast Philadelphia. It has excellent transit and automobile access with a dense population.
- » Neighbors Include: City Council 7th District Office (Space #A in the same building), Peter Bressi Northeast Senior Center, Frankford Kitchen Chinese, Jefferson Frankford Hospital, Lider Food Market, Donut Queens



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2

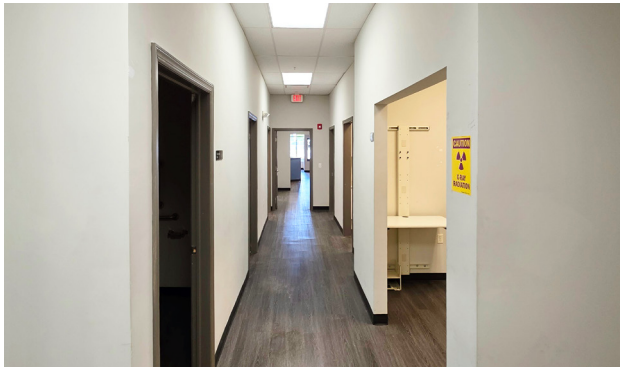
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SPACE B PHOTOS



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3

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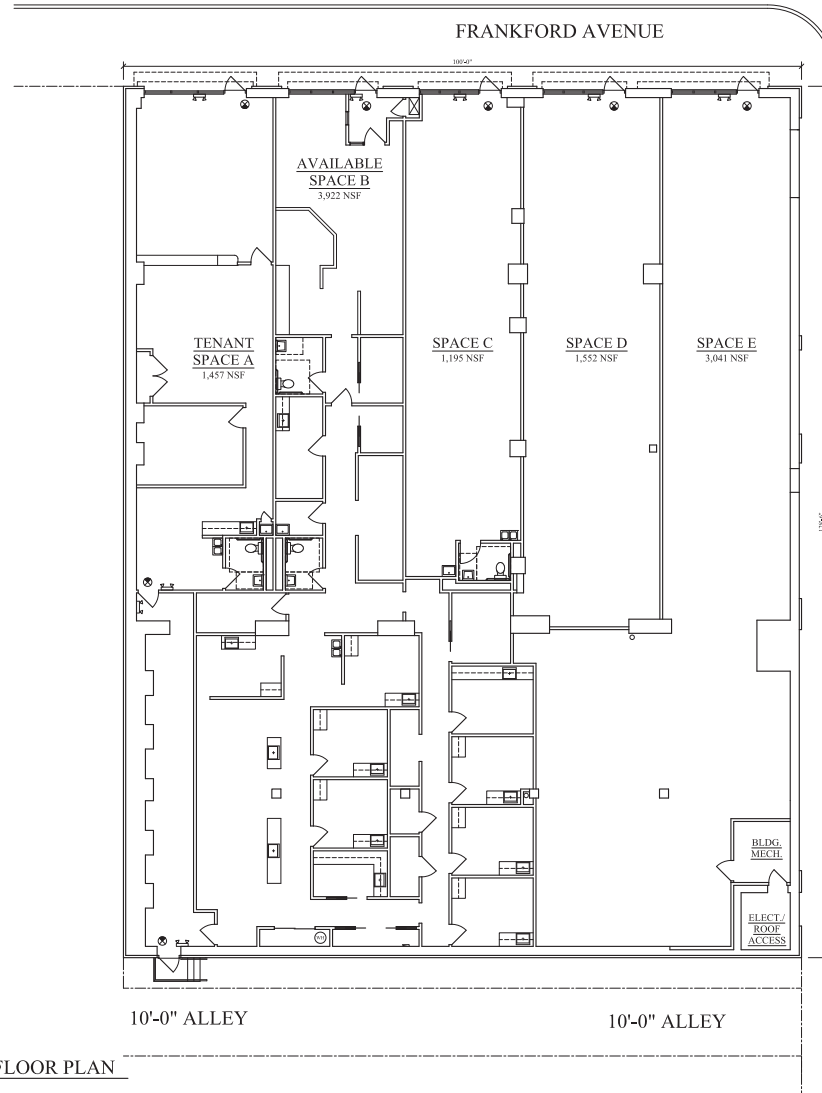
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FLOORPLANS

NEW CONSTRUCTION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED		EXISTING DOOR TO REMAIN		DOOR TYPE- REFER TO SCHEDULE
	EXISTING DOOR TO BE REMOVED		NEW PARTITION-REFER TO DETAILS FOR PARTITION TYPES		PARTITION TYPE- REFER TO DETAILS
	EXISTING CONSTRUCTION TO REMAIN		NEW DOOR AND FRAME REFER TO SCHEDULE FOR SIZE AND TYPE		EXIT SIGN
					EMERGENCY LIGHTING



