

# 2814-18 E ALLEGHENY AVE

PORT RICHMOND, PHILADELPHIA 19134



## 11,000 SF FOR LEASE IN PORT RICHMOND NEXT TO I-95

**KYLE RUFFING** 267.546.1719 ■ [kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)

# 2814-18 E ALLEGHENY AVE Port Richmond, Philadelphia 19134

**11,000 SF FOR LEASE IN PORT RICHMOND NEXT TO I-95**

## \$12/SF + NNN

- » 11,192 SF Building across 2 floors
  - » First Floor: 6,400 SF
  - » 2nd Floor: 4,600 SF
- » Can be leased separately
- » Existing layout includes showroom, warehouse, private offices, kitchens and restroom
- » Small gated lot in the rear for loading or parking
- » Loading: 1 Garage door w/ ability to add 2nd
- » Excellent access and visibility from I-95
- » Zoning: CMX-2
- » Located in Port Richmond. The site has easy access to the I-95 corridor, Aramingo Avenue and Center City.
- » Trolley line along Richmond Street



**Walk Score**

Walk Score  
**90**

| DEMOGRAPHICS (1 mile)    |          |
|--------------------------|----------|
| Residents                | 27,881   |
| Average household income | \$74,787 |
| Est. Daytime population  | 8,826    |

NEIGHBORS INCLUDE:



**REANIMATOR**  
COFFEE  
ROASTERS



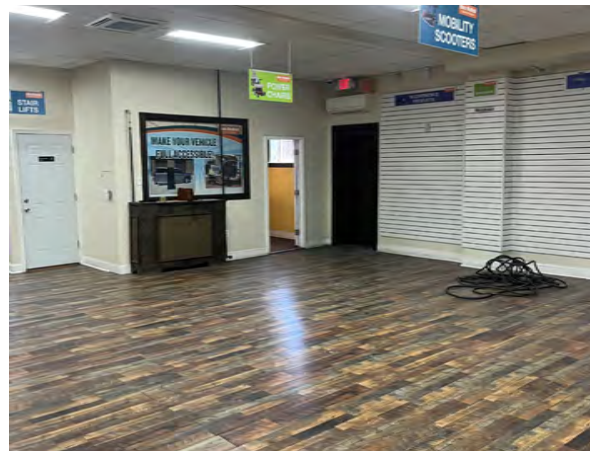
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## Property Photos



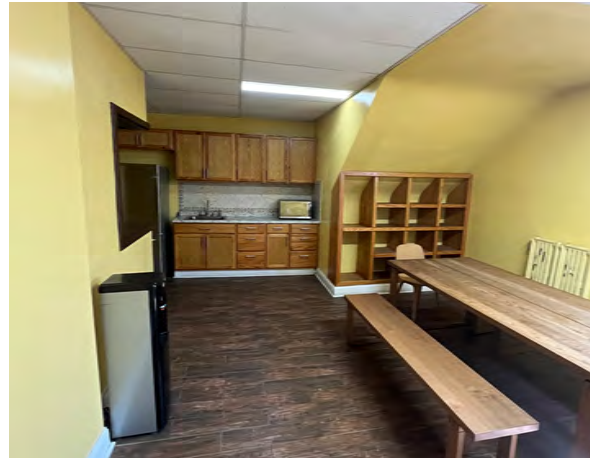
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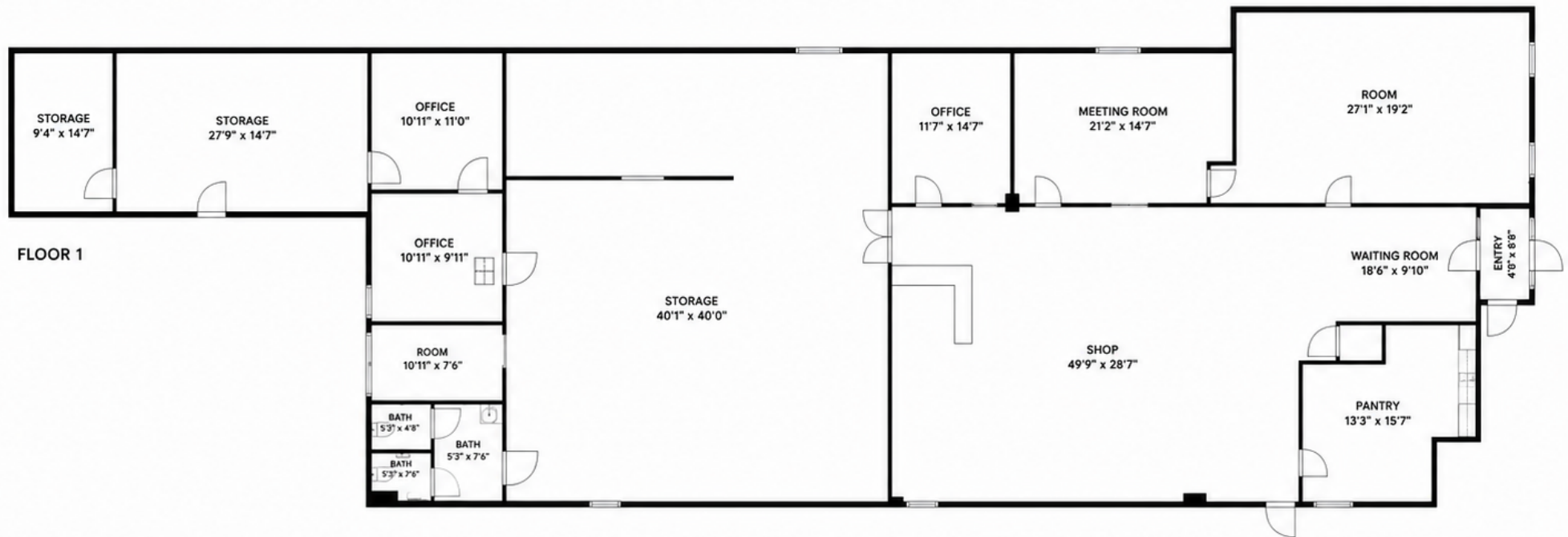
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*Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.*

