

# 329 W GIRARD AVE, #1

PHILADELPHIA, PA 19131



OFFERING  
MEMORANDUM

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OFFERING MEMORANDUM

## 329 W GIRARD AVE, #1

PHILADELPHIA, PA 19131

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Position your business in one of Philadelphia's most dynamic and rapidly growing corridors with this prime ground-floor commercial space located along the highly traveled Girard Avenue corridor, at the crossroads of Northern Liberties and Fishtown. Offered as a NNN lease, this versatile bi-level retail or office space benefits from excellent visibility, strong pedestrian and vehicle traffic, and a thriving neighborhood customer base.

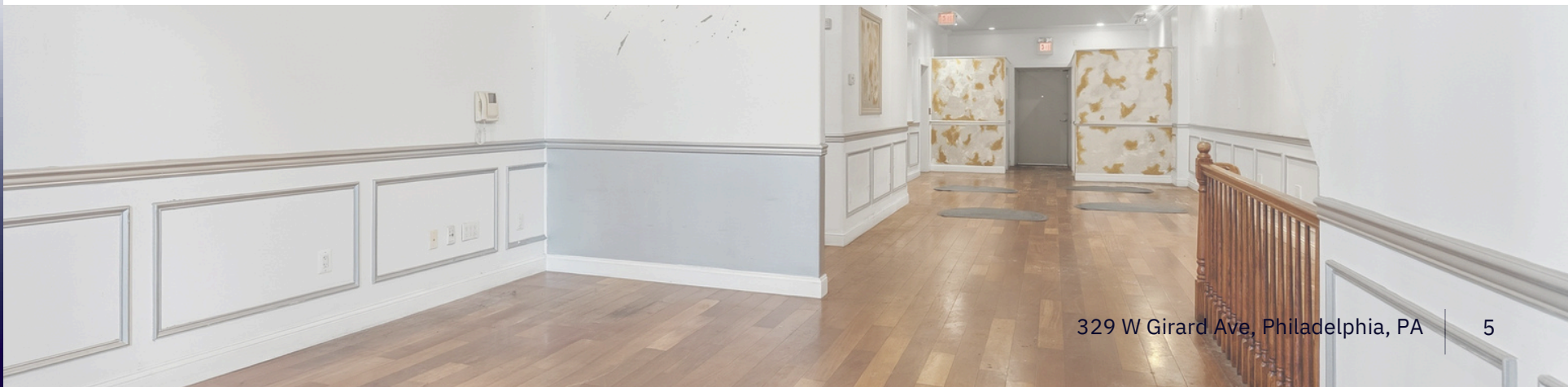
Surrounded by popular restaurants, boutique retailers, residential developments, and established neighborhood businesses, this location provides exceptional exposure in an area known for consistent growth, vibrant nightlife, and strong daytime foot traffic. The immediate proximity to public transportation, major roadways including I-95 and I-676, and easy access to Center City further enhance accessibility for both customers and employees.

This well-maintained mixed-use property has seen significant capital improvements, including a new sewer line, basement waterproofing with sump pump, and updated rubber roofing, offering peace of mind and reduced maintenance concerns. The space itself is adaptable for a variety of uses, from retail and service businesses to creative office concepts, professional services, or specialty operators seeking a high-visibility location.

With continued residential expansion and ongoing investment throughout Northern Liberties and Fishtown, this location offers tenants the opportunity to establish a strong presence in one of Philadelphia's most desirable commercial districts. Contact us today for additional details or to schedule a private tour.

## HIGHLIGHTS

- Prime Girard Avenue Location
- High Visibility & Traffic Corridor
- NNN Lease Structure
- Versatile Bi-Level Commercial Space
- Easy highway access
- Well-Maintained Property



