

2725 W GIRARD AVE Brewerytown, Philadelphia 19130

RENOVATED RETAIL SPACE IN BREWERYTOWN

\$2,500/month + NNN

- » 1,315 SF of ground floor retail space + full basement
- » Entire building being renovated, including the retail with new storefront
- » Space to be delivered in Vanilla Shell condition - restrooms to be located per tenant's request
- » Ideal space for bar/restaurant, boutique fitness, cafe, juice bar, clothing boutique
- » Can be vented for restaurant use
- » Zoning: CMX-2.5
- » Brewerytown is a fast growing, high-energy neighborhood experiencing major residential and commercial investment, drawing new residents and businesses to a lively mix of places to live, shop, and dine, set alongside Fairmount Park and rooted in a rich brewing legacy that's fueling today's wave of successful restaurants, bars, and coffee shops.



Walk Score®

Walk Score
92

Bike Score
84

DEMOGRAPHICS (1 mile)

Residents	55,628
Average household income	\$90,390
Est. Daytime population	11,195

NEIGHBORS INCLUDE:

rybrew

2637brew



Human
robot



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Property Photos



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Retail Map



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About the Neighborhood: Brewerytown

Brewerytown is a historic and evolving neighborhood located in North Philadelphia, just north of Fairmount Park and along the Schuylkill River. Originally known for its thriving brewing industry in the late 19th and early 20th centuries, the neighborhood developed a strong industrial and residential identity that still shapes its character today. Many of its traditional rowhomes and former brewery buildings remain, blending historic charm with modern updates and giving Brewerytown a distinctive sense of place.

Today, Brewerytown is experiencing steady growth and revitalization, with renovated homes, new apartment buildings, and expanding local businesses. The commercial corridor along Girard Avenue serves as the neighborhood's main hub, offering restaurants, cafés, fitness studios, and everyday conveniences. Residents enjoy a walkable, community-oriented atmosphere that attracts young professionals, families, and longtime locals alike, contributing to the area's diverse and welcoming environment.

One of Brewerytown's biggest advantages is its close proximity to Center City, making commuting and access to major employers, cultural attractions, and entertainment easy and convenient. With nearby green spaces, river trails, and strong public transit connections, the neighborhood supports an active urban lifestyle. As development continues and community investment grows, Brewerytown remains an appealing option for those seeking a balance of affordability, location, and authentic Philadelphia character.



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