

# NEW CONSTRUCTION RETAIL SPACE FOR LEASE

## CORNER OF GERMANTOWN AVE & W DAUPHIN ST

2224-50 GERMANTOWN AVE Kensington, Philadelphia 19133

**\$17.50 PSF / NNN**

- » 2,662 SF of Turnkey Cafe/F&B Space Available
- » 3,060 SF of Retail/Office Space Available
- » Ceiling Heights: 11'
- » Street Frontages
  - 250' on Germantown Avenue
  - 130' on N. 7th Street
- » Mixed-use building w/72 residential units and underground parking.
- » Property has a full 10-year tax abatement.
- » Parking available for commercial tenants
- » Seeking grocers/ markets, cafes, fitness users, household goods, and many other retail users
- » Zoning: CMX-2
- » Walking distance to Septa bus line
- » In recent years, young entrepreneurs have been transforming the Kensington section of Philadelphia and redeveloping many of the old abandoned buildings. Many parts of the area have seen a huge increase in both population and industry. Today the area is full of culture and heritage, which the residents of Kensington take pride in as they continue to protect and support their community.



JOIN: Robin's Nest Early Learning (Leased 5,000 SF), An Event Center, and a Boutique Beverage Distributor

### DEMOGRAPHICS (workers within 1 mile)

Residents within 1 mile	63,947
Average household income	\$49,117
Est. daytime population	18,005

### NEIGHBORS INCLUDE:

Temple University, U-Haul, Blazin Flavors, The Sculpting Bar, TruMark Financial, The Neon Museum of Philadelphia, Cousin's Market, Human Robot, Poe's Sandwich Shop

### Walk Score®

Walk Score **88** Very Walkable  
Most errands can be accomplished on foot.

Transit Score **86** Excellent Transit  
Transit is convenient for most trips.

**NADIA BILYNSKY** 267.546.1718 ■ nbilynsky@mpnrealty.com

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## Property Photos

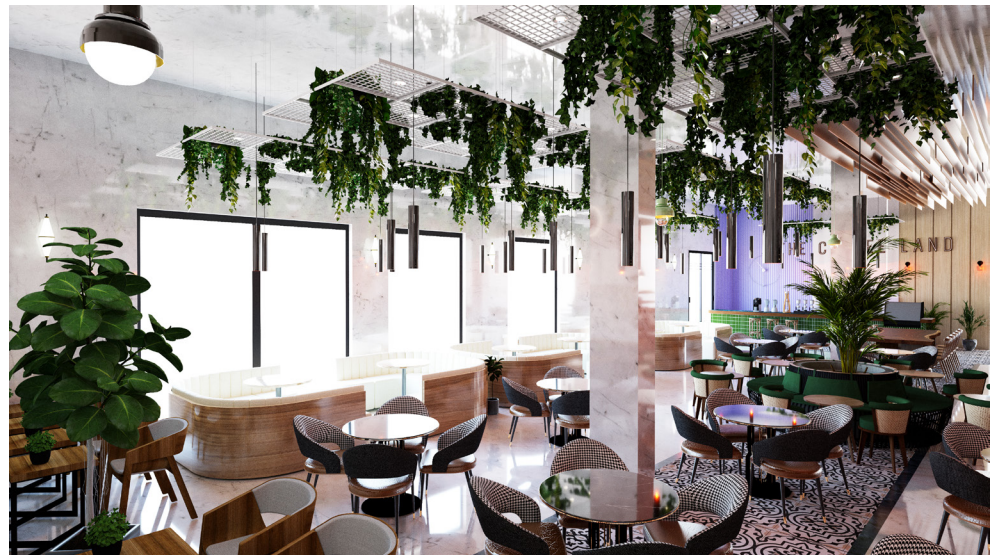


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Potential Café Space Renderings - [\(Click to see More\)](#)