# LEASE INFORMATION

\$23/SF NNN/YR

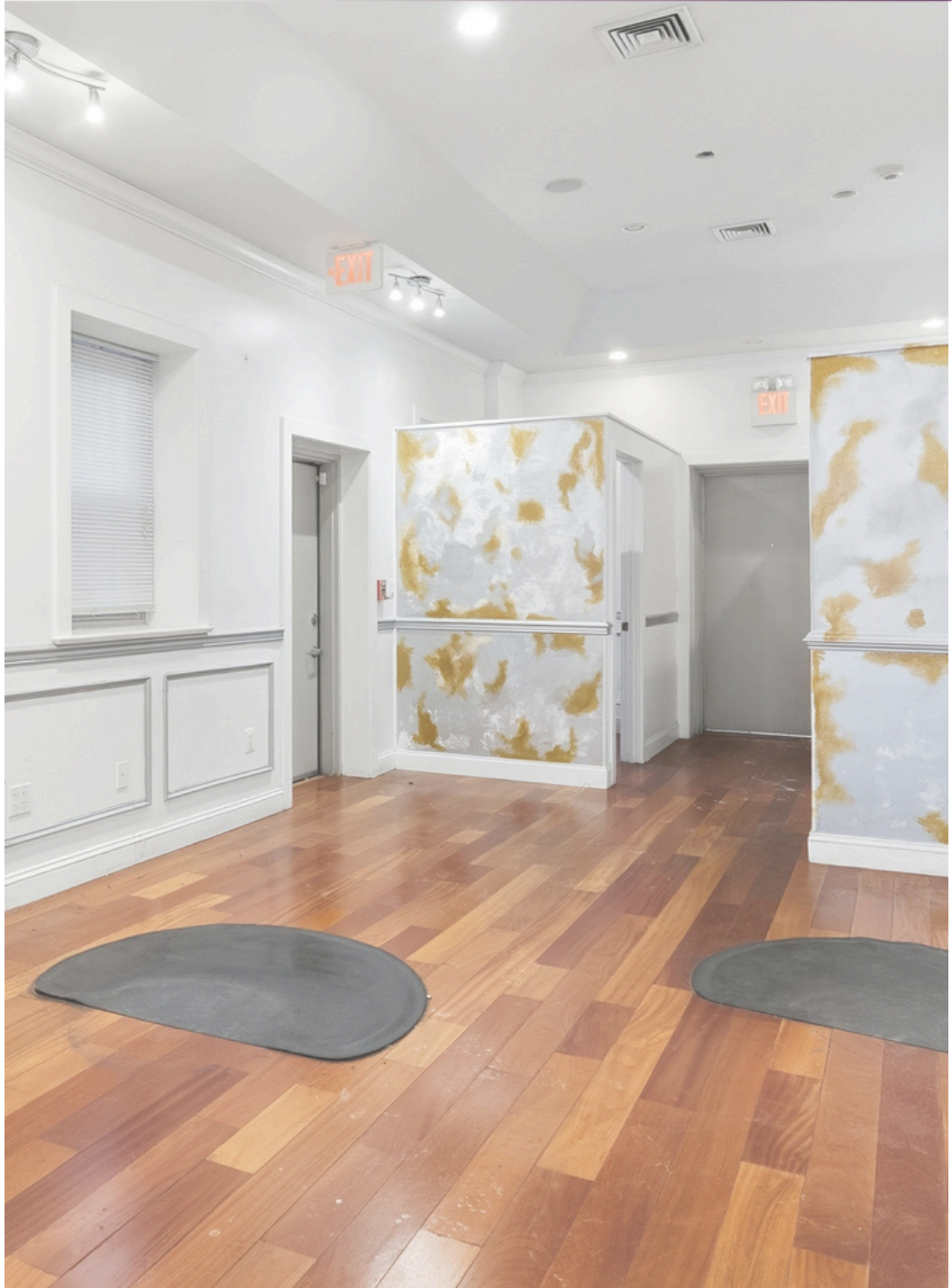
OFFERING PRICE

NNN

LEASE TYPE

1,642

TOTAL LEASE SQFT



# LOCAL AREA HIGHLIGHTS

## NORTHERN LIBERTIES - FISHTOWN

### NEARBY UNIVERSITIES

- TEMPLE UNIVERSITY - 1.1 MILES

### PUBLIC TRANSPORTATION

- SEPTA LIGHT RAIL 15 - GIRARD & 4TH / 105 FT
- SEPTA BUS 57 - GIRARD & 3RD / 338 FT
- SEPTA TEMPLE UNIVERSITY REGIONAL RAIL - 1.1 MILES

