

A modern multi-story building with a courtyard and ground-floor retail spaces. The building features a grid of windows with yellow frames. The ground floor has large glass storefronts for shops and restaurants. A courtyard area is visible with people walking and sitting at outdoor tables. A person is riding a bicycle in the foreground.

11,104 RSF OF RETAIL/RESTAURANT IN NORTHERN LIBERTIES FOR LEASE  
**501 SPRING GARDEN ST**  
NORTHERN LIBERTIES, 19123

C

THE CARSON

1601 WALNUT STREET PHILADELPHIA, PA 19102 215.413.4900 ■ [www.mpnrealty.com](http://www.mpnrealty.com)

*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.*

# 501 SPRING GARDEN STREET

Northern Liberties, Philadelphia 19123

11,104 RSF OF RETAIL/RESTAURANT IN NORTHERN LIBERTIES FOR LEASE



## \$53 PSF + NNN for Retail A and \$43 PSF

- » Up to 11,104 SF of Retail Available (Retail B divisible)
- » Retail A
  - » 5,601 +/- SF
  - » 150' of frontage on Spring Garden St
  - » 18' Ceiling heights
- » Retail B
  - » 5,503 +/- SF (divisible) fronting N 5th St
    - » Space B: 2,091 +/- SF
    - » Space C: 3,412 +/- SF
  - » 90' of frontage on N 5th St
  - » 17' Ceiling heights
  - » 4,001 +/- SF dedicated outdoor patio space
- » The Carson is a new construction mixed-use building in Northern Liberties including 373 luxury apartments.
- » Over 2,700 new apartment units within a 0.5 mile radius



## Walk Score®

Walk Score **94** Walker's Paradise  
Daily errands do not require a car.

Bike Score **97** Biker's Paradise  
Flat as a pancake, excellent bike lanes.

### DEMOGRAPHICS

Residents within 1 mile	30,336
Average household income	\$76,045
Est. daytime population (workers within 1 mile)	38,786

### NEIGHBORS INCLUDE



JOIN: Amazon Fresh, TD Bank, G-Strength Fitness, and a Wellness Center (coming soon)

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# 501 SPRING GARDEN STREET

Northern Liberties, Philadelphia 19123

## Building Photos

VIEW FROM 5TH STREET



LOADING & RECEIVING ZONE



VIEW FROM 6TH STREET



RESIDENTIAL ENTRANCE



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Retail Photos Space A - 5,601 +/- SF



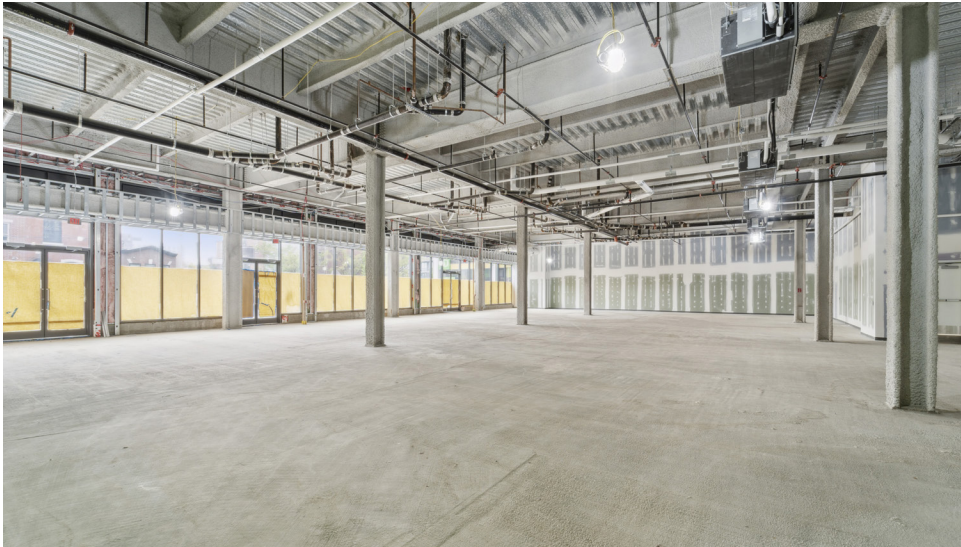
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Retail Photos Space B - 5,503 +/- SF (DIVISIBLE)

