

keller williams

· MAIN LINE ·

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\*THIS IMAGE HAS BEEN ALTERED USING AI.



RETAIL PROPERTY FOR LEASE

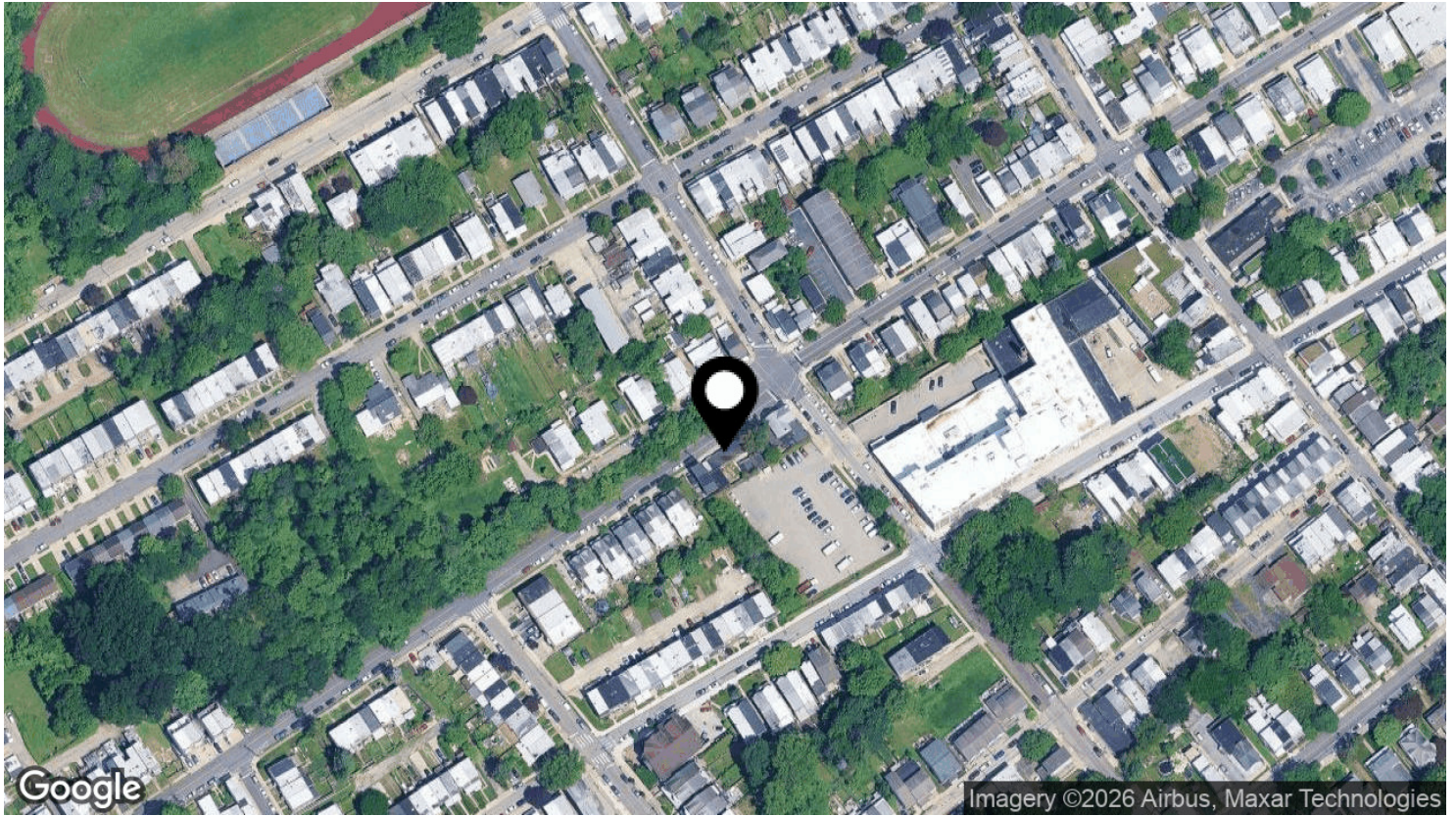
# 399 LEVERINGTON AVE

Philadelphia, PA 19128

# PROPERTY SUMMARY

399 Leverington Ave | Philadelphia

RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Centrally situated in the heart of Manayunk, this prime corner neighborhood location has a rich history as a former flower shop for over 40 years. Newly renovated and ready for a fresh start, the owners are eager to find a tenant who will bring their unique vision to this iconic space. The property's prominent corner position offers unmatched visibility and high foot traffic, making it an ideal setting for a retail business to thrive and become an integral part of the community. With its versatile layout and prominent signage potential, this space provides an excellent opportunity for a tenant to create an inviting and personalized retail experience.

