

1844 N. FRONT STREET

PHILADELPHIA | PA

BLUEPRINT
COMMERCIAL

FOR LEASE

1,982 SF | GROUND FLOOR RETAIL



PROPERTY OVERVIEW

LOCATION & VISIBILITY:

- Direct proximity to the Market-Frankford El (Berks Station), offering exceptional visibility and foot traffic from daily transit riders
- High-exposure position along N. Front Street in one of Philadelphia's most active commercial corridors
- Multiple SEPTA bus stops within walking distance, ensuring strong pedestrian flow

NEIGHBORHOOD & DEMOGRAPHICS:

- Located in Fishtown, one of Philadelphia's fastest-growing and most sought-after neighborhoods
- Average household income of \$113,000+ within a quarter mile
- Surrounded by top-tier local businesses including Kalaya, Evil Genius Brewing, Front & Palmer, LMNO, and Lilah

THE SPACE:

- Ground-floor commercial unit with street-level access on Front Street and Hope Street
- Positioned within a fully occupied mixed-use building, contributing to consistent foot traffic
- Ideal for food & beverage, fitness, retail, or creative studio use
- Roll up gate in the back of the property on Hope Street



IDEAL USES

- Food & beverage
- Fitness
- General Retail
- Creative studio

DEMOGRAPHICS

Within 1-Mile Radius

64,591

Est. Population

85,599

Median HH Income

33.6

Est. Median Age

\$116,236

Avg. HH Income



THE SPACE

- 1,982 SF ground-floor retail unit
- Move-in ready
- Street-level access, ground floor
- Roll-up gate at rear on Hope Street provides ideal loading from rear of space
- 18 ft frontage on Front Street
- Positioned within a fully occupied mixed-use building



NEIGHBORHOOD OVERVIEW

LOCATION & VISIBILITY



- Direct proximity to Market-Frankford El (Berks Station)
- High-exposure position along N. Front Street
- Multiple SEPTA bus stops within walking distance
- Zoning: CMX-2.5



