

RETAIL PROPERTY FOR LEASE

THE VERANDA

1000 W Girard Ave, Philadelphia, PA 19123

DEAL TEAM

1000 W Girard Ave | Philadelphia, PA

RETAIL PROPERTY FOR LEASE



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COMMERCIAL

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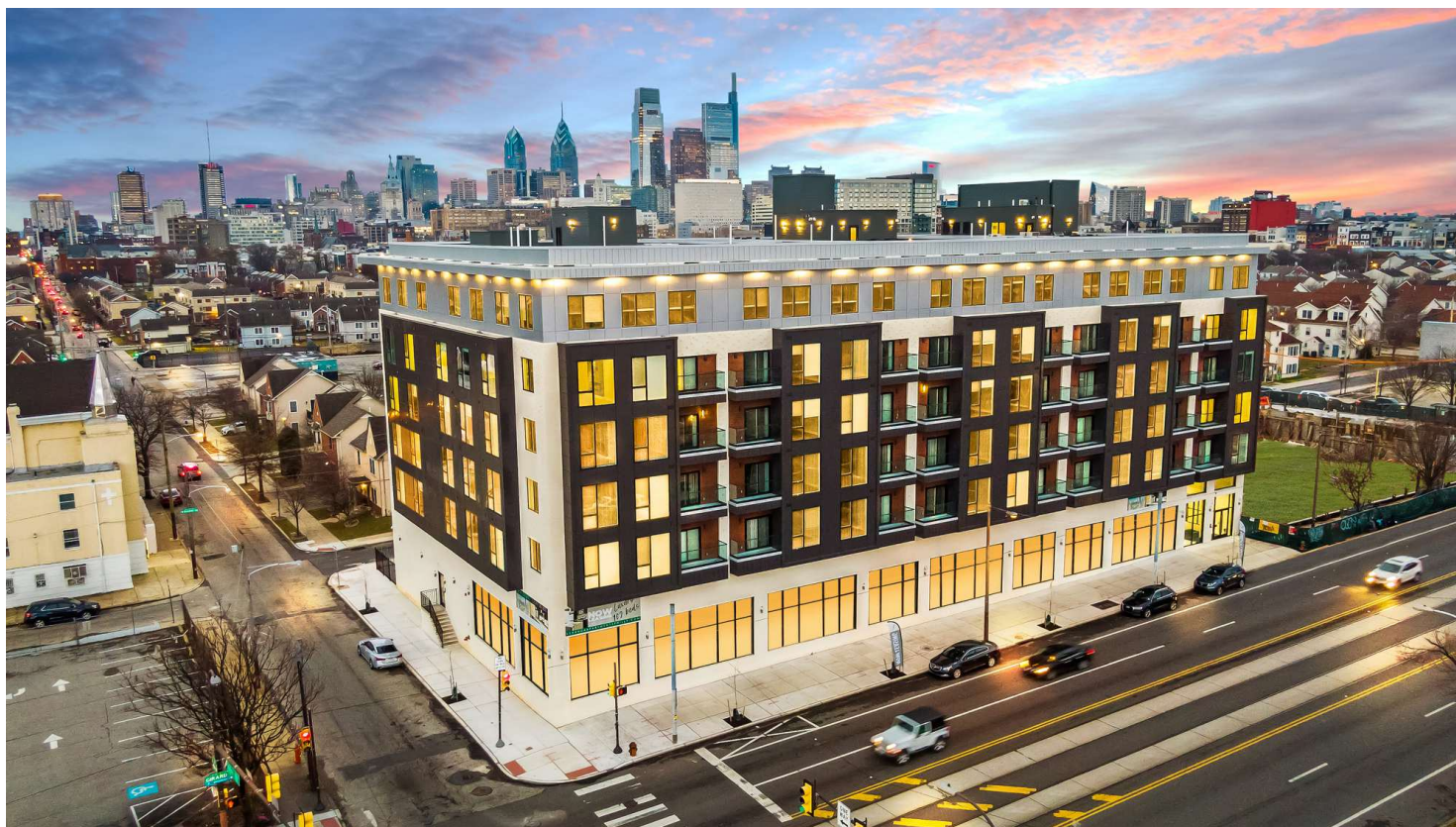
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1000 W GIRARD AVE

