

11,104 +/- SF OF RETAIL/RESTAURANT IN NORTHERN LIBERTIES FOR LEASE

501 SPRING GARDEN ST
NORTHERN LIBERTIES, PHILADELPHIA 19123



THE CARSON



1601 WALNUT STREET PHILADELPHIA, PA 19102 215.413.4900 ■ 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.

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

- » Up to 11,104 +/- SF of Retail Available
- » Retail A
 - » 5,601 +/- SF
 - » 150' of frontage on Spring Garden St
 - » 18' Ceiling heights
- » Retail B (divisible)
 - » 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.
- » Residential portion of building is 80% occupied
- » Over 2,700 new apartment units within a 0.5 mile radius



Walk Score

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

Biker's Paradise
Bike Score 97
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

JOIN: and a Wellness Center (details coming soon)

NEIGHBORS INCLUDE



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Building Photos

VIEW FROM 5TH STREET



LOADING & RECEIVING ZONE



VIEW FROM 6TH STREET



RESIDENTIAL ENTRANCE



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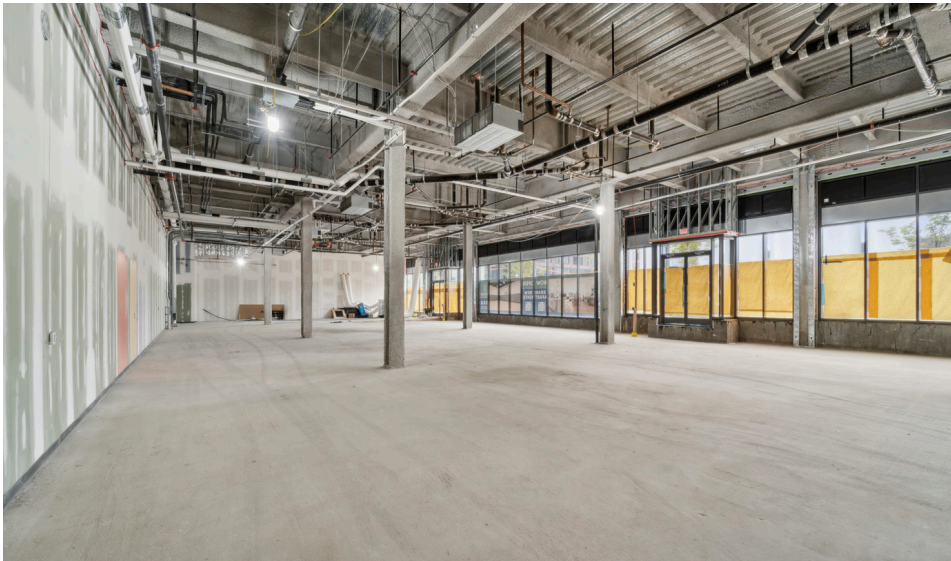
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Retail Space A

- » 5,601 +/- SF, space
- » 150' of frontage on Spring Garden St
- » 18' Ceiling Heights
- » 60' of depth
- » Space is ideal for: pet services, medical office, entertainment users & other retail services.
- » Located in one of Philadelphia's hottest neighborhoods
- » Easy access to Center City, Columbus Boulevard and I-95