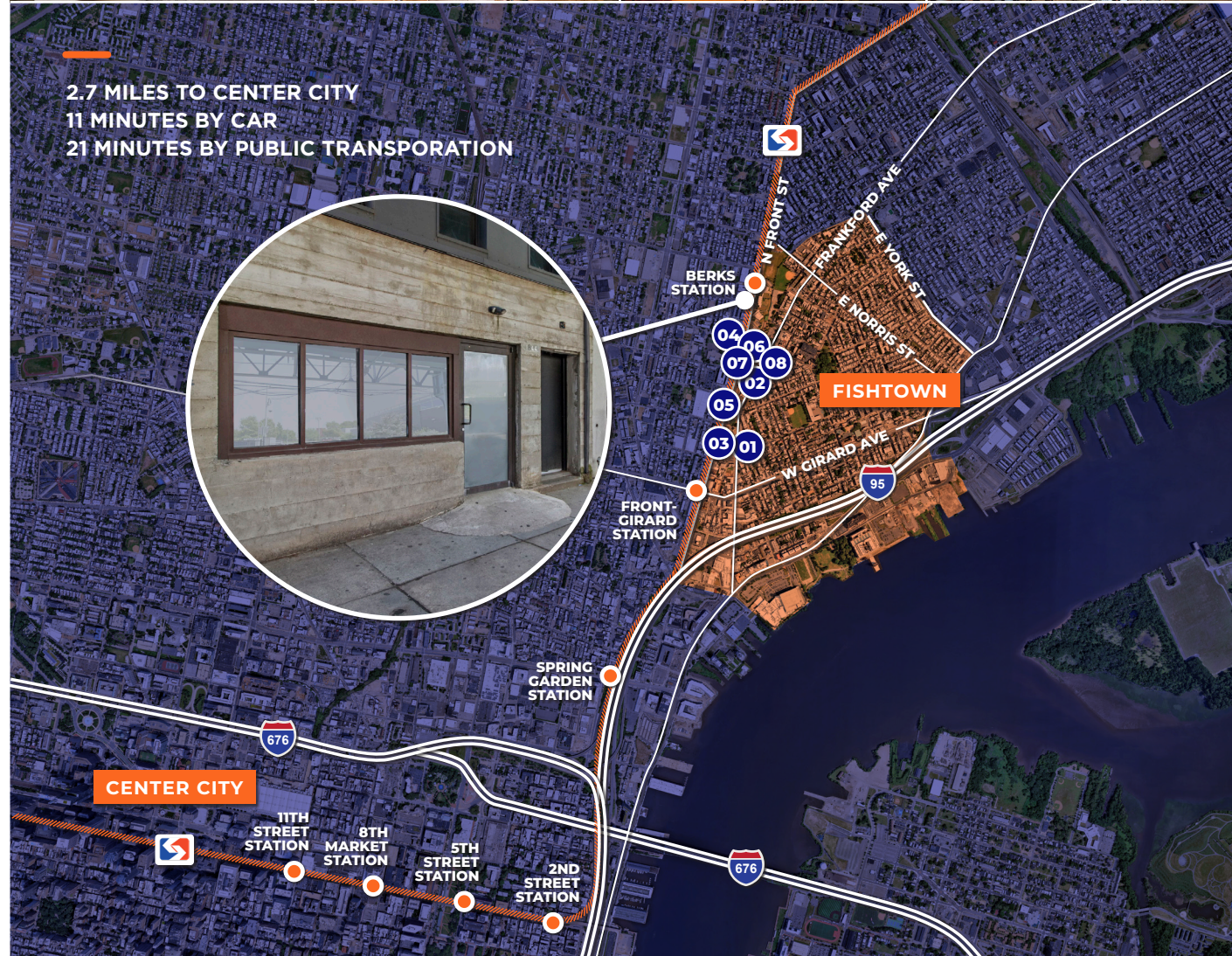
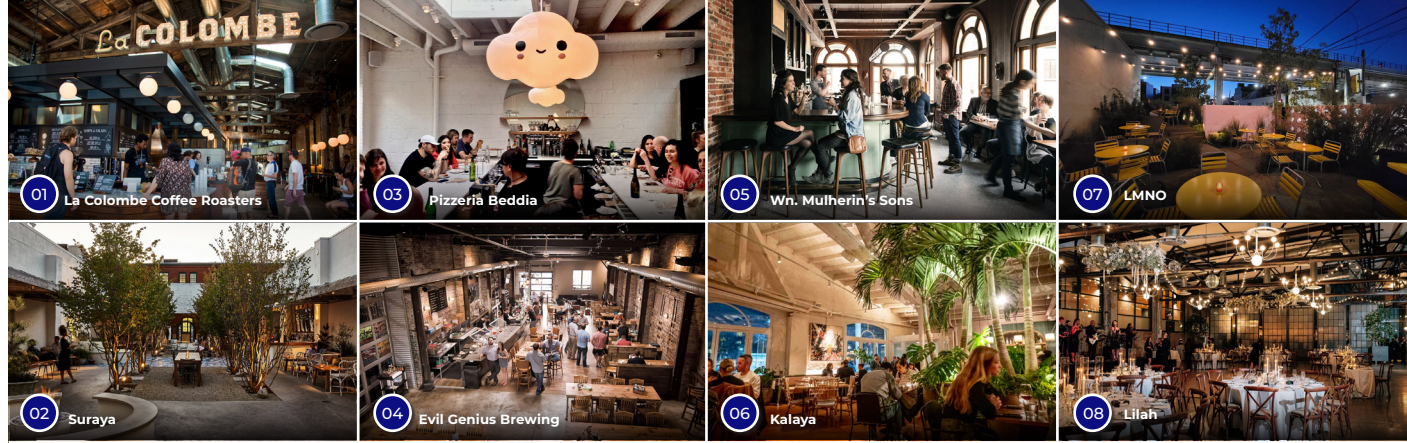
NEIGHBORHOOD & DEMOGRAPHICS