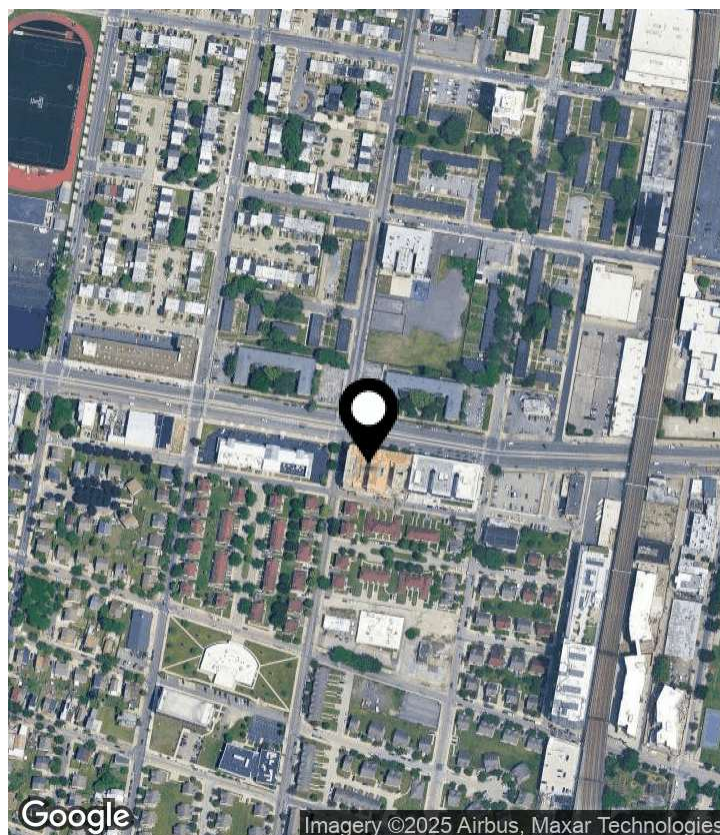
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PROPERTY DESCRIPTION

Brand new commercial space located on the ground floor of the luxury residential project The Veranda, offering a unique opportunity to join one of Philadelphia's most exciting new developments. Situated at 1000 W Girard Avenue, this space provides 1,000 to 20,210 square feet of highly visible, customizable retail or office space with expansive glass frontage. Ideal for a wide range of tenants including retail, medical, or creative office users, the space benefits from built-in foot traffic from over 160 residential units above. Located at the crossroads of Brewerytown, Fairmount, and Northern Liberties, this site offers excellent access to Center City, I-76, and public transportation. Modern infrastructure, high ceilings, and dedicated loading options make this space move-in ready for forward-thinking businesses.



