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COMMERCIAL



RETAIL PROPERTY FOR SALE

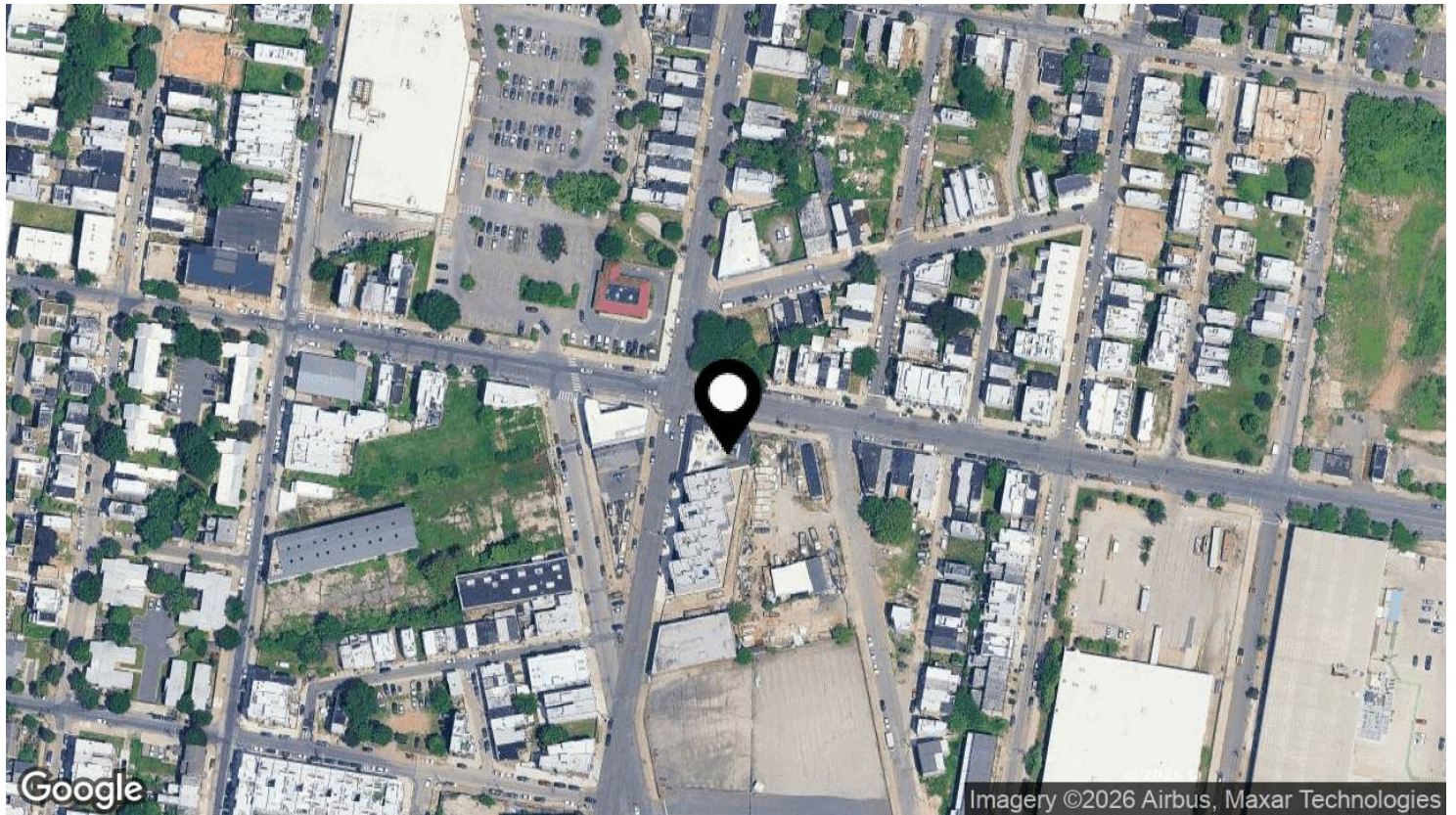
1855 NORTH 5TH STREET

Philadelphia, PA 19122

PROPERTY SUMMARY

1855 North 5th St | Philadelphia

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

For sale: Fully redeveloped 10,756 SF commercial building at 1847-1855 N 5th St, Philadelphia.

Originally a warehouse, the property was completely renovated in 2020 with all-new electrical, plumbing, HVAC, and modern finishes. Currently built out as a two-story commercial space across two floors, the building features open floor plans, high ceilings, and a modern finish — turnkey for fitness, wellness, retail, entertainment, creative, or flex use.

