

NEW CONSTRUCTION RETAIL/RESTAURANT SPACES IN EAST KENSINGTON

1901 E YORK STREET

**MPN**  
MALLIN PANCHELLI NADEL  
REALTY



**NADIA BILYNSKY** 267.546.1718 ■ [nbilinsky@mpnrealty.com](mailto:nbilinsky@mpnrealty.com)

**ALEXANDRA CHAREN** 267.546.1732 ■ [acharen@mpnrealty.com](mailto:acharen@mpnrealty.com)

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# 1901 E YORK STREET

East Kensington, Philadelphia 19125

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## NEW CONSTRUCTION RETAIL/RESTAURANT SPACES IN EAST KENSINGTON

- » **SPACE 1: \$3,250/month Gross**
  - » 1,400 +/- SF
  - » Frontage: 60' on E York St & 24' on Jasper St
- » **SPACE 2: \$20 PSF Gross\***
  - » 2,000 +/- SF
  - » Frontage: 40' on Jasper St
- » **SPACE 3: \$20 PSF Gross\***
  - » 2,000 +/- SF
  - » Frontage: 40' on Jasper St and 50' on E Boston St
- » 127 Residential units on upper floors
- » Over 700 residential units coming online in immediate vicinity
- » Ideal for café, bakery, fitness, distillery/brewery/winery tasting room, grocery, or entertainment operators
- » 15' ceiling heights
- » In close proximity to the York-Dauphin Station of the Market Frankford Subway Line, making for an easy commute to Center City
- » Zoning: IRMX
- » 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.

**\*SPACES 2 & 3 CAN BE COMBINED**

### DEMOGRAPHICS

Residents within 1 mile	68,615
Average household income	\$74,066
Est. daytime population (workers within 1 mile)	16,249



### NEIGHBORS INCLUDE:



forîn café



ZIG ZAG BBQ



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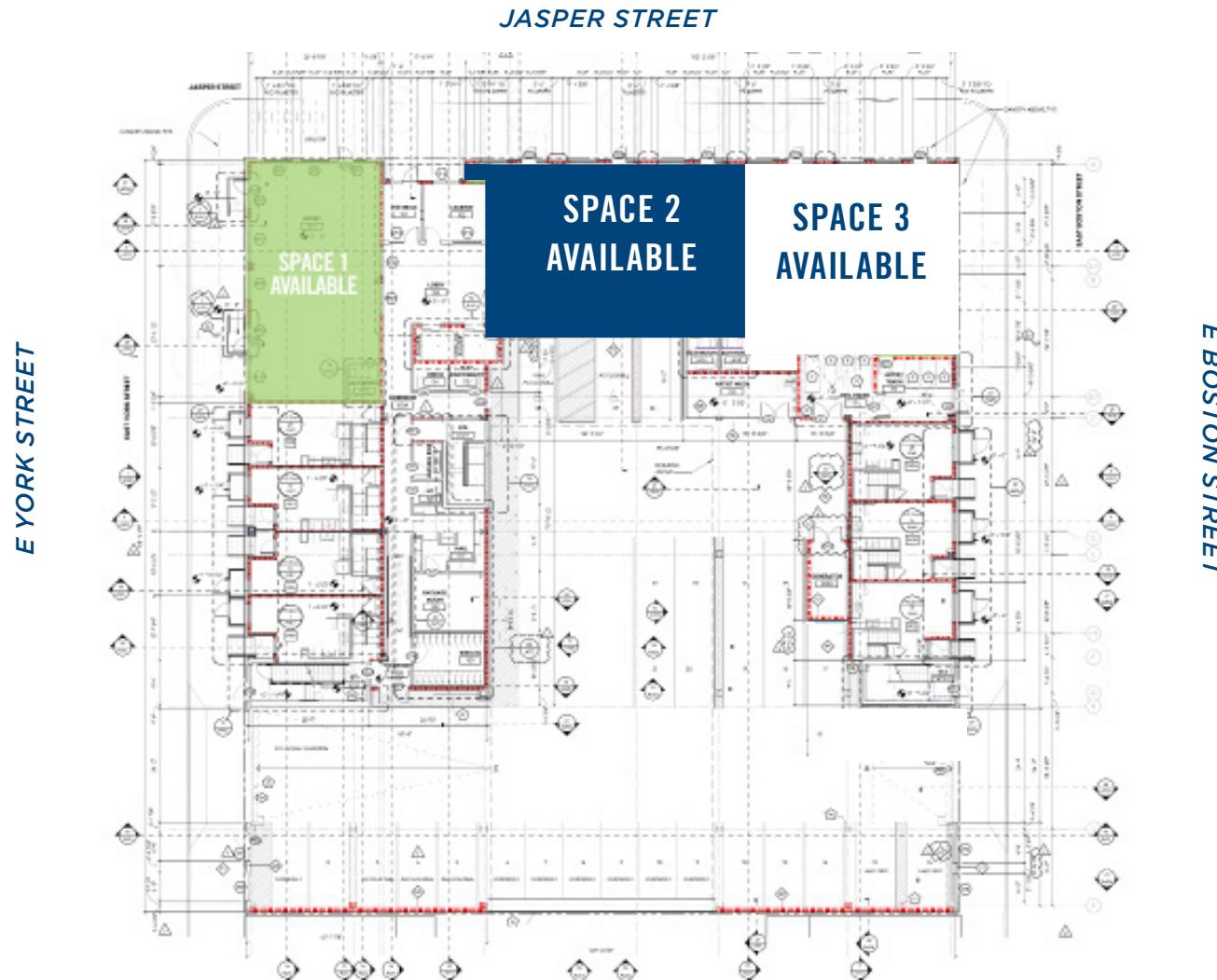
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## Floor Plans



