

# CORNER STREET-LEVEL RETAIL SPACE FOR LEASE

## 216 FAIRMOUNT AVENUE Northern Liberties, Philadelphia 19123



### \$35 PSF + NNN

- » 2,910 +/- SF of corner street level retail space for lease (space is divisible)
- » Industrial, clear span architecture with high ceilings and plenty of natural light
- » 16' ceiling heights
- » Street Frontages: 63' on Fairmount Ave 48' on N American St
- » Zoning CMX-2.5
- » Northern Liberties is known for having some of Philadelphia's best restaurants, coffee shops, and art galleries in addition to a lively nightlife scene.
- » Easy access to public transportation, I-95 and Delaware Expressway.



### DEMOGRAPHICS

Residents within 1 mile	33,309
Average household income	\$66,642
Est. daytime population ( <i>workers within 1 mile</i> )	46,094

### NEIGHBORS INCLUDE

Blackbird Pizza, Bimini Juice Bar, The Kettle Black, Blind Pig, Café la Maude, Honey's Sit-N-Eat, Yards Brewery and Tap Room, Silk City, Ortlieb's, Heritage, Standard Tap, Green Eggs Café, Palm Tree, Market, Soy Café, Seiko Japanese, Bourbon and Branch, 700 Club

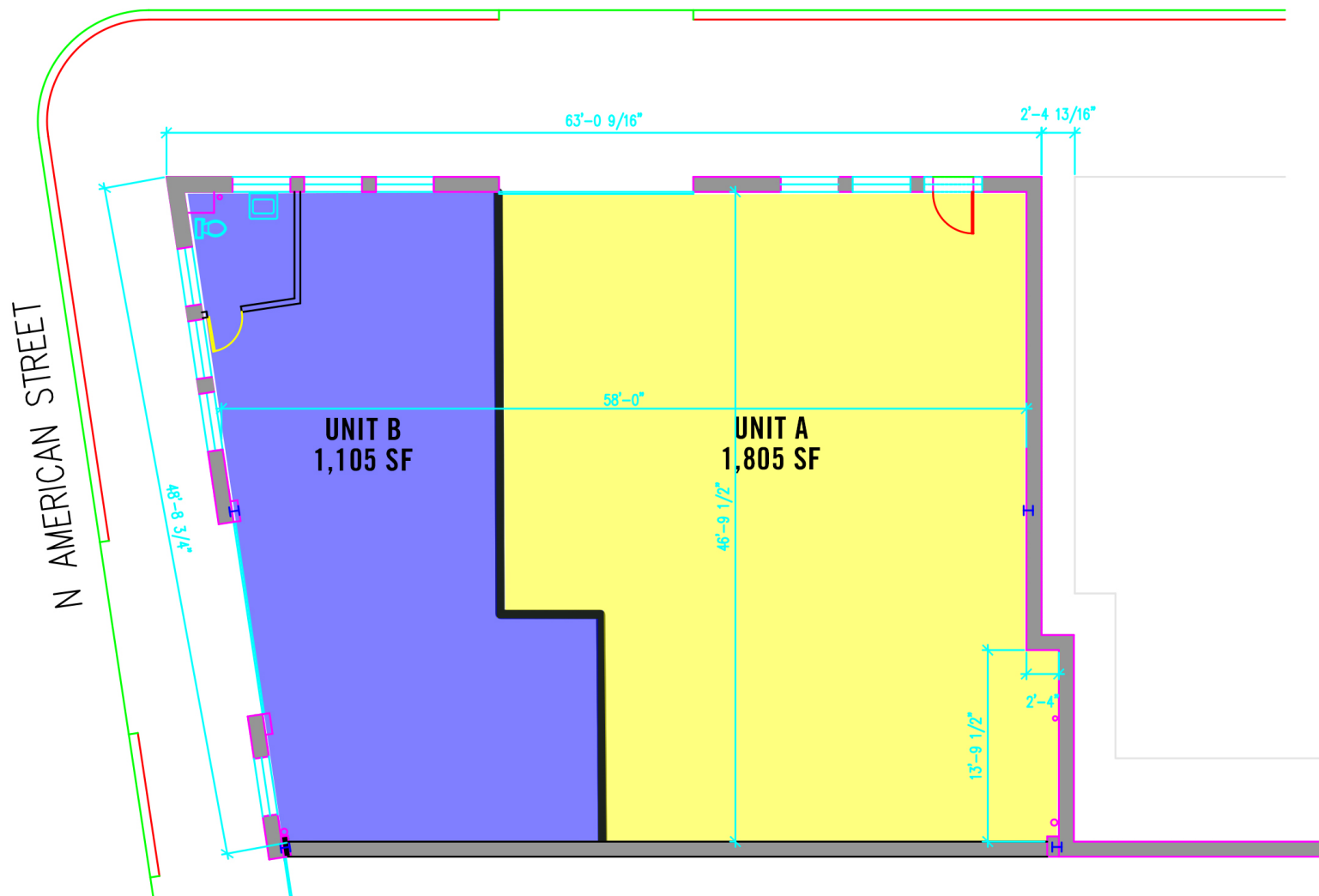
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## Property Floor Plans