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



306 LOCUST DRIVE
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PAC: R0016713
NL: A0170000

EXISTING FLOOR PLAN
4821-27 FRANKFORD AVE.
PHILADELPHIA, PA
P S D C
100 ROSS ROAD, SUITE 200, KING OF PRUSSIA, PA 19406

PROJECT #: 1335
DRAWN BY: MDC
CHECKED BY:

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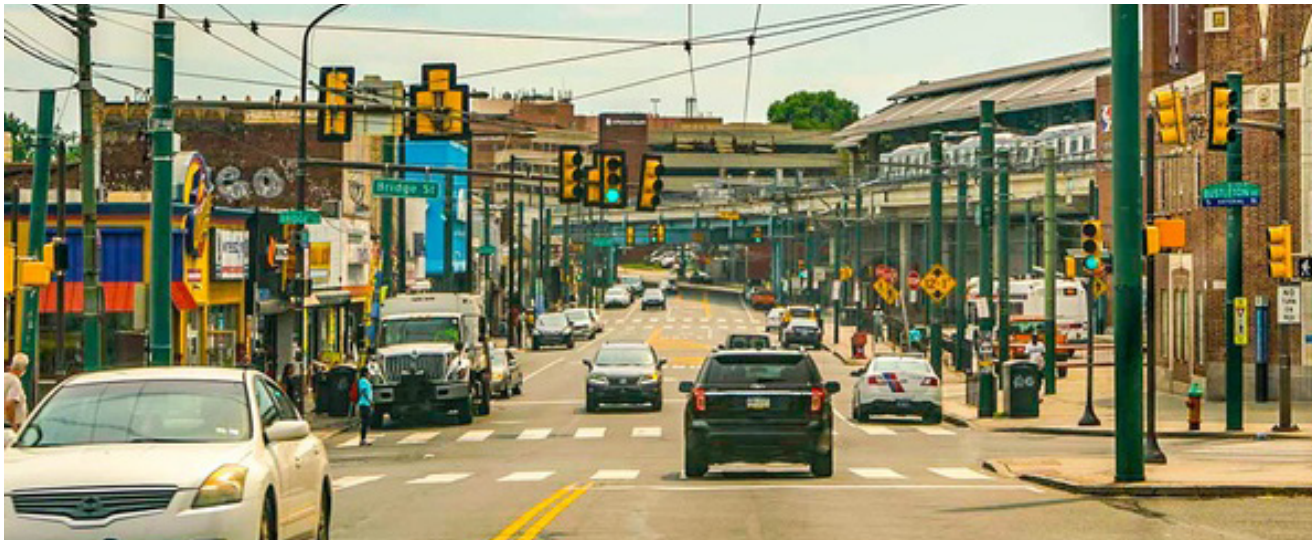
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ABOUT THE NEIGHBORHOOD: FRANKFORD

Aerial Map of Neighborhood: Frankford



Frankford has long been a melting pot of cultures. The neighborhood is home to many historic homes, schools, cemeteries, and churches. Located about seven miles northeast of Center City, Frankford residents enjoy a slightly slower pace than downtown neighborhoods without feeling too suburban. Viewed by some as a diamond in the rough, Frankford offers a lower cost of living than much of the city and good access to public transportation.

Frankford Avenue runs through the center of the neighborhood and is home to several retailers, restaurants, and cafes. The Market-Frankford Line (MFL) follows this street, shuttling passengers to Center City in under 30 minutes. Delaware Expressway is accessible from the southern border. Homeowners on the west end of Frankford are closer to Tacony Creek Park and Juniata Golf Course.

Frankford celebrates its diverse population and that's evidenced in the food you can enjoy here. You'll find cuisine options like Jamaican, Chinese, soul, Italian, and

American comfort food at late-night spots, take-out restaurants, and old-school diners.

Frankford isn't known for nightlife but you'll find a few bars and lounges along Frankford Avenue and Bridge Street. Just northeast of the neighborhood, Grey Lodge Pub is a relaxed haunt with a friendly atmosphere. Locals rave about the wide selection of craft beers. A bowling alley can also be found just north of Frankford.

The neighborhood is home to families, professionals who commute downtown, and older generations who've settled the neighborhood. Locals frequent small businesses and attend community events.

— www.neighborhoods.com

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5

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