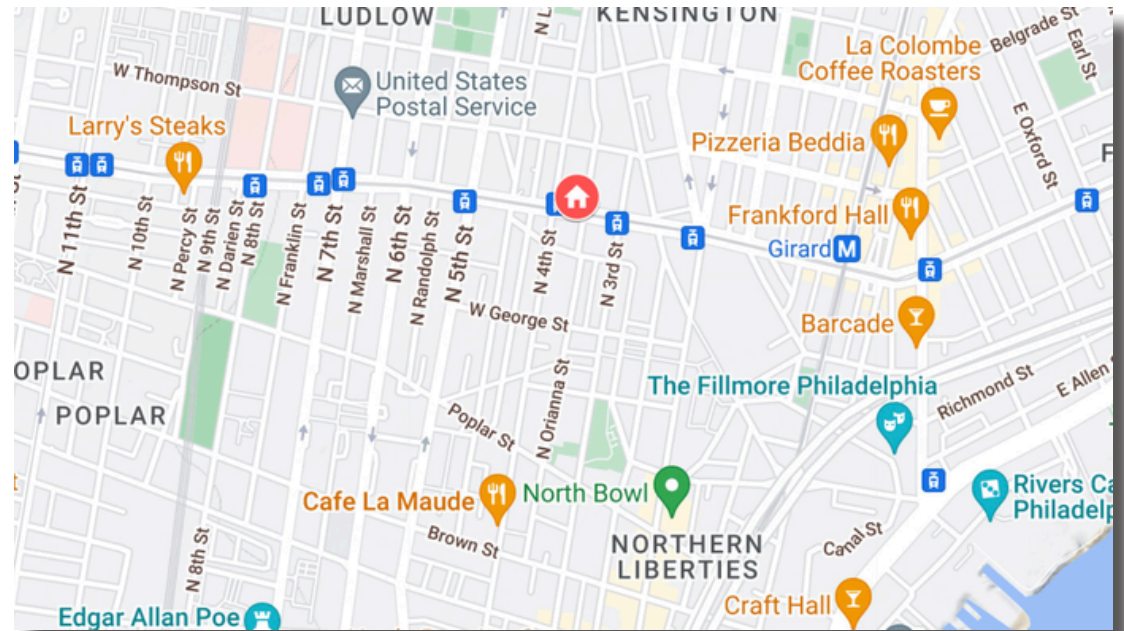
### MEDICAL

- THOMAS JEFFERSON UNIVERSITY HOSPITAL - 2.1 MILES
- PENNSYLVANIA HOSPITAL - 2.2 MILES
- GRAYS FERRY MEDICAL CENTER - 3.5 MILES

### ATTRACTIONS

- THE PIAZZA
- YARDS BREWING COMPANY
- THE DELAWARE RIVER
- RIVERS CASINO PHILADELPHIA
- LIBERTY LANDS PARK

Fishtown, at the heart of Philadelphia, embodies creativity and vibrancy. Live music, art, and diverse dining options thrive here. Excellent transportation links like the Market Frankford train line and proximity to I-95 make city access a breeze. From artisanal coffee at La Colombe to Bavarian delights at Frankford Hall and modern Levantine cuisine at Suraya, Fishtown boasts diverse culinary experiences. The neighborhood's commitment to the arts with galleries and live music venues reflects a love for creativity. Fishtown's historical charm and preserved buildings offer a unique blend of culture and innovation, making it a vibrant community celebrated by its youthful residents.



96

WALKER'S PARADISE  
DAILY ERRANDS DO NOT REQUIRE A CAR.



72

EXCELLENT TRANSIT  
TRANSIT IS CONVENIENT FOR MOST TRIPS



80

VERY BIKEABLE  
BIKING IS CONVENIENT FOR MOST TRIPS

# INTERIOR PHOTOS

329 W GIRARD AVENUE #1

BI-LEVEL COMMERCIAL SPACE



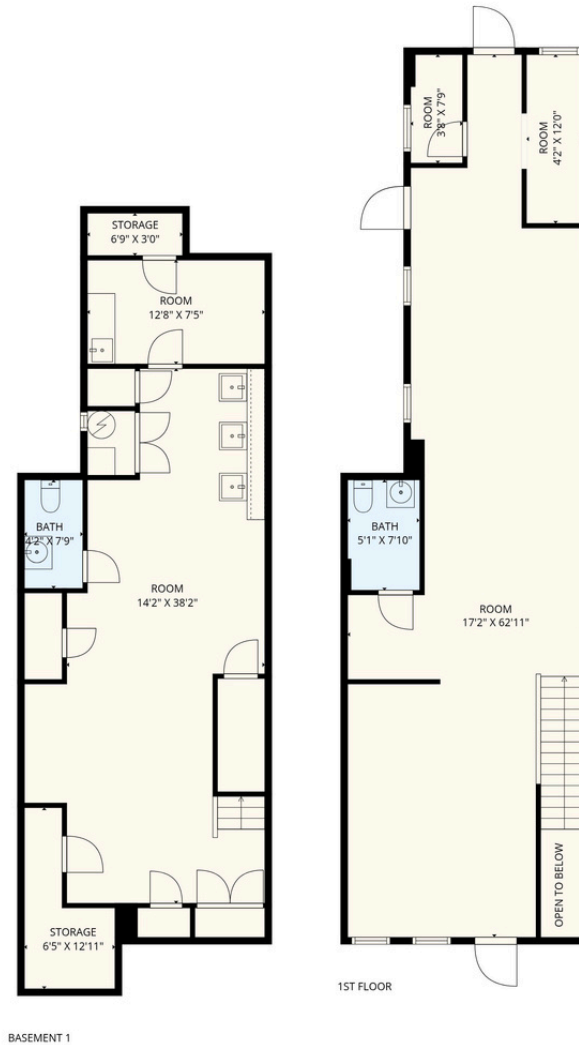
BI-LEVEL COMMERCIAL SPACE



# FLOOR PLANS

329 W GIRARD AVENUE #1

## BI-LEVEL COMMERCIAL SPACE



TOTAL: 1642 sq. ft

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