

2025 AMBER STREET Fishtown, Philadelphia 19125

NEW CONSTRUCTION RETAIL SPACE IN FISHTOWN

\$3,350/month + NNN

- » Bi-level, new construction retail space
- » 1,842 SF
 - » 832 SF on the ground floor
 - » 1,010 SF on the lower-level
- » 32 ft of frontage along Amber St
- » Zoning: CMX-2
- » Fishtown is known for having some of city's best restaurants, coffee shops, and music venues in addition to a lively night life scene. It was recently featured in Forbes magazine in an article titled, "Fishtown, Philadelphia Is Still One Of America's Hottest New Neighborhoods."
- » Easy access to public transportation, Center City, I-95, and the Ben Franklin Bridge.



DEMOGRAPHICS (1 mile)	
Residents	76,473
Average household income	\$76,535
Est. Daytime population	19,452

NEIGHBORS INCLUDE:



Walk Score®

Walk Score
87



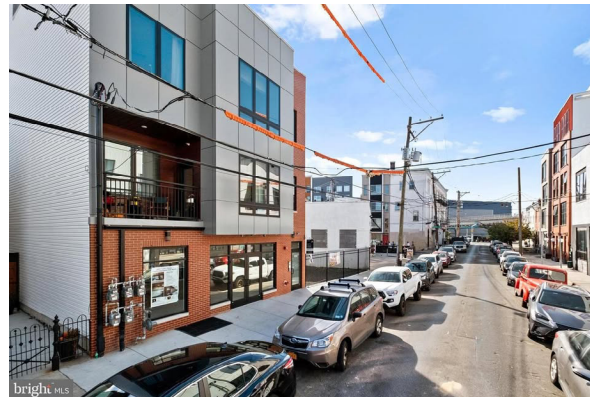
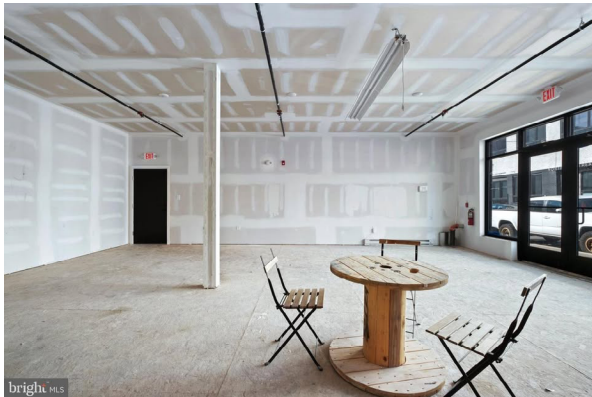
NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com **KYLE RUFFING** 267.546.1719 ■ kruffing@mpnrealty.com

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Property Photos



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Retail Map



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About the Neighborhood: Fishtown

Nestled in the heart of Philadelphia, Fishtown is a vibrant and eclectic neighborhood that has rapidly become one of the city's most desirable locations. Known for its artistic spirit and historic charm, Fishtown seamlessly blends old-world character with modern appeal. Strolling through its streets, you'll find a mix of beautifully restored row houses, cutting-edge new developments, and an array of locally-owned boutiques and eateries. The area is also a cultural hub, boasting numerous art galleries, music venues, and the renowned Frankford Avenue Arts Corridor. With a lively atmosphere that celebrates creativity and community, Fishtown is the perfect place for those seeking a dynamic urban lifestyle.

Beyond its cultural offerings, Fishtown is also a haven for food enthusiasts. The neighborhood is home to some of Philadelphia's most acclaimed restaurants, craft breweries, and coffee shops. From the innovative dishes at local favorites like Wm. Mulherin's Sons to the cozy ambiance of La Colombe's flagship cafe, there's something to satisfy every palate. In addition to its culinary scene, Fishtown offers plenty of recreational opportunities with nearby parks and the scenic Delaware River waterfront.

Convenient access to public transportation and major highways makes commuting a breeze, further enhancing Fishtown's appeal. Whether you're a young professional, a family, or an investor, Fishtown's unique blend of history, culture, and convenience makes it an ideal place to call home.



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