OFFERING SUMMARY

Available SF:	20,210 SF
Units:	1
Zoning:	CMX

EXTERIOR

1000 W Girard Ave | Philadelphia, PA

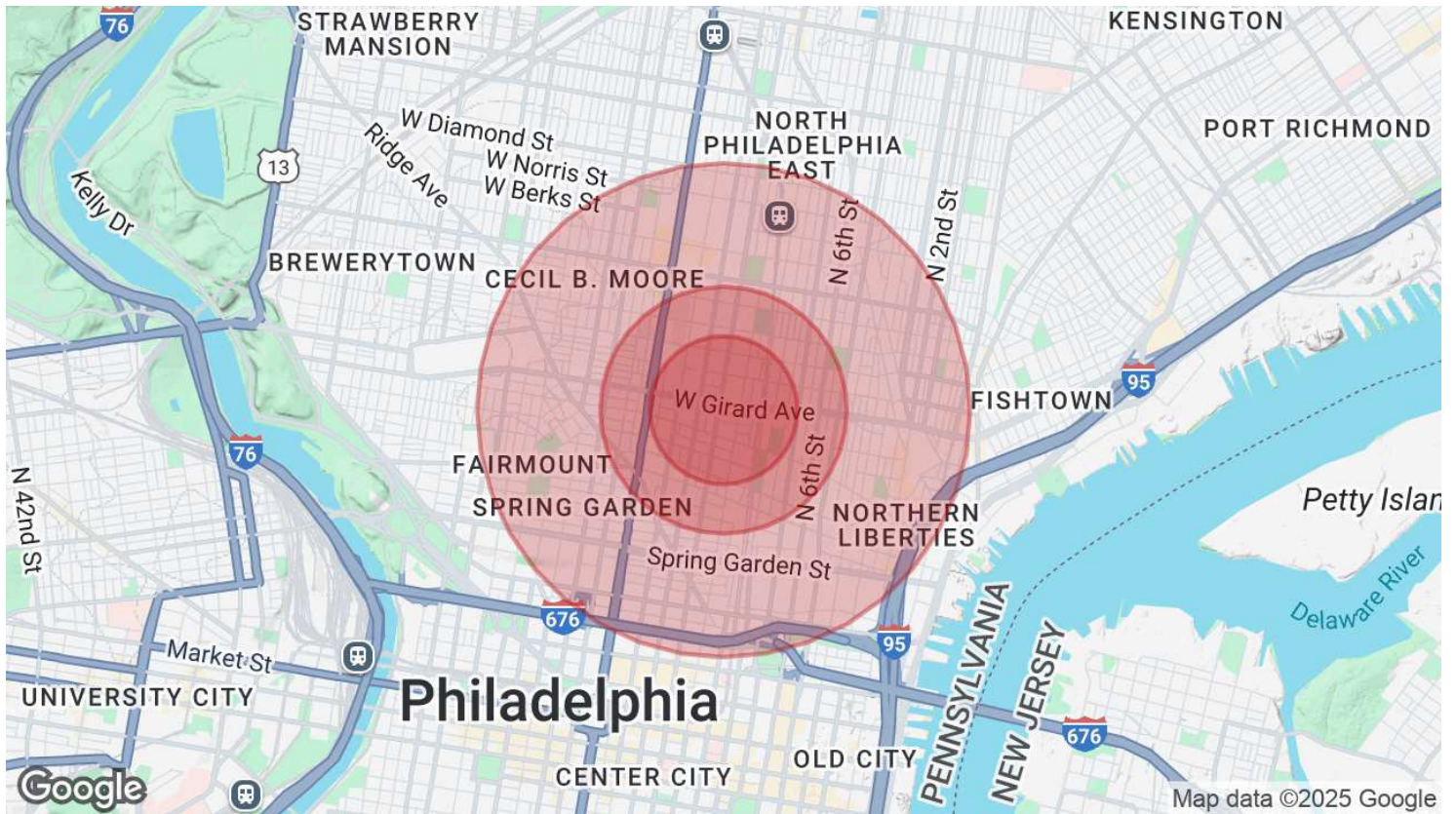
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,750	17,014	76,951
Average Age	38	36	33
Average Age (Male)	36	34	33
Average Age (Female)	40	37	34