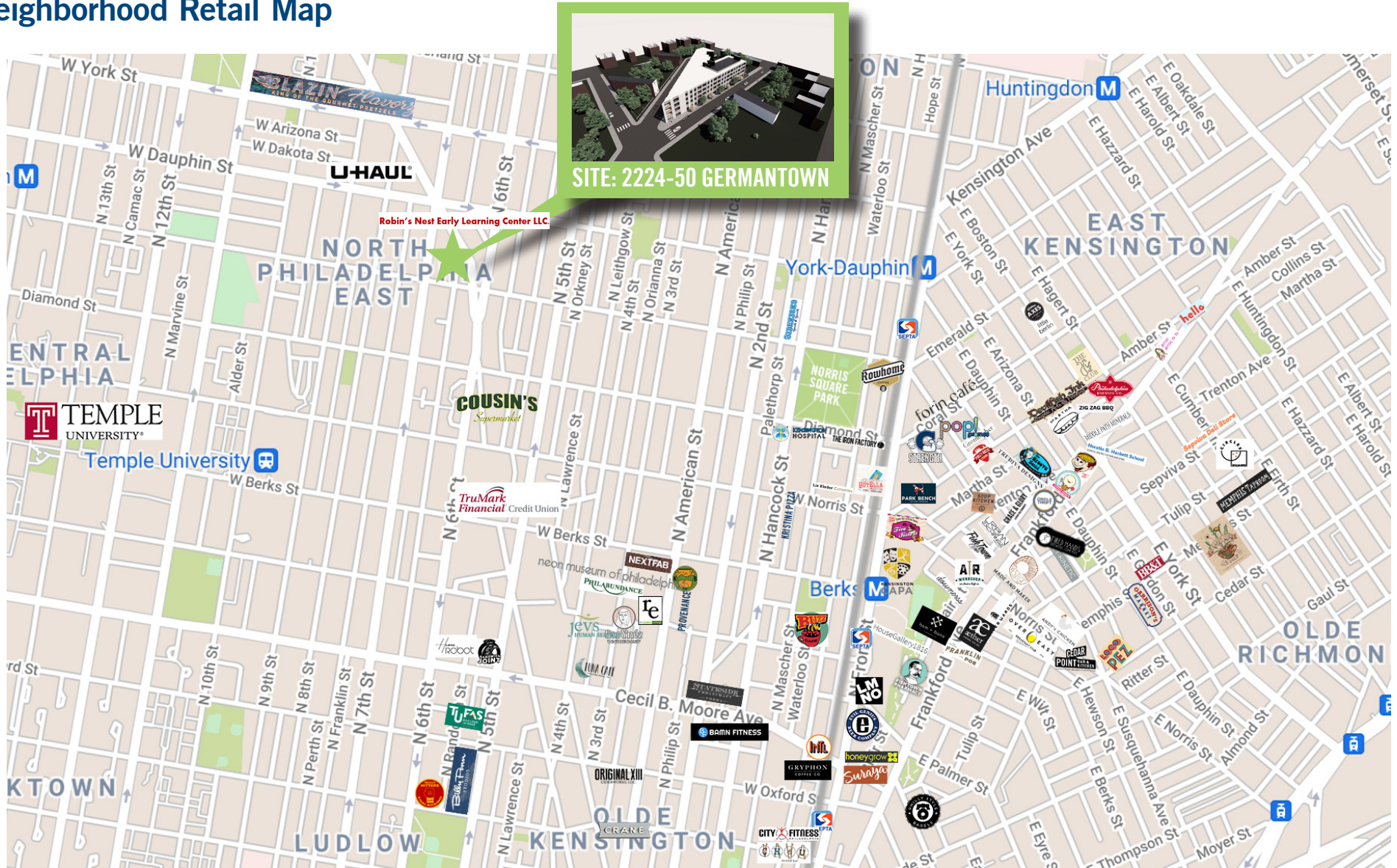


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