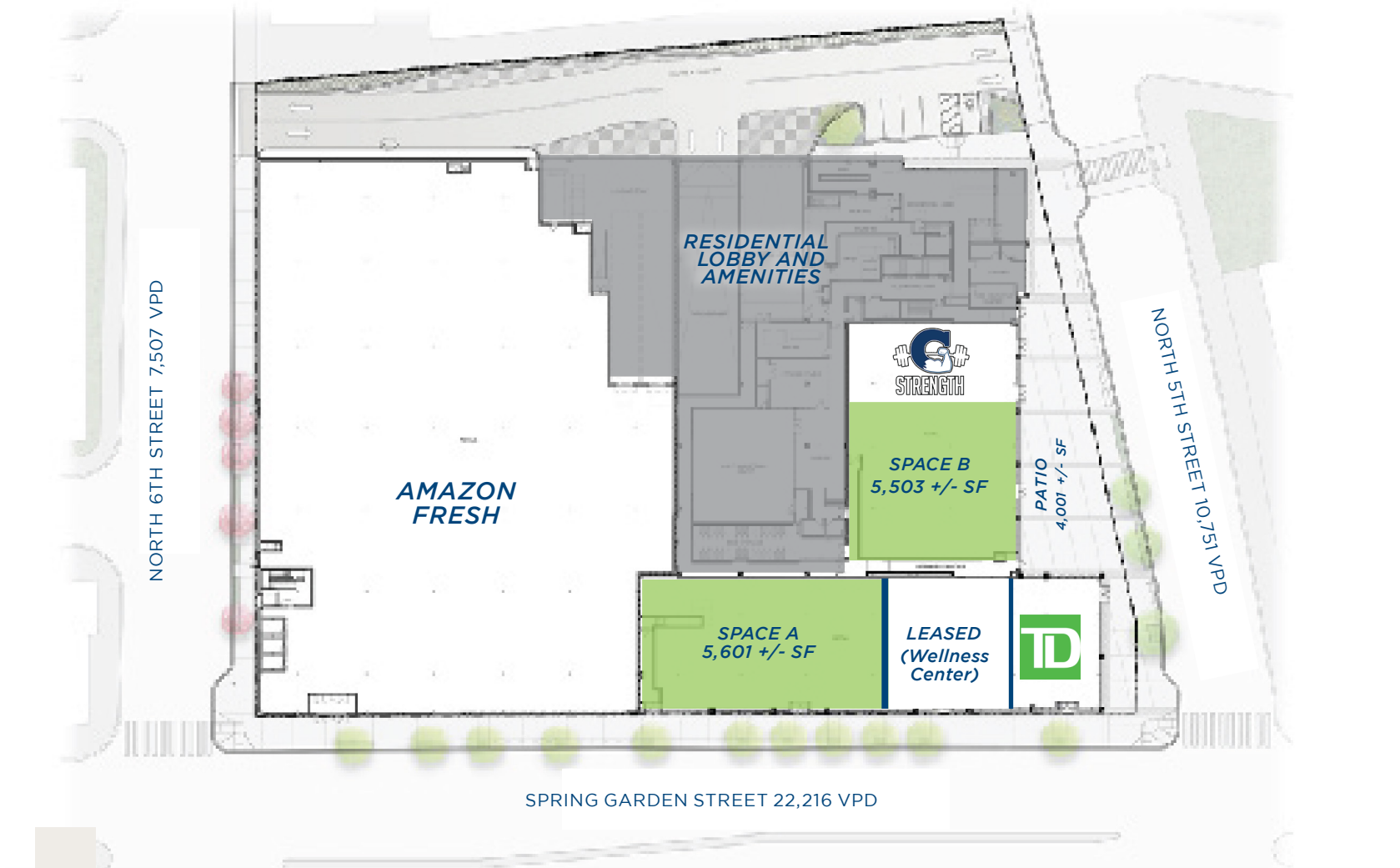


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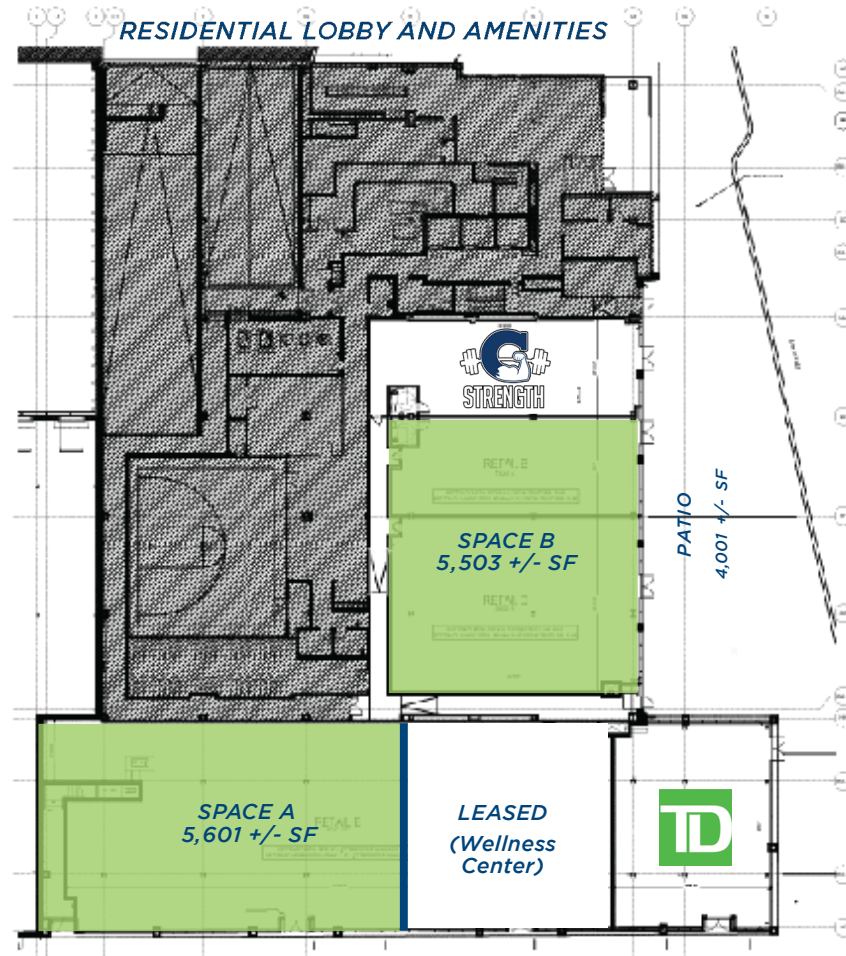
## Floor Plan