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## First Floor Plan



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## Second Floor Plan



FLOOR 2

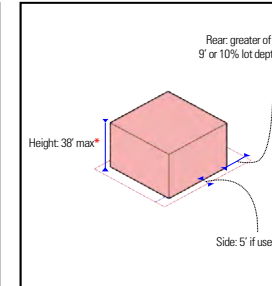
## Zoning

### CMX-2

**Table 14-701-3: Dimensional Standards for Commercial Districts**



|                       |  |
|-----------------------|--|
| Max. Occupied Area    | Lot: Intermediate 75%; Corner 80%        |
| Min. Front Yard Depth | N/A                                      |
| Min. Side Yard Width  | 5 ft. if used                            |
| Min. Rear Yard Depth  | The greater of 9 ft. or 10% of lot depth |
| Max. Height           | 38 ft.*                                  |
| Min. Cornice Height   | N/A                                      |



| * Zoning Bonus Summary                |                 | CMX-2             |                                 |
|---------------------------------------|-----------------|-------------------|---------------------------------|
|                                       |                 | Additional Height | Housing Unit Bonus              |
| Mixed Income Housing<br>(\$14-702(7)) | Moderate Income | 7 ft.             | 25% increase in units permitted |
|                                       | Low Income      | 7 ft.             | 50% increase in units permitted |
| Green Roof<br>(\$14-702(16))          |                 | n/a               | 25% increase in units permitted |

For bonus restrictions in select geographic areas, see [page 49](#).

### Dwelling Unit Density by Lot Size

| Council District | CMX-2                |                        |                      |
|------------------|----------------------|------------------------|----------------------|
|                  | < 1,440 sq. ft.      | 1,440 to 1,919 sq. ft. | > 1,919 sq. ft.      |
| 1                | 480 sq. ft. per unit |                        |                      |
| 2                | 480 sq. ft. per unit |                        |                      |
| 3                | 480 sq. ft. per unit |                        |                      |
| 4                | 2 units              | 3 units                | 480 sq. ft. per unit |
| 5                | 2 units              | 3 units                | 480 sq. ft. per unit |
| 6                | 2 units              | 3 units                | 480 sq. ft. per unit |
| 7                | 480 sq. ft. per unit |                        |                      |
| 8                | 2 units              | 3 units                | 480 sq. ft. per unit |
| 9                | 2 units              | 3 units                | 480 sq. ft. per unit |
| 10               | 2 units              | 3 units                | 480 sq. ft. per unit |



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## About the Neighborhood: Port Richmond

Port Richmond, located in the lower Northeast section of Philadelphia, is a peaceful, blue-collar, and family-friendly neighborhood known for its strong sense of community and primarily residential character, featuring classic rowhomes along narrow, tree-lined streets. Locally owned corner stores can be found on nearly every block, while ongoing development along Aramingo Avenue has expanded access to shopping, dining, banks, and everyday conveniences; nearby Columbus Boulevard offers larger retailers alongside local businesses.

The neighborhood is also home to inviting green spaces, including Powers Park and Aramingo Square Park, where residents enjoy playgrounds, open space, and community events that bring neighbors together. Nightlife in Port Richmond is relaxed, with local pubs, sports bars, and karaoke spots, while more vibrant dining and entertainment can be found just minutes away in Fishtown and Northern Liberties. Despite its many family-friendly amenities—including schools, churches, and community organizations—housing remains relatively affordable, making it increasingly popular as nearby neighborhoods rise in cost.

Rich in cultural diversity, Port Richmond reflects a blend of immigrant traditions and cuisines, and with its walkability, access to major roads like Allegheny Avenue and Richmond Street, proximity to Interstate 95, and convenient service from SEPTA, residents can easily get around the city without relying heavily on a car.



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