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



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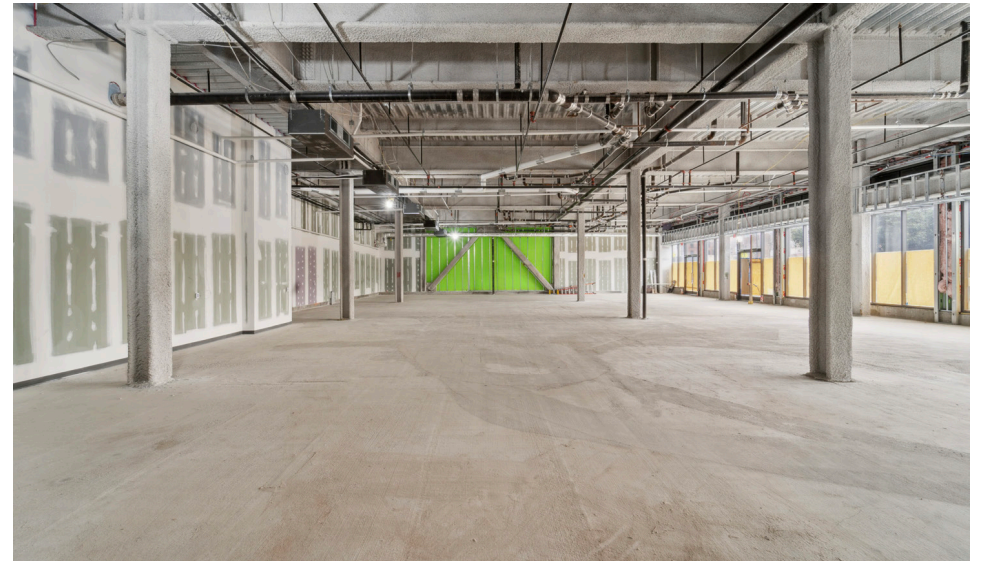
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Retail Space B

- » 5,503 +/- SF, space is divisible
- » Divisible sq footage is as follows:
 - » Space B: 2,091 +/- SF
 - » Space C: 3,412 +/- SF
- » 90' of frontage on 5th St
- » 17' Ceiling Heights
- » 70' of depth
- » Space is ideal for: QSR, cafe/coffee shop, pet services, medical office, & other service retail.
- » Located in one of Philadelphia's hottest neighborhoods
- » Easy access to Center City, Columbus Boulevard and I-95

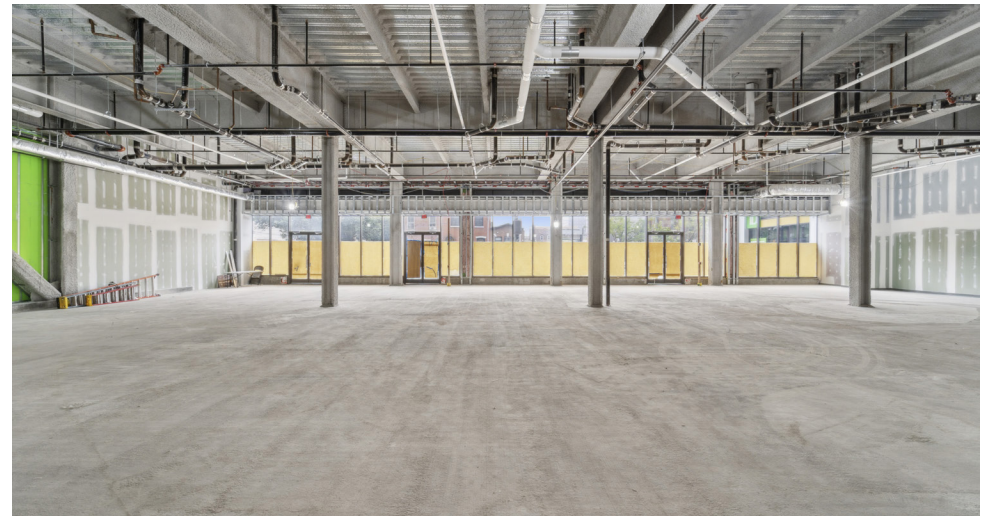


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Retail Photos Space B - 5,503 +/- SF (DIVISIBLE)