## LOCATION DESCRIPTION

The property, at the corner of Leverington and Pechin St, is part of Philadelphia's vibrant retail scene. Nearby, Manayunk's Main Street offers trendy boutiques, popular restaurants, and fashionable bars. The area hosts events like the Manayunk Arts Festival and StrEAT Food Festival, creating a lively atmosphere. Serene hiking and biking trails along the Schuylkill River are just minutes away, providing a peaceful escape. This dynamic lifestyle destination is an enticing opportunity for retail tenants seeking to be part of a blend of urban energy and natural beauty.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$2,500 SF/yr (Gross)
<b>Number of Units:</b>	1
<b>Available SF:</b>	600 SF
<b>Lot Size:</b>	6,450 SF
<b>Building Size:</b>	3,960 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	1,380	5,267	13,061
<b>Total Population</b>	2,766	10,093	25,295
<b>Average HH Income</b>	\$126,237	\$127,647	\$121,563

# PHOTOS

399 Leverington Ave | Philadelphia

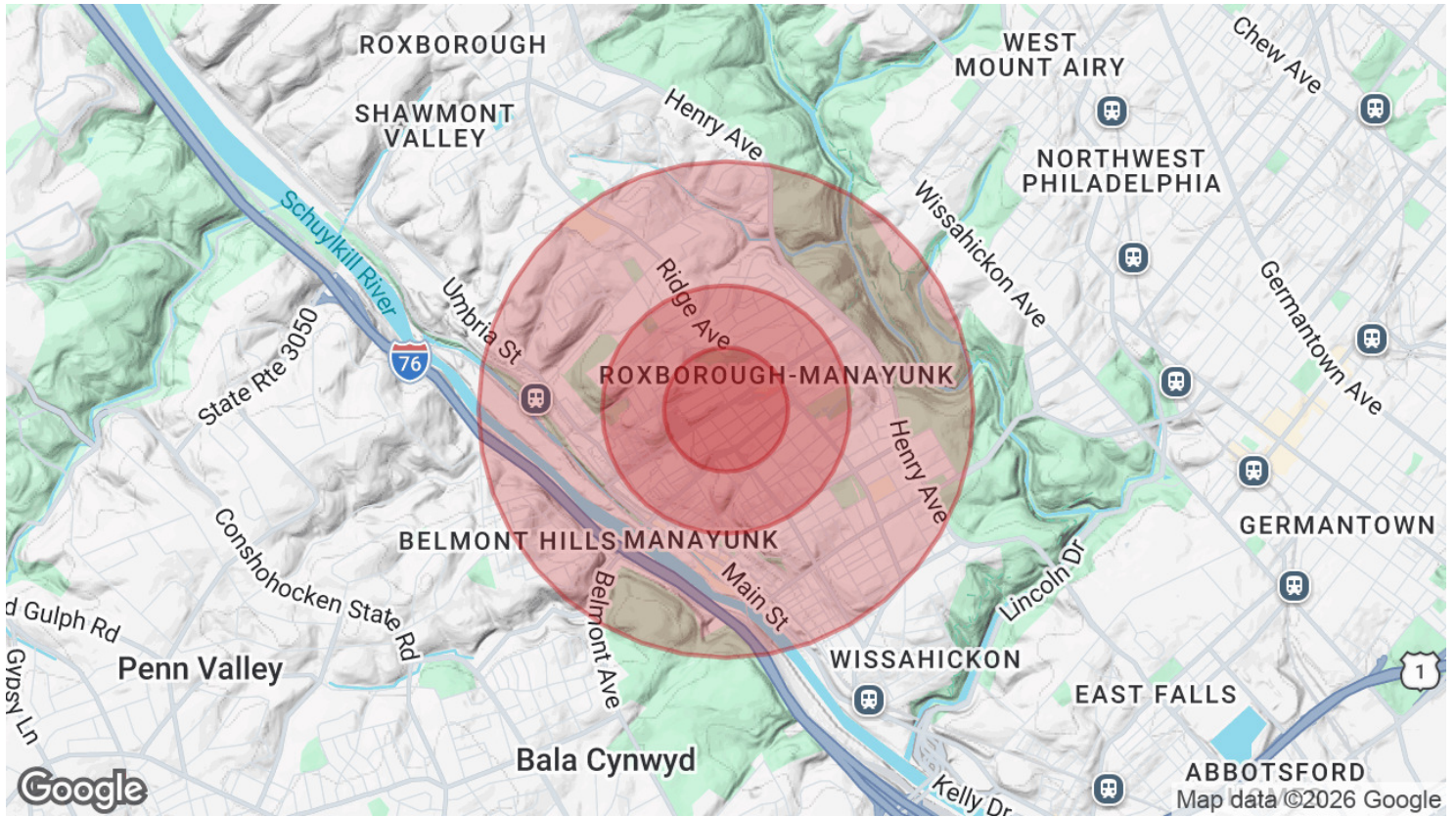
RETAIL PROPERTY FOR LEASE



# DEMOGRAPHICS MAP & REPORT

399 Leverington Ave | Philadelphia

RETAIL PROPERTY FOR LEASE



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,766	10,093	25,295
Average Age	38.3	37.0	37.9
Average Age (Male)	36.1	37.2	38.4
Average Age (Female)	43.7	38.6	38.6