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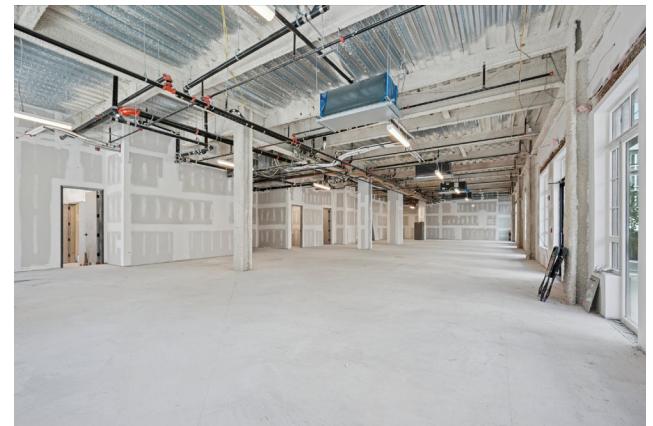
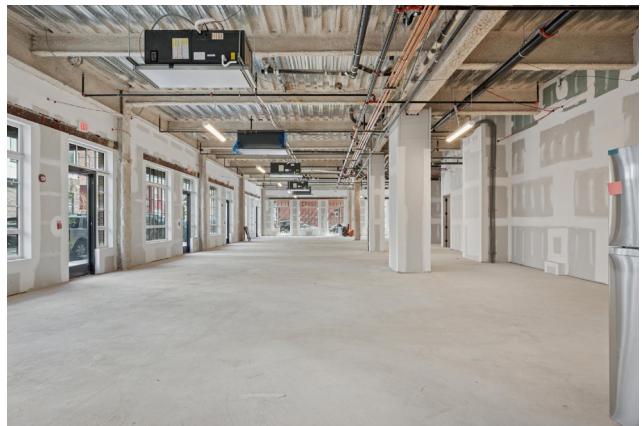
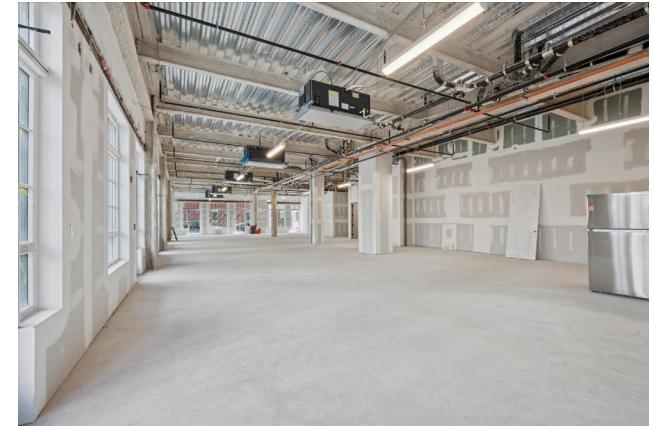
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## Property Photos