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Floor Plan

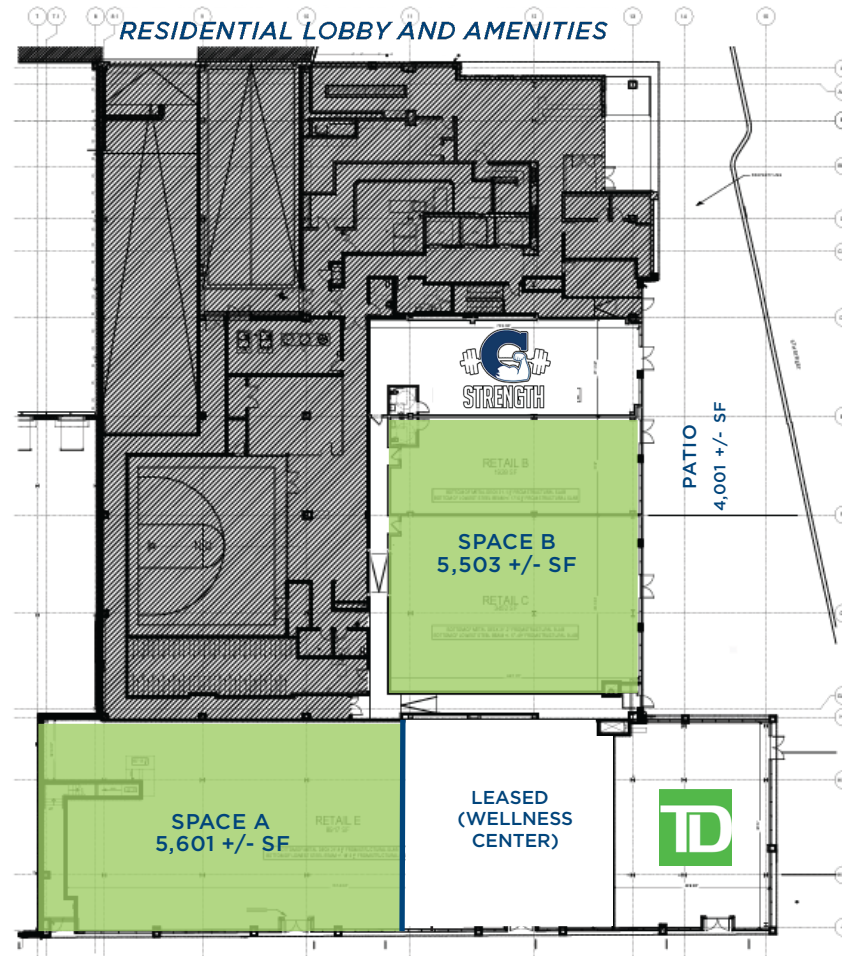


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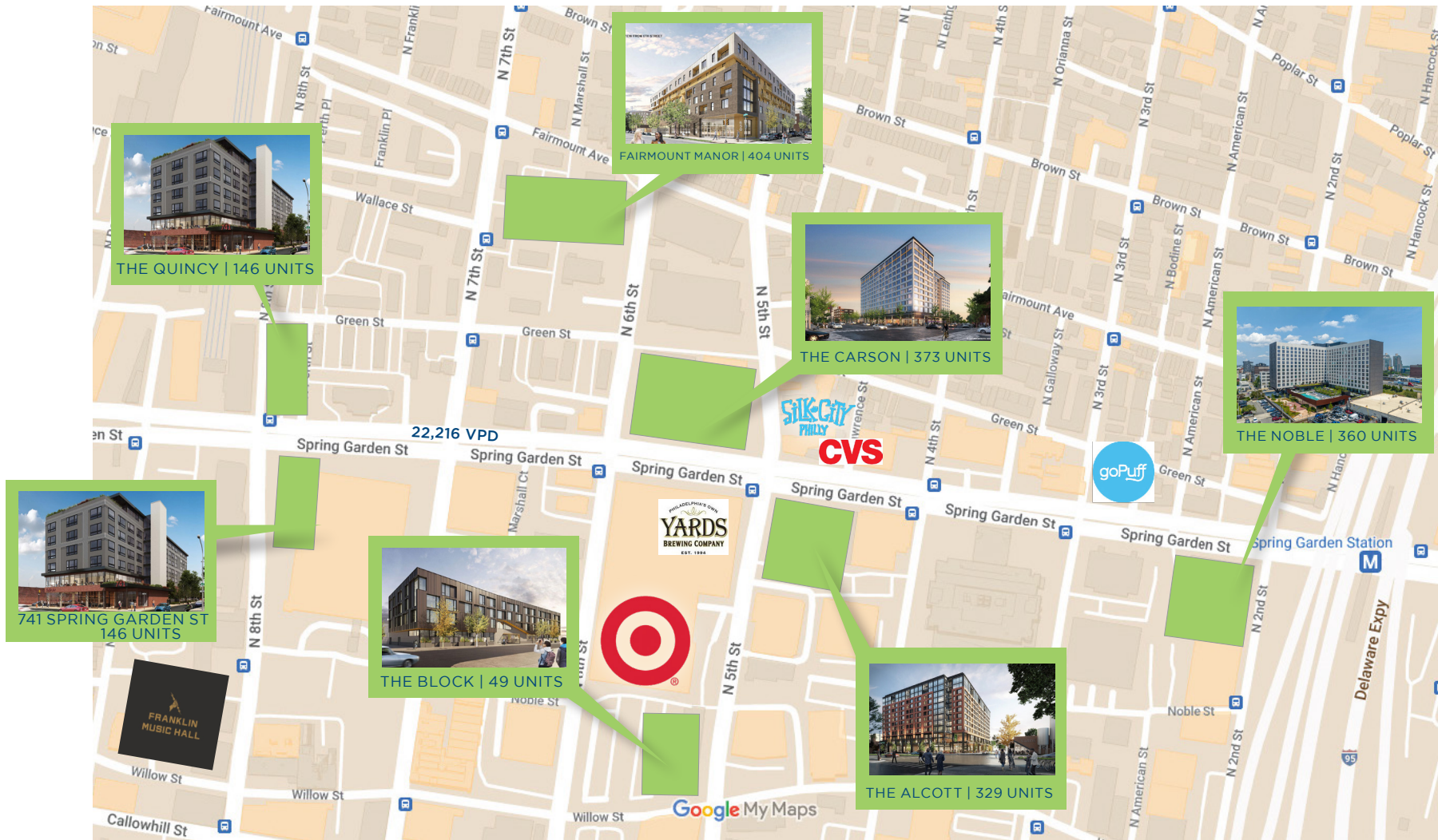
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New Construction Map of Neighborhood



