

# TURN KEY RETAIL IN HEART OF BREWERYTOWN

## 2719 W GIRARD

Brewerytown, Philadelphia 19130



### \$2,350/month Gross

- » 1,200 SF of ground floor retail + lower level storage
- » High ceilings throughout, creating a light and bright atmosphere
- » Zoning: CMX 2.5
- » Large storefront windows allowing ample natural light
- » On the main commercial corridor of Brewerytown
- » Ideal space for salon, boutique fitness, light food users, and many other retail operators
- » Brewerytown is a burgeoning neighborhood with a tremendous amount of commercial and residential development and has been attracting many new businesses & residents. It is a vibrant place to live, shop, and eat, and it has Fairmount Park in its backyard.
- » Join the revitalization that has brought successful restaurants, bars & coffee shops to a neighborhood once home to more than 20 breweries.
- » Easy transportation to SEPTA's #15 trolley and #32 & #48 bus routes, with access to University City, Route 13, I-76, and Kelly Drive



NEIGHBORS INCLUDE



Walk Score  
**83**

**Very Walkable**

Most errands can be accomplished on foot.

Bike Score  
**84**

**Very Bikeable**

Biking is convenient for most trips.

#### DEMOGRAPHICS

Residents within 1 mile	25,628
Average household income	\$69,568
Est. daytime population (workers within 1 mile)	15,604

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## Property Photos



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## About the Neighborhood

Brewerytown is a North Philadelphia neighborhood rich in history and is in the middle of rapid development and change. Sitting just outside of Center City, Brewerytown owes its name to its former status as home to nine breweries in the late 19th century. The Prohibition era during the 1920s caused all of the breweries to go bust, but today Brewerytown's beer scene is back and booming in the form of microbreweries and craft beer bars.

Brewerytown itself is in the middle of a renaissance, with a burgeoning commercial corridor and lots of new development taking up real estate block by block. The neighborhood once fell prey to the boom and bust industrial days of the city, but the neighborhood's stock has been rising for the better part of the late 2000s as people look for more affordable rental and home prices. Because of its industrial history, Brewerytown's landscape is dotted with old warehouses, along with stretches of rowhomes. As the neighborhood continues to change, its historic warehouses are being repurposed into loft-style rentals and rowhomes are being renovated left and right.

With a name like Brewerytown, it's no surprise that there are plenty of places to grab a drink here, but it's has plentiful spots to dine and grab coffee. There is also easy access to the largest park in the city, Fairmount Park, making it another Philadelphia neighborhood that's great for lovers of the outdoors. The neighborhood actually



borders the park, where there are hiking trails, playgrounds, sport fields, and more to explore. If you continue walking west along Girard Avenue, you'll eventually make it to the Philadelphia Zoo, which happens to be the first zoo in the U.S. Like much of Philadelphia in general, Brewerytown is a very walkable neighborhood—even from its most northern edge,

There is lots to see with its varied architectural styles mixed in with blocks of new development. Neighborhood block parties are a common occurrence, and Girard Avenue is just five blocks away.

Getting to other parts of the city is pretty easy via public transportation, too. Brewerytown is serviced by the 15 Septa Trolley line—it's the only trolley line that uses old-school heritage streetcars. Brewerytown residents can also hop on multiple bus lines to get

to Center City, North Philly, and West Philly. And while you don't need a car to live in Brewerytown, if you have one it's an easy ride to the nearest highway for those days when you want to get out of the city.

—neighborhoods.com

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## Retail Map