HOUSEHOLDS & INCOME

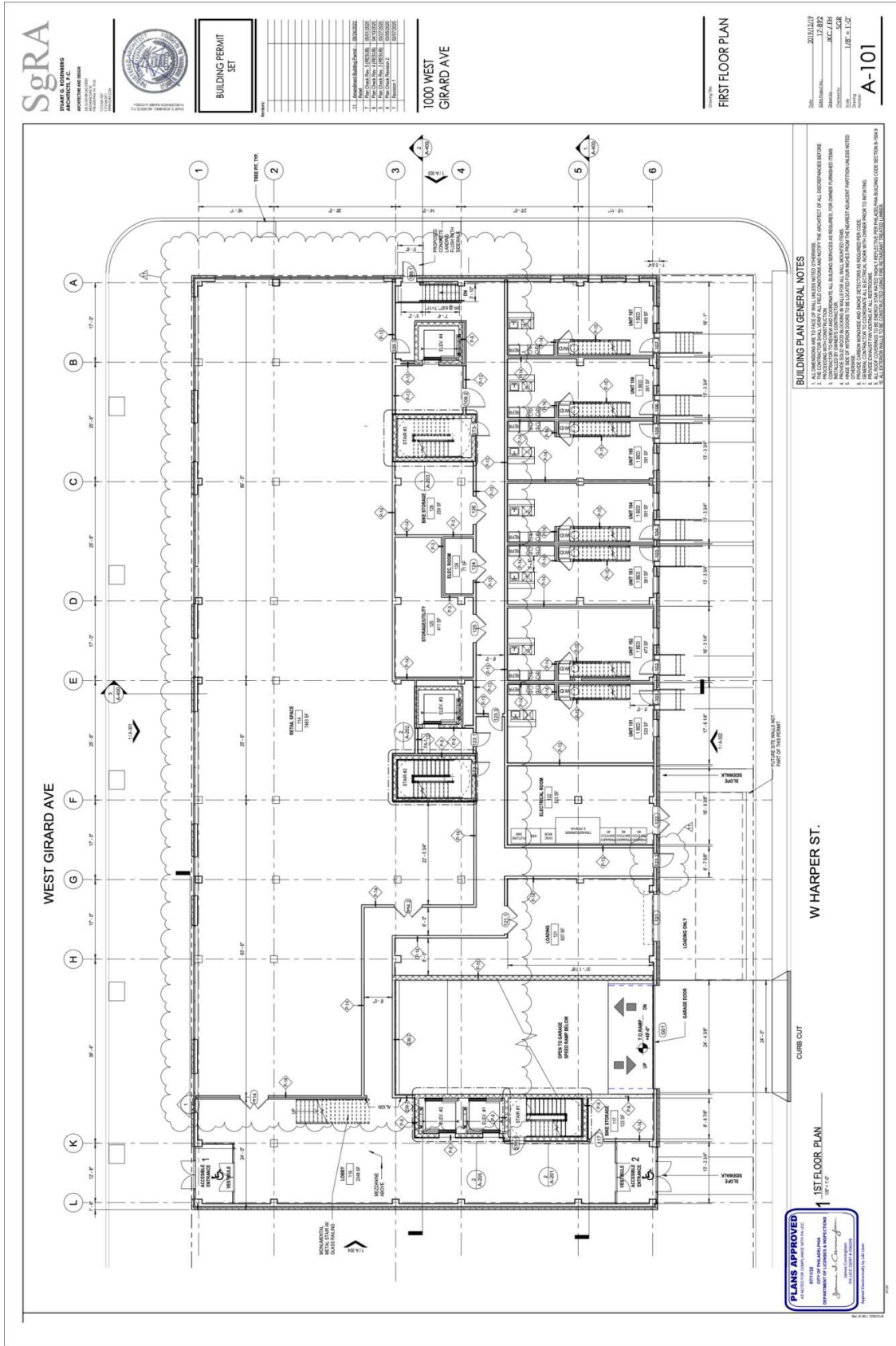
	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,862	7,233	31,999
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$52,808	\$75,211	\$97,747
Average House Value	\$465,212	\$477,936	\$478,251