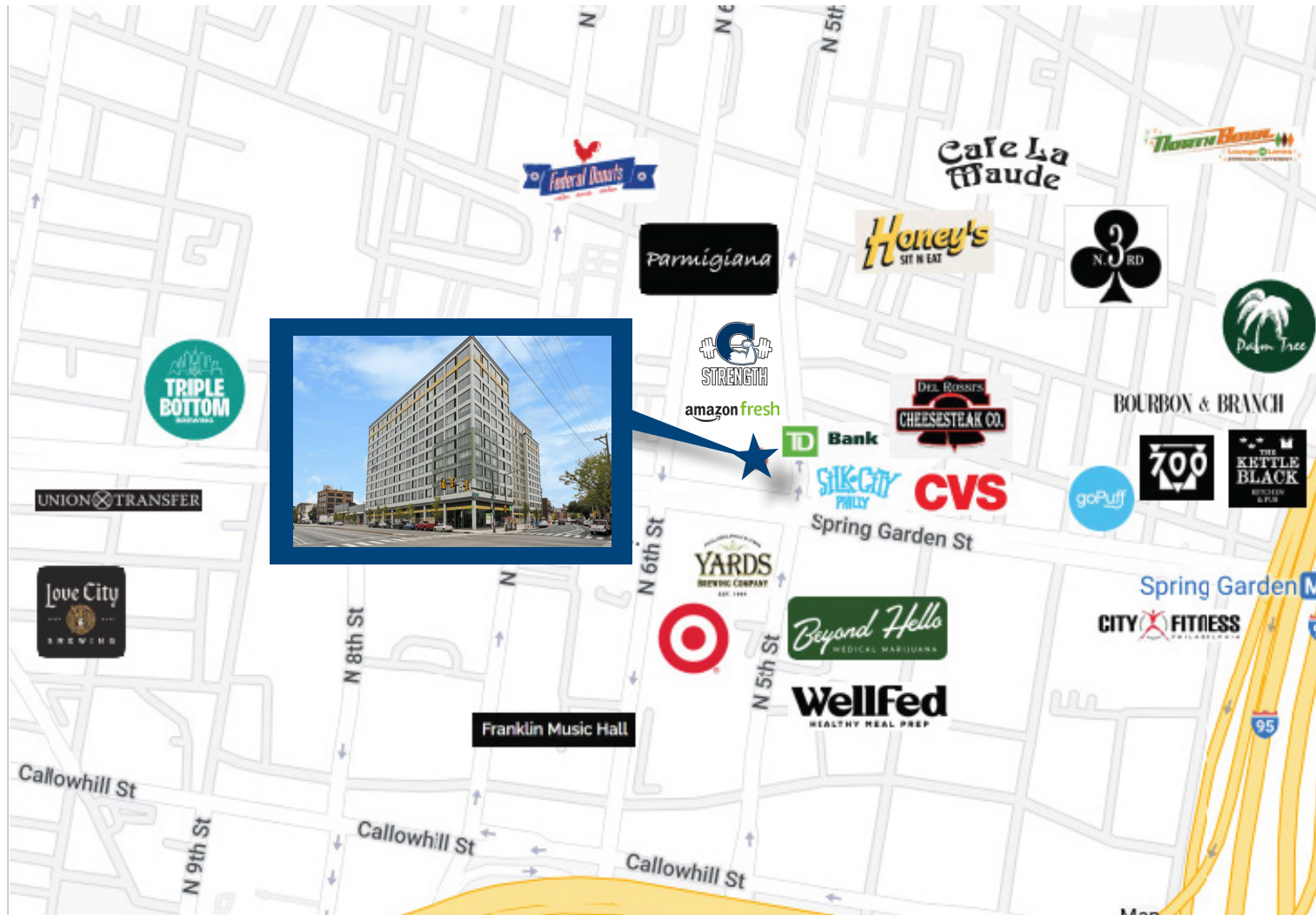
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Retail Map of Neighborhood