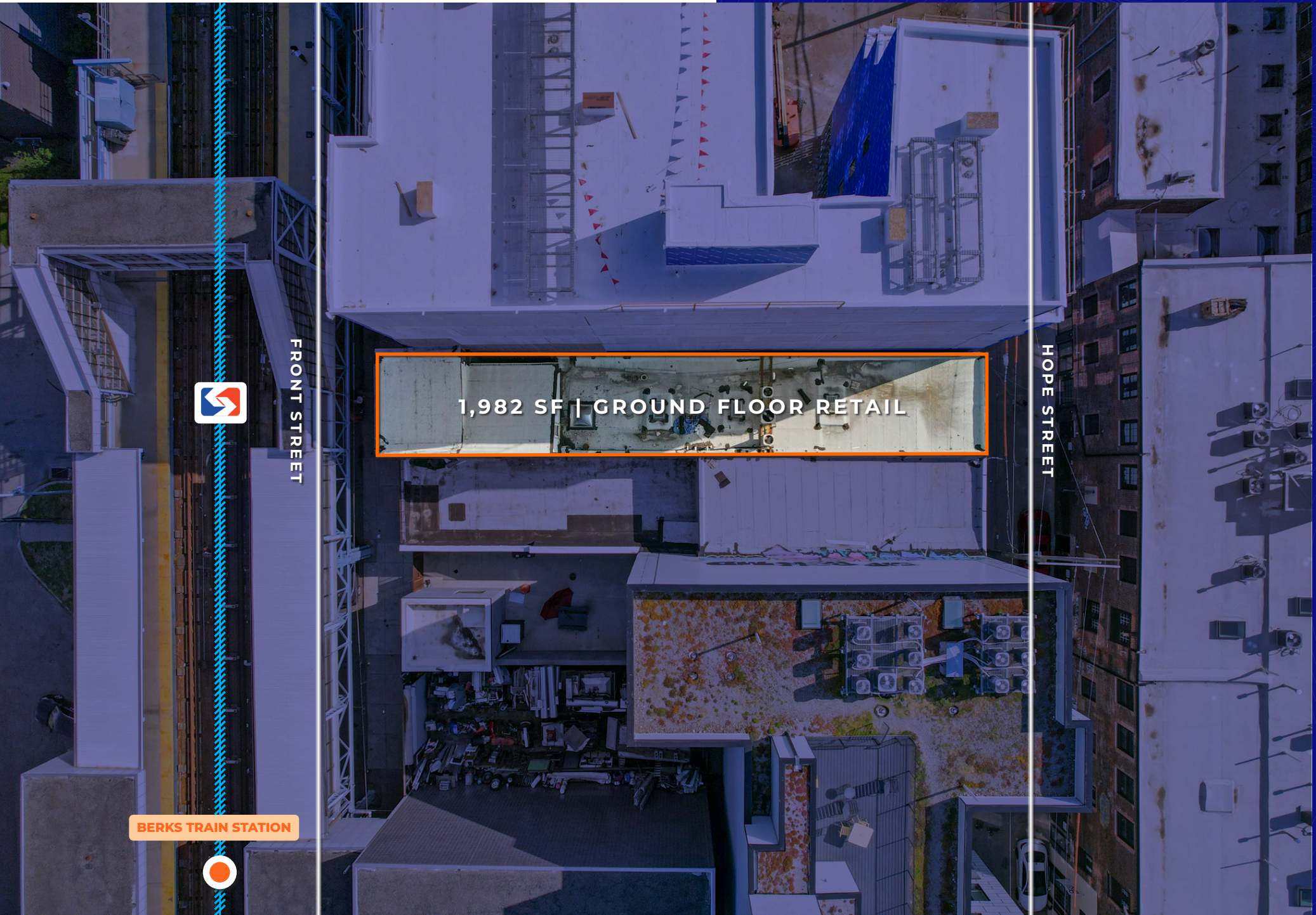
- **Fishtown** — one of Philadelphia's fastest-growing neighborhoods
- Average household income \$113,000+ within a quarter mile
- Neighboring tenants include Kalaya, Evil Genius Brewing, Front & Palmer, LMNO, and Lilah
- Continued residential development in the immediate area

Fishtown has evolved into one of Philadelphia's most dynamic live-work-play neighborhoods, attracting creative professionals, young families, and visitors drawn to its energy and strong sense of place. Over the past decade, significant residential, mixed-use, and hospitality development has driven demand for quality retail, dining, and creative office space—especially near the Market-Frankford El stations at Girard and Berks, which provide easy access to Center City.