# 501 SPRING GARDEN STREET

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## Floor Plan

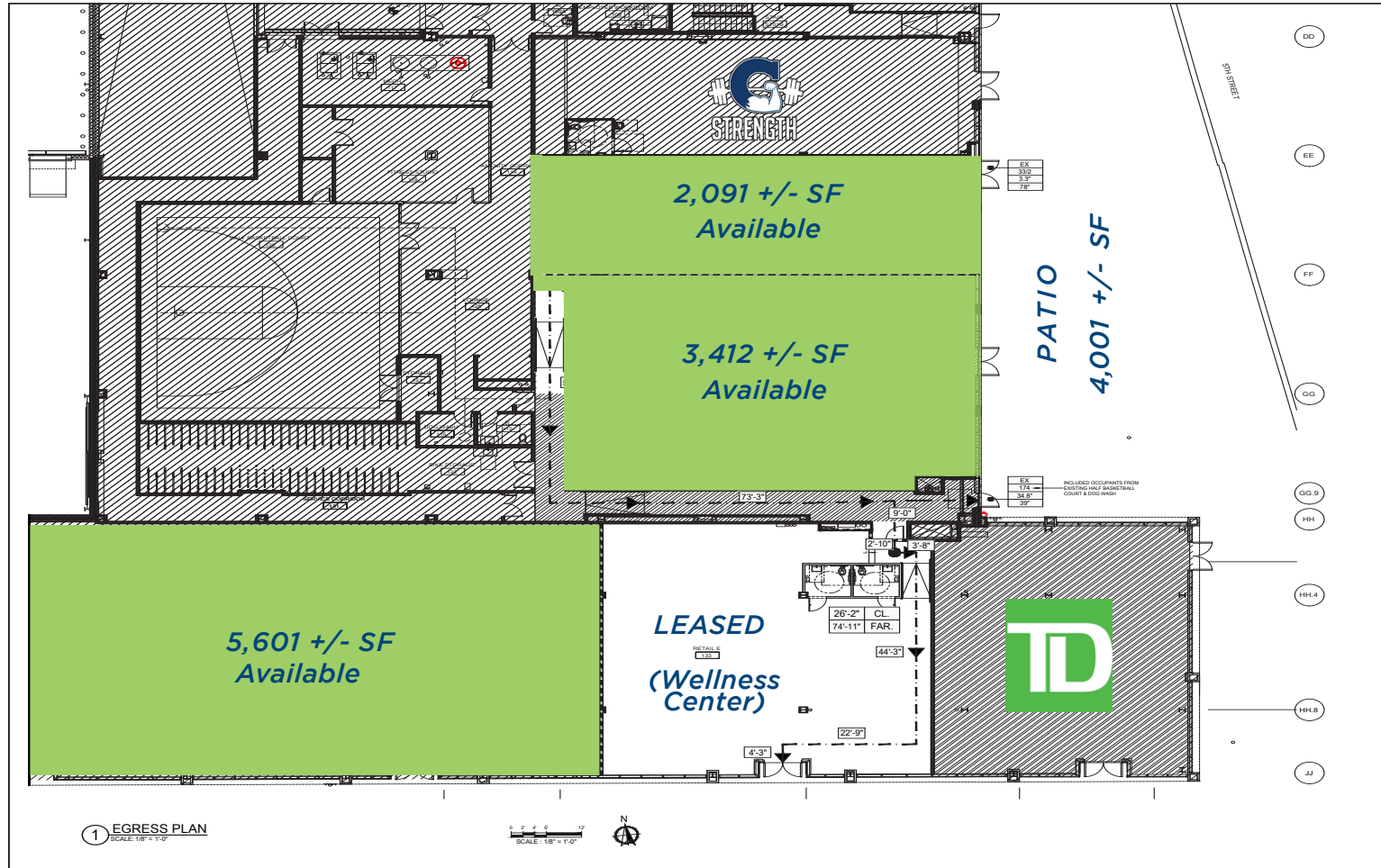


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## Space