

6TH & FAIRMOUNT AVE

NORTHERN LIBERTIES, PHILADELPHIA 19123

MPN
MALLIN PANCHELLI NADEL
REALTY



NEW CONSTRUCTION RETAIL

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\$35/SF + NNN

- » Delivery early 2027
- » 1,025 - 11,000 SF of ground floor retail space
- » Spaces are divisible - please refer to floor plans for proposed divisions
- » Ownership has obtained a variance for CMX-2 zoning for the retail space
- » High ceiling heights
- » 1,000 SF of outdoor space along 6th street
- » Spaces are ideal for coffee/cafe, boutique fitness operators, salons, neighborhood amenities such as parcel shops, small markets, and many more.
- » This property sits at the crossroads of some of Philadelphia's most dynamic neighborhoods — Northern Liberties, Fairmount, and Spring Garden. It has excellent transit access via SEPTA bus routes and subways plus built in foot traffic. The growing residential base, eclectic dining scene, and proximity to Center City make this an ideal location for retailers looking to plant roots in one of the city's most up-and-coming corridors.



Walk Score®

Walk Score
93

Bike Score
90

DEMOGRAPHICS (1 mile)	
Residents	56,622
Average household income	\$122,910
Est. Daytime population	57,373

NEIGHBORS INCLUDE:



MORE THAN
—MOVEMENT—



Bank



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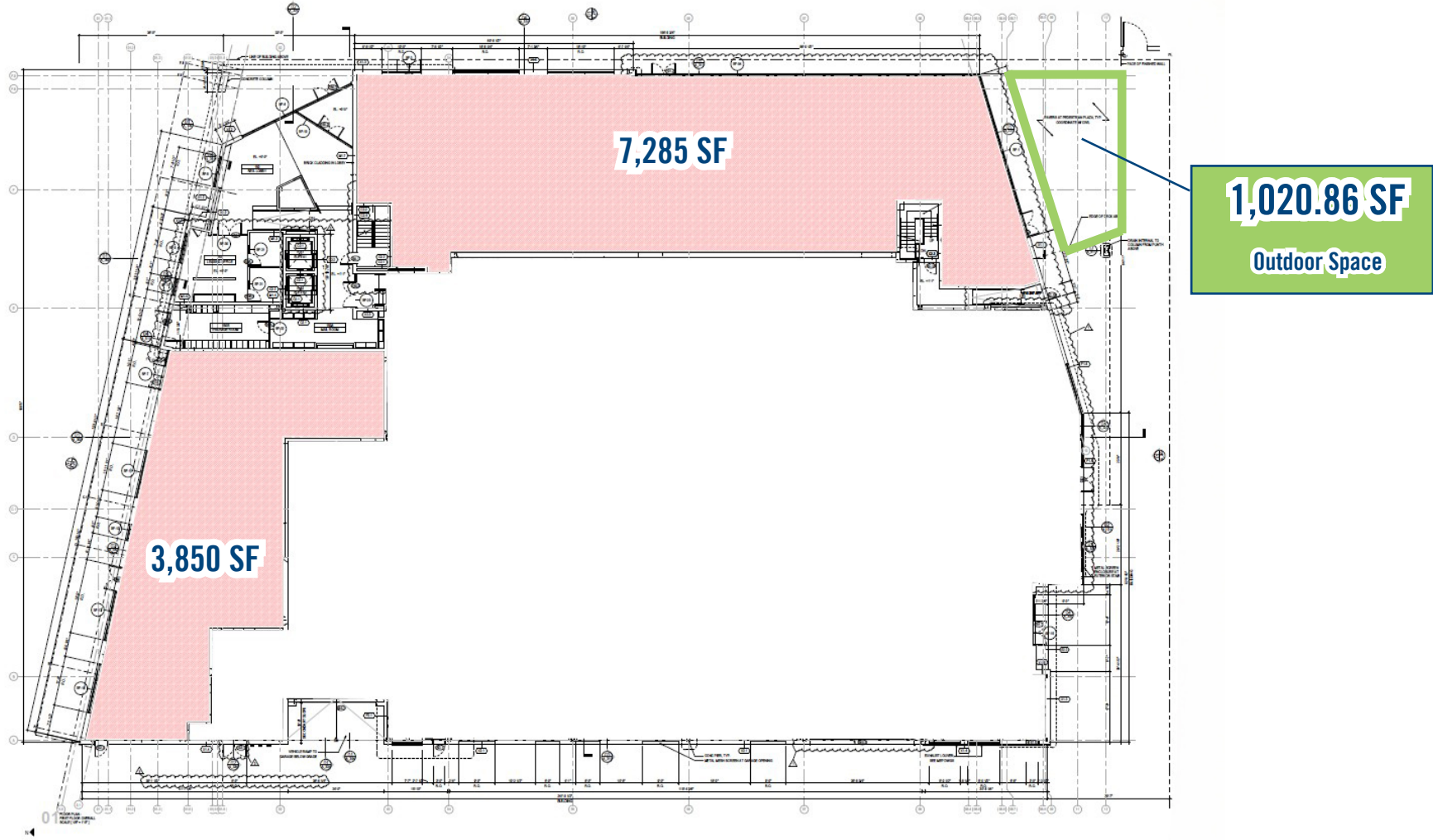
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Floor Plan

Sixth Street

Fairmount Ave



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New Construction Map of Neighborhood



Keyboard shortcuts Map Data ©2021

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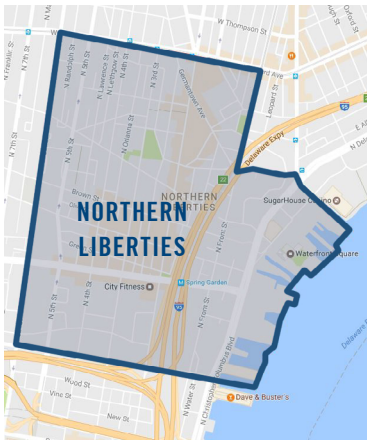


About the Neighborhood: Northern Liberties



What do you call a perpetually “up-and-coming” neighborhood once it’s permanently arrived? A foregone conclusion, at least in the case of Northern Liberties. This former manufacturing district first started turning heads in the early ‘90s, when a progressive, artist-heavy flock, lured by cheap studio space, began migrating north from Old City.

The commingling of like-minded residents and entrepreneurs begat a quirky network of bars, restaurants and boutiques within neighborhood limits (Girard Avenue and Callowhill Street north and south, the Delaware River and Sixth Street east and west). Already a hotbed of enviro-friendly construction, NoLibs’ value was further boosted by the additions of Liberties Walk and the Piazza at Schmidts, ambitious mixed-use complexes that reimagined overlooked industrial bones. Long established as a force, NoLibs has become an economic and cultural influence on the neighborhoods around it.



NoLibs is easily one of Philly’s best neighborhoods for eating, given its walkable layout, top-notch bars and authentic, exciting international options. It’s also has some of the city’s most popular bruncheries. Craft beer lovers have always been fond of NoLibs’ bar scene, but more and more options are popping up for cocktail fiends, too.

SOURCE: WWW.VISITPHILLY.COM

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