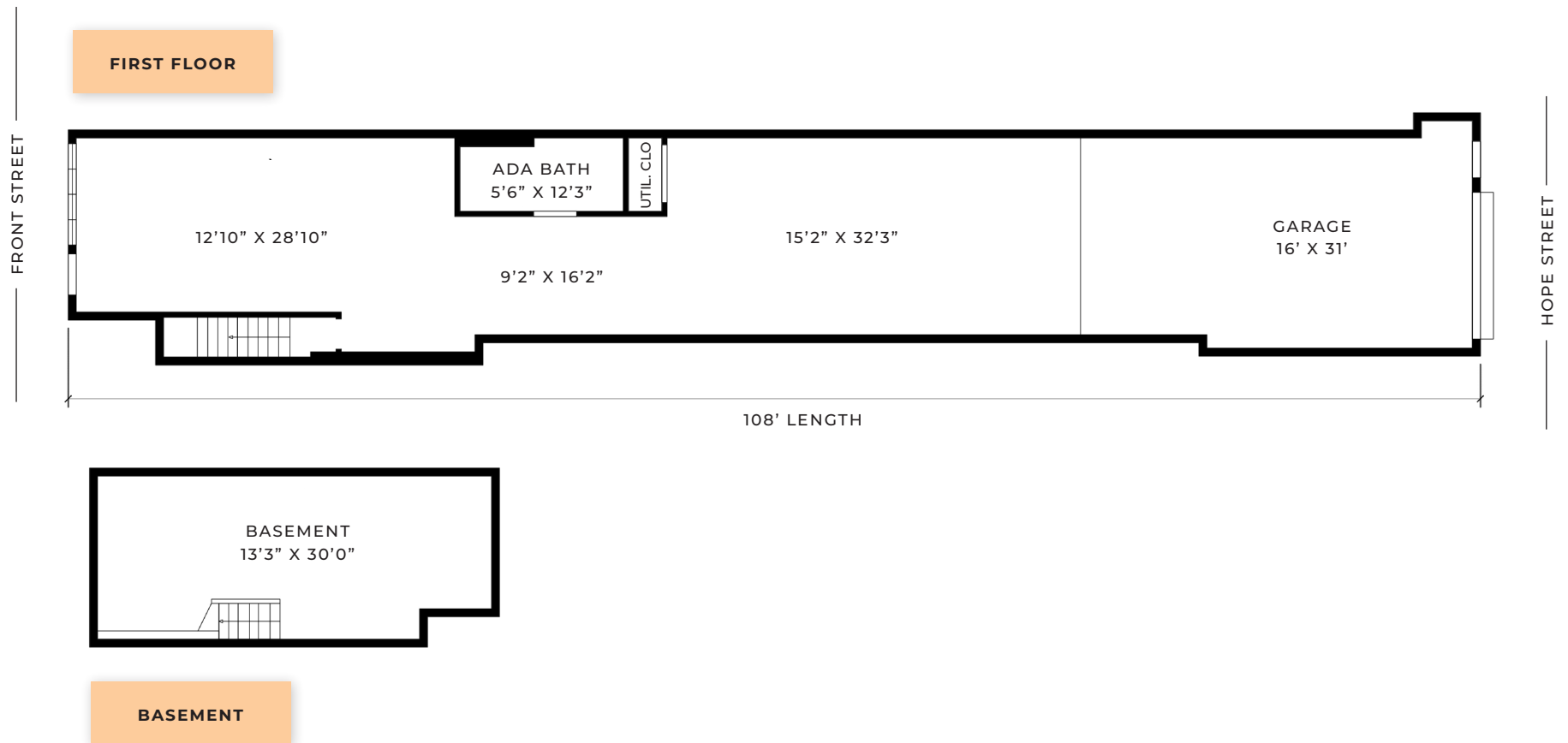
The neighborhood's main corridors—Frankford Avenue, Girard Avenue, and Front Street—blend local staples with nationally recognized brands and innovative workspaces. Notable destinations include La Colombe Coffee Roasters' flagship café and headquarters, acclaimed restaurants like Suraya, Wm. Mulherin's Sons, Kalaya, and Pizzeria Beddia, as well as The Fillmore Philadelphia and Rivers Casino Philadelphia.