## HOUSEHOLDS & INCOME

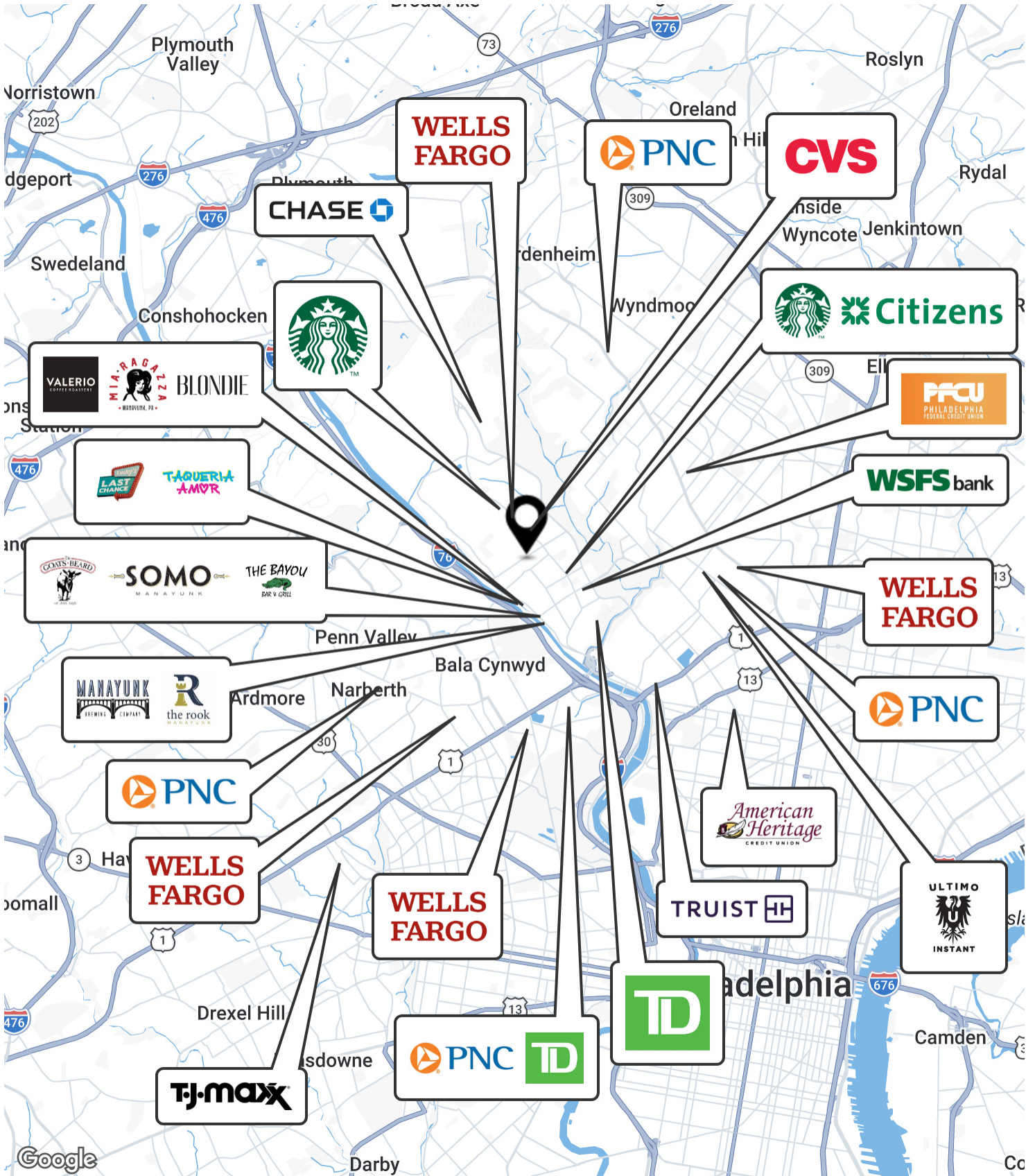
	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,380	5,267	13,061
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$126,237	\$127,647	\$121,563
Average House Value	\$316,725	\$319,611	\$338,884

2023 American Community Survey (ACS)

# RETAILER MAP

399 Leverington Ave | Philadelphia

RETAIL PROPERTY FOR LEASE



# TEAM DEAL

399 Leverington Ave | Philadelphia

RETAIL PROPERTY FOR LEASE



## Jennifer Houghton

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