B Division Plan

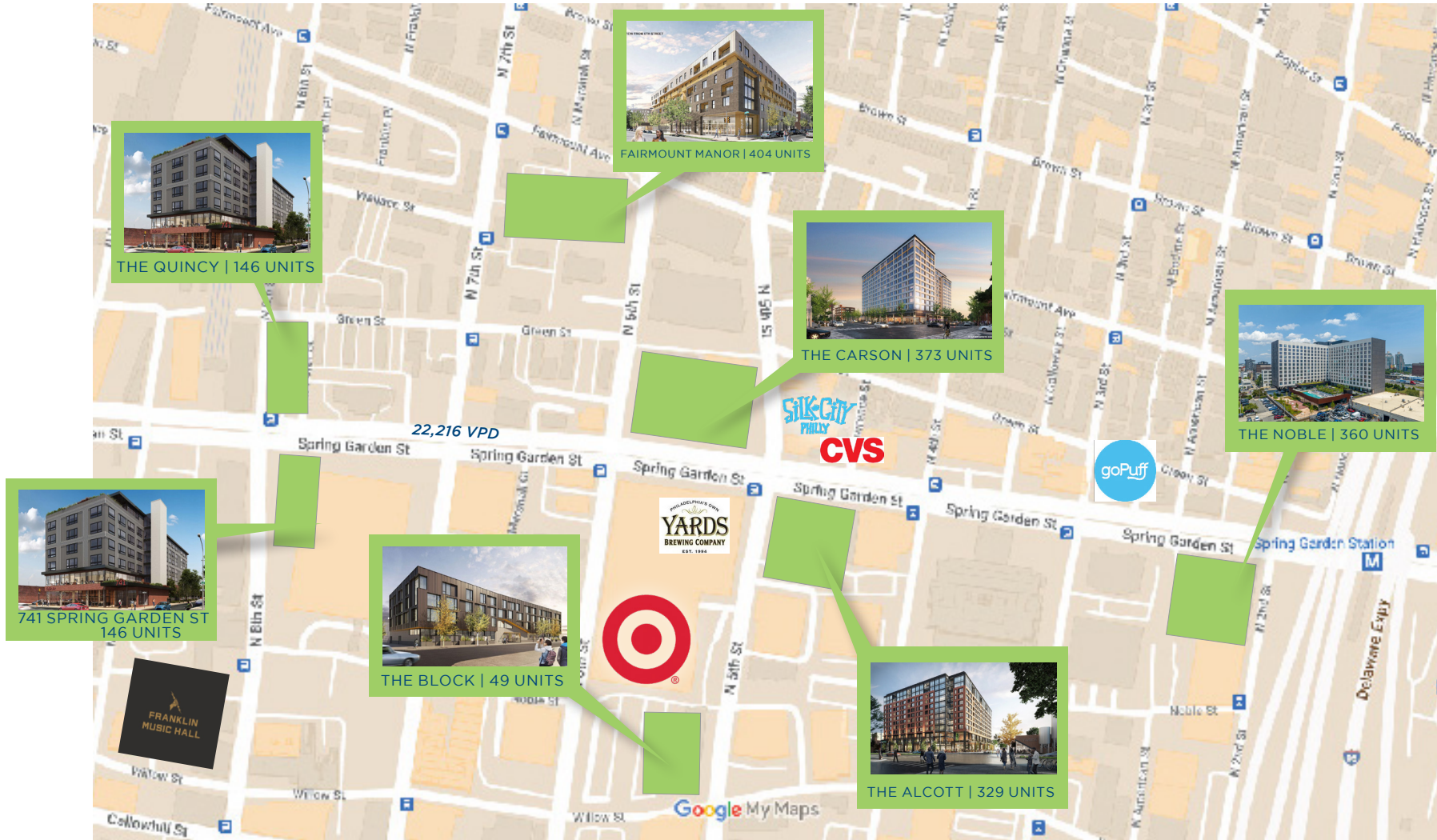


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## New Construction Map of Neighborhood