Fishtown offers a rare mix of a dense, affluent customer base, strong day-to-night activity, and a distinct identity that resonates beyond the city. Its combination of historic industrial buildings and modern development creates flexible opportunities for a wide range of users. With continued investment and strong fundamentals, it remains a prime location for businesses looking to tap into Philadelphia's next wave of growth.



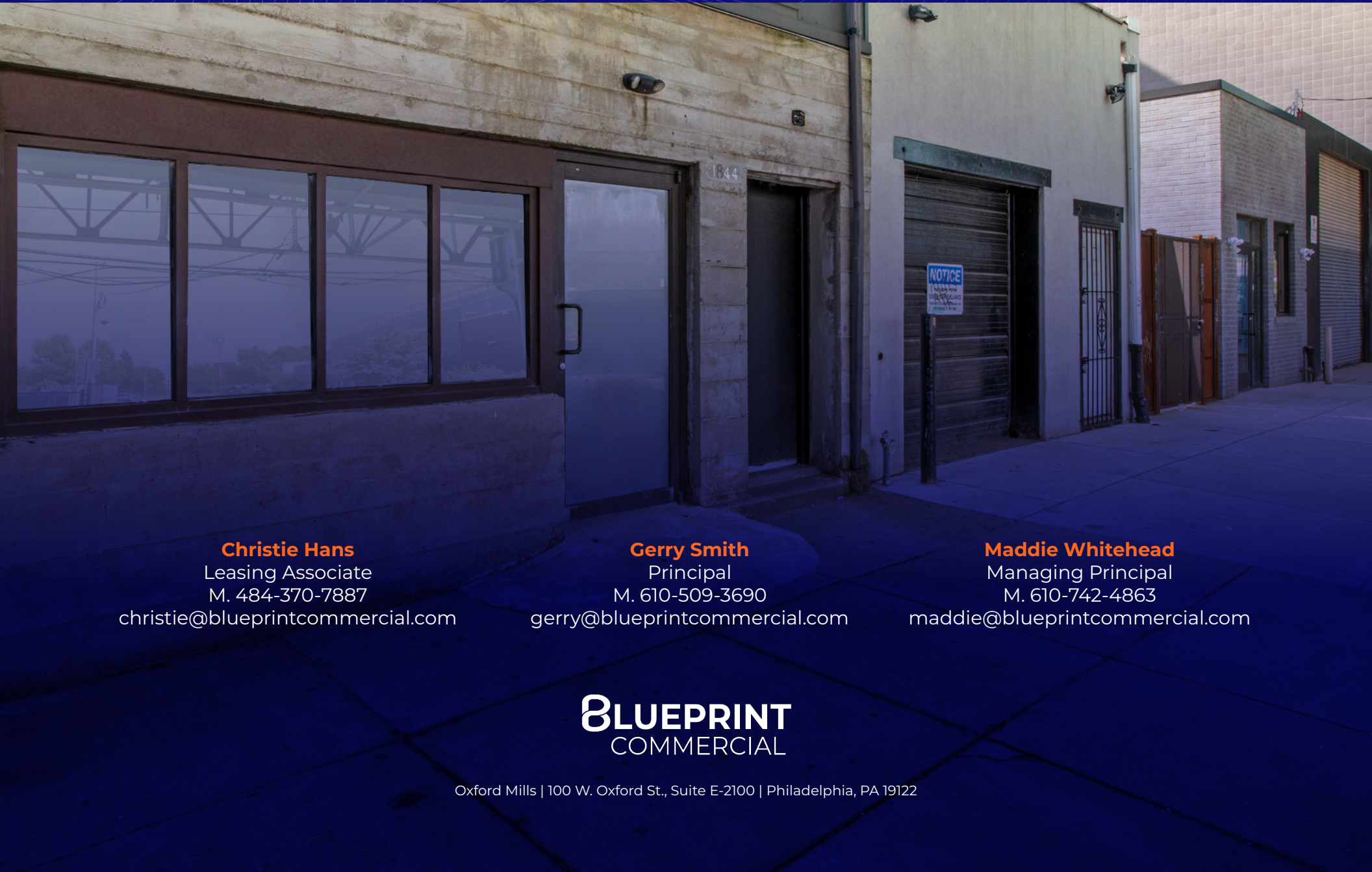


SITE PLAN



1844 N FRONT STREET

PHILADELPHIA, PA



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