Demographics data derived from AlphaMap

COMMERCIAL FLOOR PLANS

1000 W Girard Ave | Philadelphia, PA

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COMMERCIAL FLOOR PLANS

1030 W Girard Ave | Philadelphia, PA

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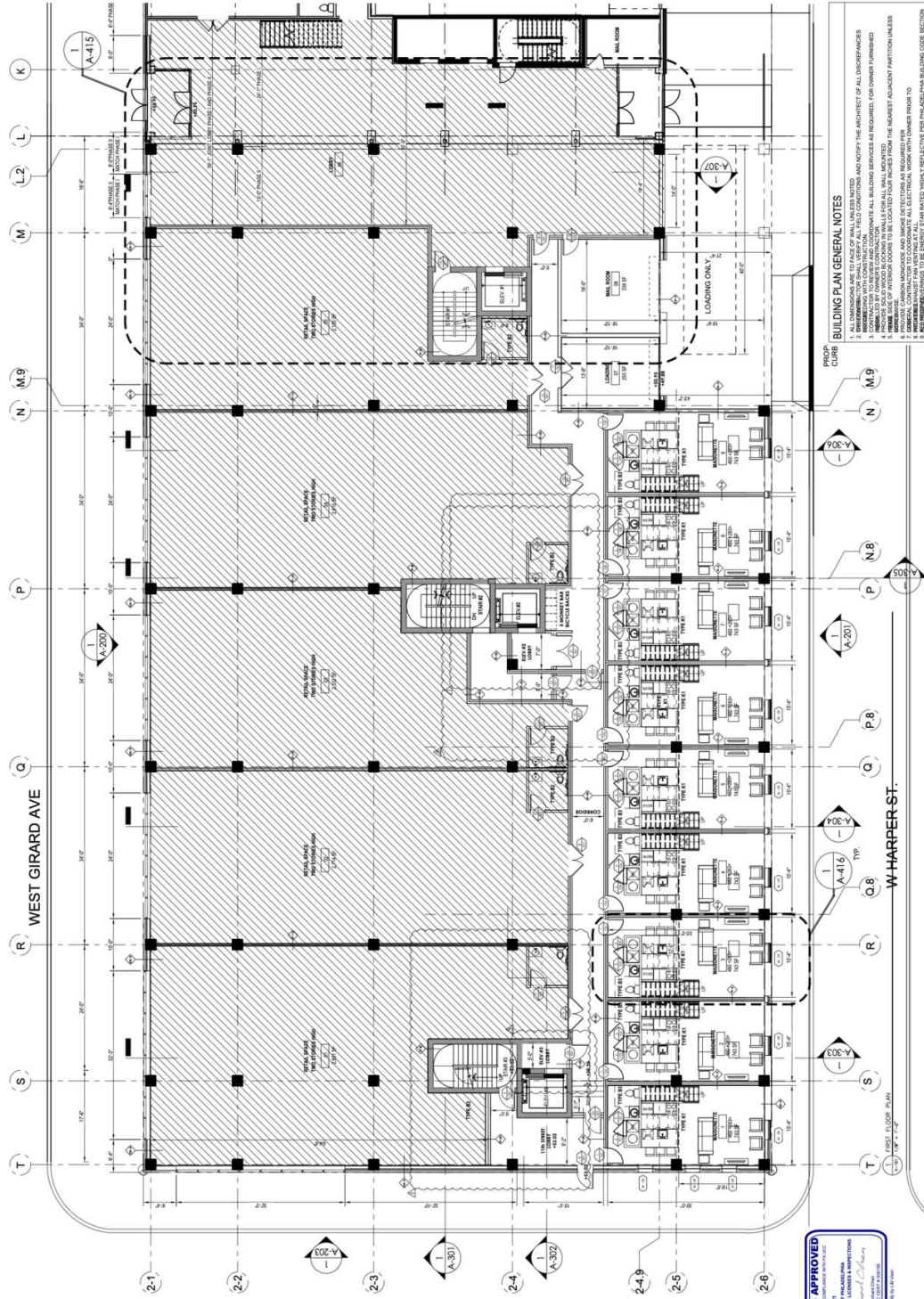
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 1000 MARKET STREET, SUITE 1000
 PHILADELPHIA, PA 19102
 TEL: 215.562.1000
 FAX: 215.562.1001
 WWW.SGARCHITECTS.COM



**ISSUED FOR
 BUILDING PERMIT**

NO. 001071 | ALL PERMITS COMMENCE
 ON 04/14/2021 | ALL PERMITS COMMENCE
 ON 04/14/2021 | ALL PERMITS COMMENCE
 ON 04/14/2021

1030 WEST GIRARD STREET
 PHILADELPHIA, PA 19123



DATE: 04.14.2021
 PROJECT: 19-006
 DRAWING: 01-000
 SCALE: AS SHOWN

A-101

- BUILDING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED. VERIFY THE ADVISOR OF ALL DIMENSIONS.
 2. REFER TO ALL DIMENSIONS WITH CONSTRUCTION DOCUMENTS. ALL BUILDING SERVICES ARE REQUIRED FOR OWNER FURNISHED.
 3. ALL WALLS SHALL BE CONCRETE UNLESS NOTED OTHERWISE. ALL WALLS SHALL BE 12" THICK UNLESS NOTED OTHERWISE.
 4. INTERIOR DOORS TO BE LOCATED FOUR INCHES FROM THE NEAREST ADJACENT PARTITION UNLESS NOTED OTHERWISE.
 5. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PHILADELPHIA BUILDING CODE SECTION 2500.00.
 6. ALL MATERIALS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE. REFER TO PHILADELPHIA BUILDING CODE SECTION 2500.00 FOR MATERIALS.

PLANS APPROVED
 BY: [Signature]
 TITLE: [Title]
 DEPARTMENT OF PERMITS & INSPECTION
 PHILADELPHIA, PA
 DATE: 04/14/2021