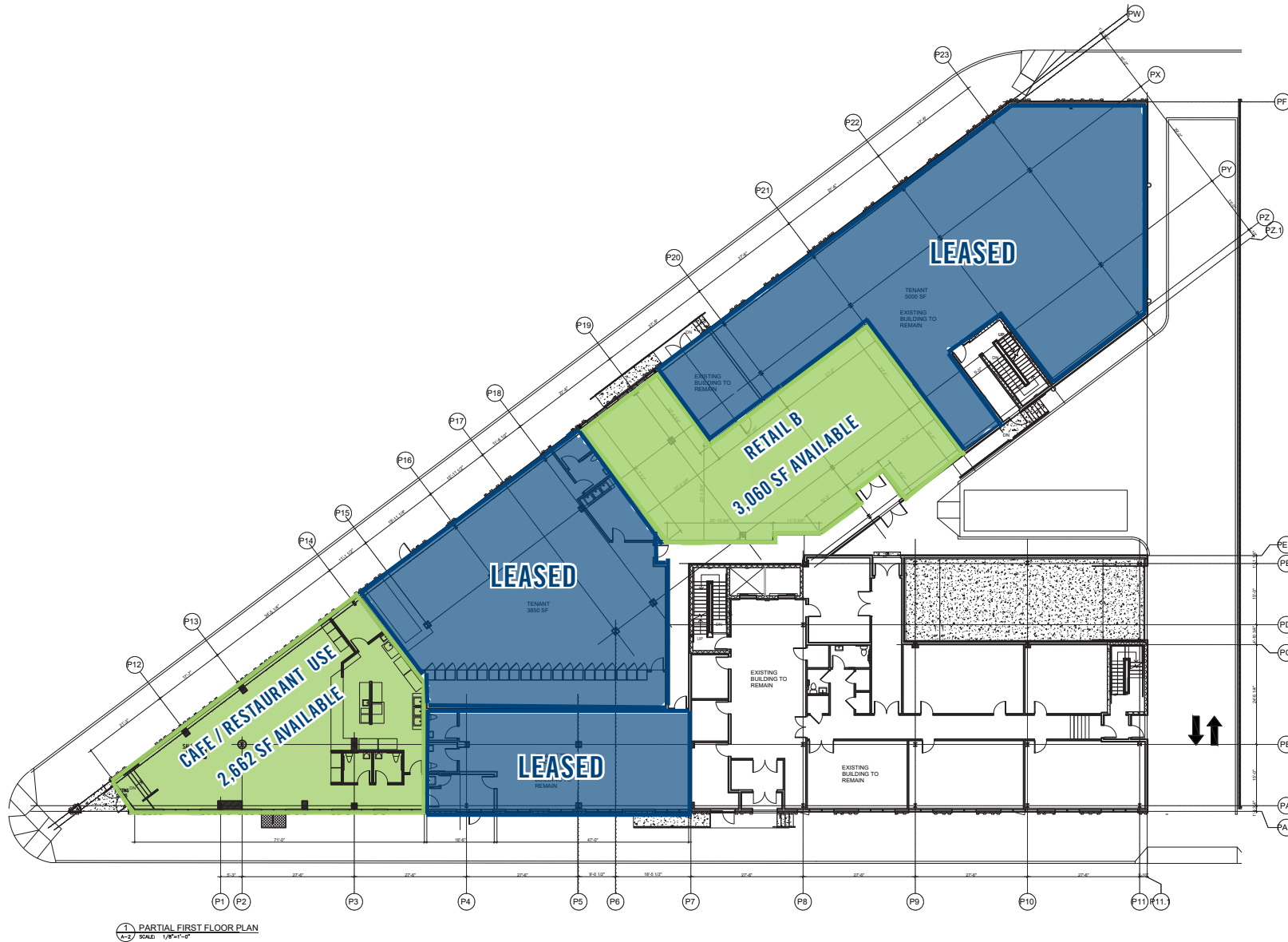
## Neighborhood Retail Map



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