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Northern Liberties



A GASTRONOMIC ADVENTURE IN PHILADELPHIA'S TRENDSETTING HUB

Embark on a culinary adventure in Northern Liberties, Philadelphia, where the dining scene is a testament to innovation and flavor. From trendy cafes to diverse restaurants, this vibrant neighborhood offers a taste of excellence with a focus on locally sourced ingredients and sustainability. Explore the eclectic menus, enjoy artisanal delights, and savor the unique flavors that define Northern Liberties as a gastronomic haven in the heart of Philadelphia.



A TRENDY HAVEN OF DIVERSE RETAIL DELIGHTS

Discover the eclectic retail scene of Northern Liberties, Philadelphia, where historic charm meets modern trends. This vibrant neighborhood boasts an array of boutiques, specialty shops, and vintage stores offering unique selections. Explore art galleries showcasing local talent, visit pop-up shops for ever-changing finds, and peruse home decor stores for stylish pieces. Northern Liberties is a dynamic shopping destination that caters to diverse tastes, providing a mix of local, high-quality, and one-of-a-kind offerings against the backdrop of its welcoming and trendy atmosphere.

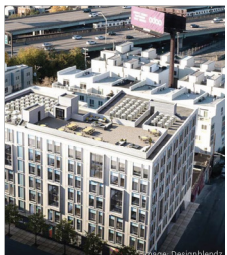
AN ENERGETIC CANVAS OF NIGHTLIFE EXPERIENCES

As the sun sets, Northern Liberties in Philadelphia comes alive with a pulsating nightlife that beckons night owls and socialites alike. The neighborhood boasts a diverse array of bars, craft breweries, and stylish lounges, each contributing to the lively atmosphere. Dive into the local craft beer scene, relish expertly crafted cocktails, and groove to the beats in live music venues. Northern Liberties' vibrant nightlife scene reflects the dynamic spirit of the community, offering an array of options for those seeking memorable evenings filled with entertainment, camaraderie, and a touch of urban charm.



A VIBRANT TAPESTRY OF COMMERCIAL AND RESIDENTIAL INNOVATION

Experience the evolution of Northern Liberties in Philadelphia, where commercial and residential development intertwine to create a modern urban landscape. The neighborhood has undergone a renaissance, blending historic charm with contemporary living. Chic apartments and renovated warehouses cater to a diverse community, while commercial spaces host trendy boutiques, art studios, and innovative businesses. This harmonious fusion of residential and commercial development reflects Northern Liberties as a dynamic and sought-after destination, where the spirit of progress and community thrives in every corner.



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