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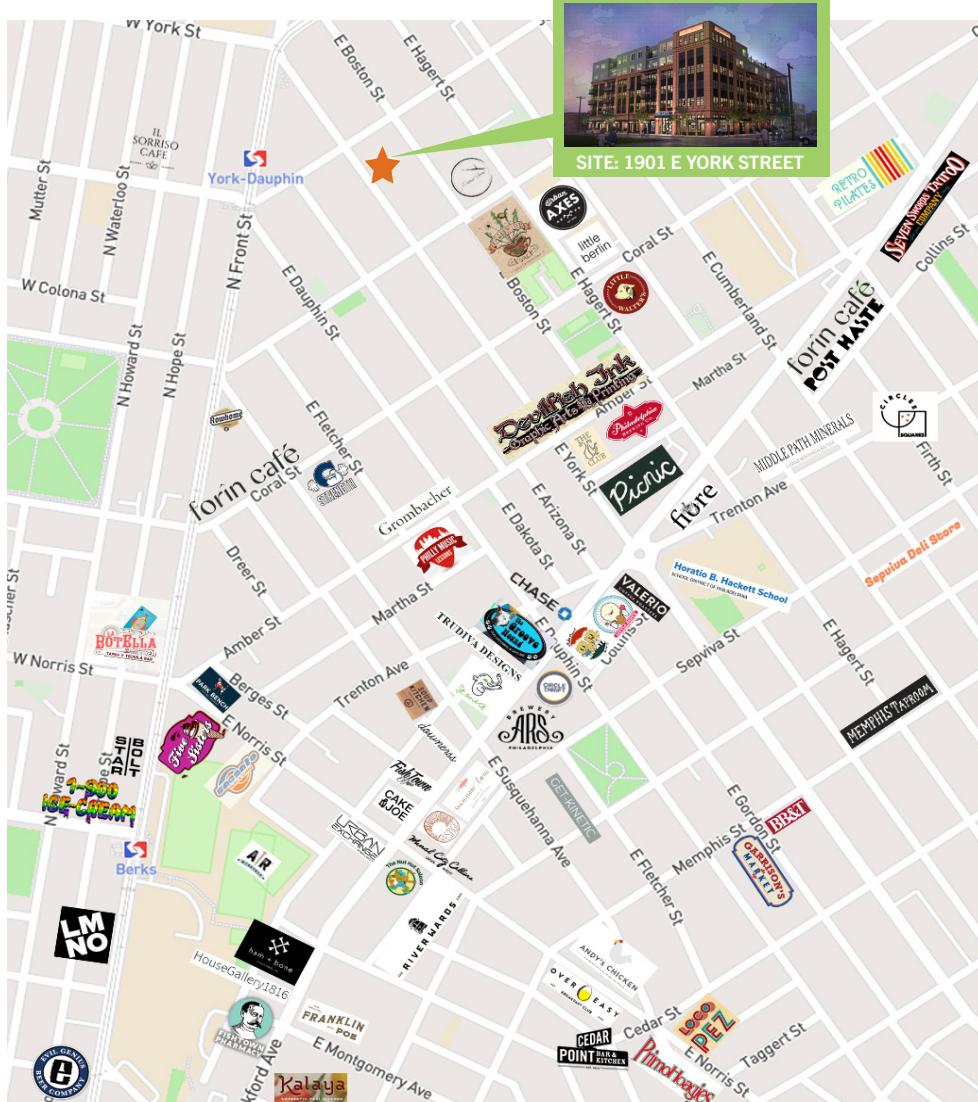
## Retail Map



forin café



LM  
NO



**Philadelphia**  
BREWING CO.



Loco  
PEZ

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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 de-industrialization 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](http://www.planphilly.com)



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