

CORNER OF 3RD & BAINBRIDGE

QUEEN VILLAGE | PHILADELPHIA | 19147

GROUND FLOOR CORNER RETAIL SPACE **FOR LEASE**



\$3,350/MONTH + NNN

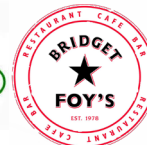
- » 1,439 +/- SF ground floor retail space plus private courtyard
- » Located at the corner of 3rd & Bainbridge Streets in Queen Village.
- » Possible entrance at the corner or through the courtyard plus use of lower level.
- » Close proximity to iconic South Street
- » Most recently a dental practice for 30 years.
- » Zoning CMX-2
- » Frontage: 23' on 3rd St and 63' on Bainbridge St
- » Queen Village is a charming neighborhood where colonial houses mingle with innovative dining spots and shopping districts, as well as art galleries, sundries and hip eateries along Fabric Row.



DEMOGRAPHICS

Residents within 1 mile	25,628
Average household income	\$69,568
Est. daytime population (workers within 1 mile)	15,604

NEIGHBORS INCLUDE:



VERONICA BLUM

267.238.1728 | VBLUM@MPNREALTY.COM

MELISSA MONTIEL

215.882.1922 | MMONTIEL@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.

PROPERTY PHOTOS

626 S 3RD STREET



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NEIGHBORHOOD AERIAL

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