

1350 N FRONT ST Fishtown, Philadelphia 19122



2,492 SF +/- RETAIL SPACE IN FISHTOWN WITH LOWER LEVEL

\$38 PSF + NNN

- » 2,492 SF new construction retail space, with 1,000 SF of usable lower level and additional outdoor patio space
- » 12' ceiling height throughout
- » Ideally located along the emerging North Front Street business corridor; and adjacent to a 70-car paid parking lot
- » Easy access to the Market-Frankford Girard Station, I-95 and North Delaware Avenue.
- » Ideal uses include: restaurant, café, wine/cocktail bar, retail, fitness studio, medical/ wellness center, med spa.
- » Zoning: CMX-3
- » Forbes magazine recently wrote about, "How Fishtown, Philadelphia Became America's Hottest New Neighborhood." Many parts of the area have seen a huge increase in both population and industry with several high-density development projects under construction. The area is full of culture, known for having some of Philadelphia's best restaurants, coffee shops, and art galleries in addition to a lively nightlife scene.



DEMOGRAPHICS (within 1 mile)

Residents	55,340
Average household income	\$110,720
Est. Daytime population	18,174

NEIGHBORS INCLUDE:



NEXT OF KIN

PIZZERIA
BEDDIA



W M
M S

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **JOE SCARPONE** 267.546.1721 ■ jscarpone@mpnrealty.com

1350 N FRONT ST

Fishtown, Philadelphia 19122



Property Photos



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **JOE SCARPONE** 267.546.1721 ■ jscarpone@mpnrealty.com

1350 N FRONT ST

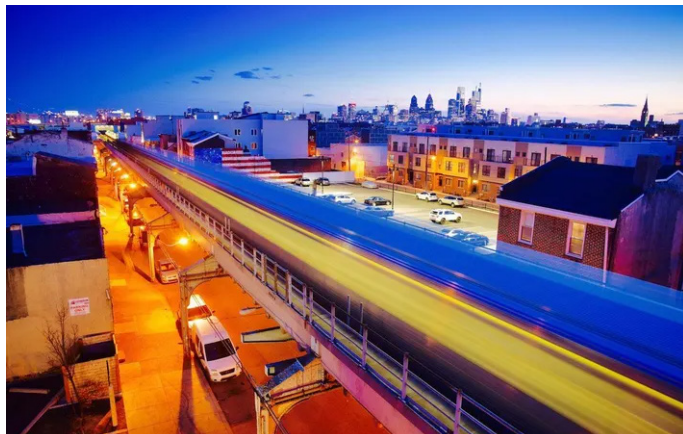
Fishtown, Philadelphia 19122

About the Neighborhood: Fishtown

Fishtown has quickly become one of Philadelphia's most sought-after destinations. Forbes magazine recently highlighted "How Fishtown, Philadelphia Became America's Hottest New Neighborhood," recognizing the area's incredible growth and vibrant energy. Once a quiet riverfront community, Fishtown has transformed into a cultural hub celebrated for its creative spirit, walkability, and unmatched local character.

The neighborhood has seen a major surge in both population and development, with several high-density projects currently under construction. This wave of new residential buildings, retail spaces, and modern mixed-use properties continues to elevate the area and attract newcomers from all over the city.

Fishtown is known for offering some of Philadelphia's best restaurants, coffee shops, boutiques, and art galleries. The food scene is thriving, and the neighborhood's lively nightlife features popular music venues, craft breweries, bars, and cocktail lounges. Despite its rapid growth, Fishtown maintains a strong sense of community, blending historic charm with a modern, creative edge.



In addition to its cultural offerings, Fishtown provides exceptional convenience and connectivity. Residents enjoy easy access to I-95, major bridges, and the Market-Frankford Line, making travel around the city simple and efficient. Walkable streets, local businesses, and proximity to the Delaware River Trail create an ideal urban lifestyle. With ongoing investment and new development shaping its future, Fishtown remains one of Philadelphia's most dynamic and desirable neighborhoods for both residents and investors alike.



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **JOE SCARPONE** 267.546.1721 ■ jscarpone@mpnrealty.com