FAIRMOUNT AVE

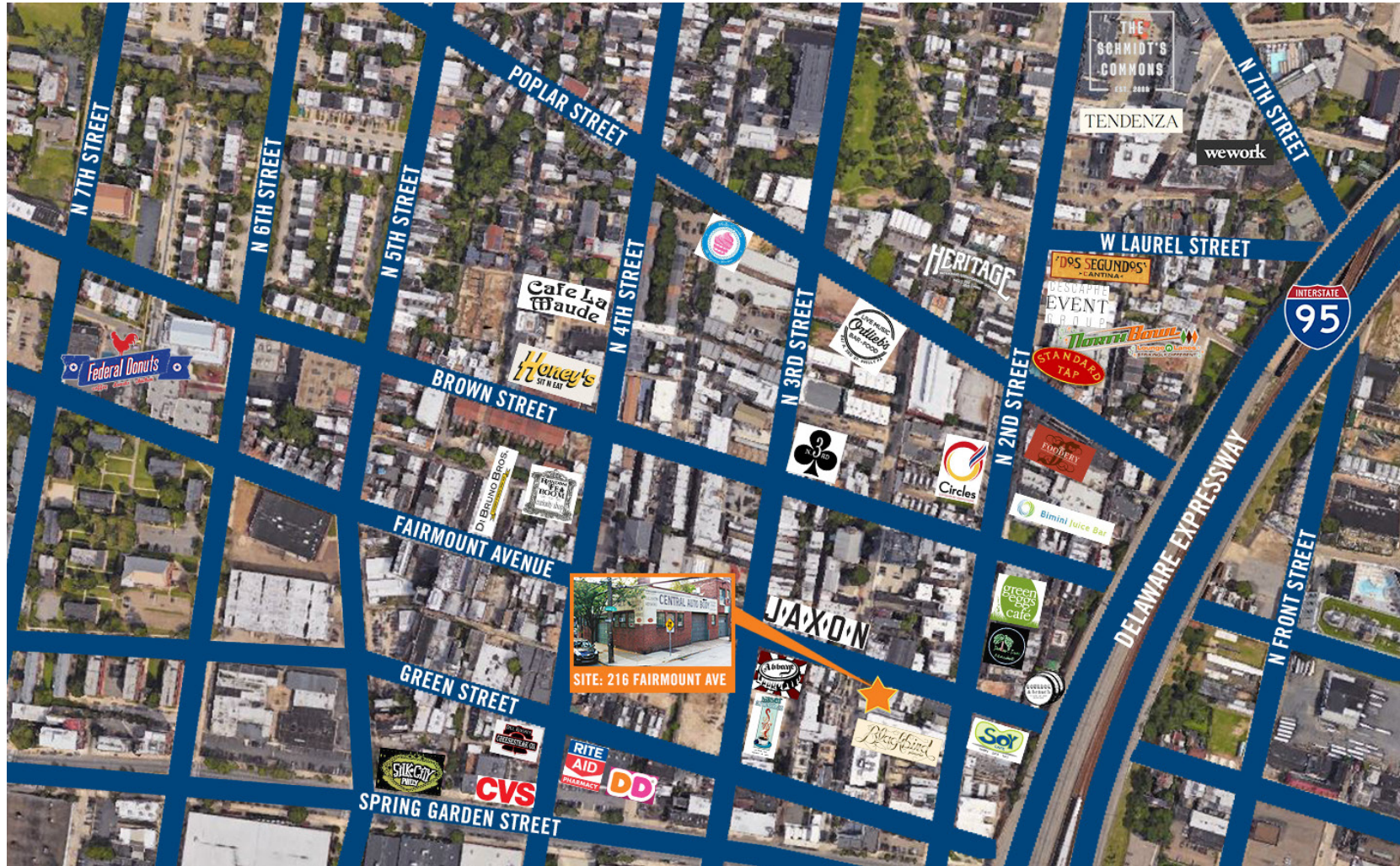


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## Neighborhood Aerial



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