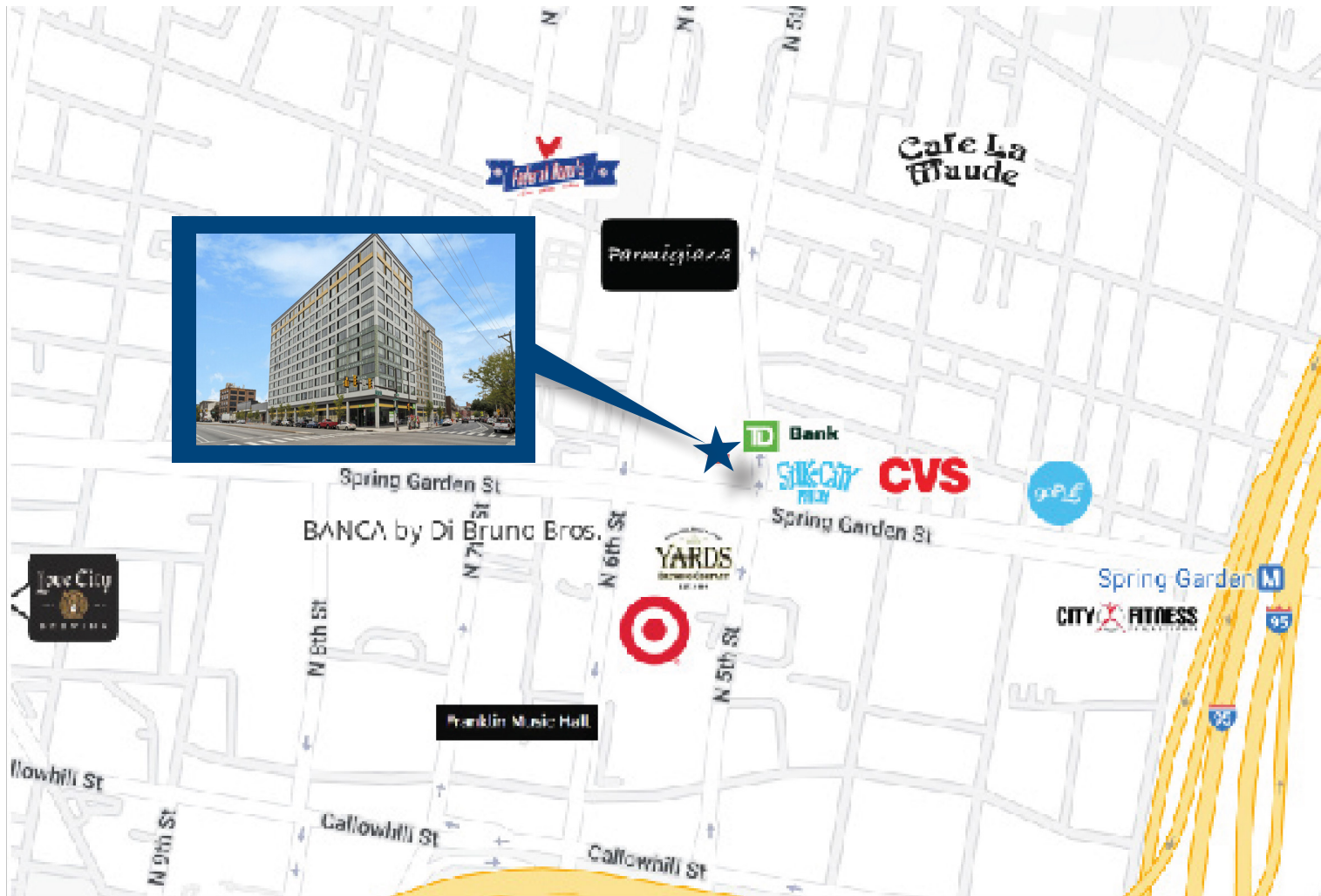


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## Retail Map of Neighborhood



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