The existing tenant occupies on a month-to-month basis, offering a qualified buyer the ability to take occupancy at or shortly after closing. Ideal for an owner-user, franchisee, or investor seeking near-term control of the asset.

WHY BUY?

- Fully gut-renovated in 2020 with all new MEP systems and modern finishes
- 10,756 SF across two stories with flexible open floor plans
- Month-to-month tenancy with occupancy available on buyer's timeline
- Approximately \$186/SF all-in price in a rapidly evolving North Philadelphia corridor
- ICMX zoning supports retail, fitness, wellness, entertainment, and creative uses
- Walking distance to Temple University and adjacent to the Fishtown growth corridor
- Existing income in place while the buyer plans transition or buildout

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	5,452 SF
Building Size:	10,756 SF
Zoning:	ICMX
Year Built Renovated	1930 2020
Tenancy: Month-to-Month	Owner-User Delivery Available

INTERIOR PHOTOS

1855 North 5th St | Philadelphia

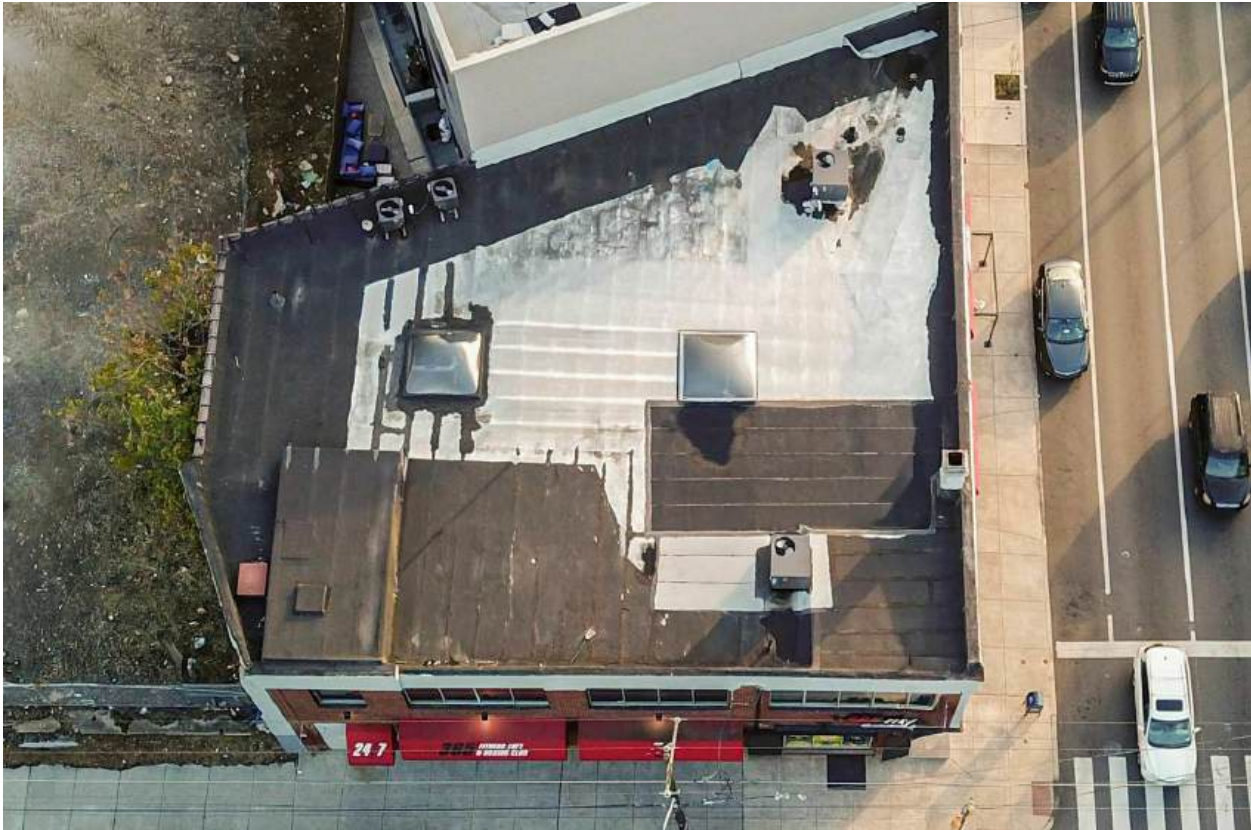
RETAIL PROPERTY FOR SALE



EXTERIOR PHOTOS

1855 North 5th St | Philadelphia

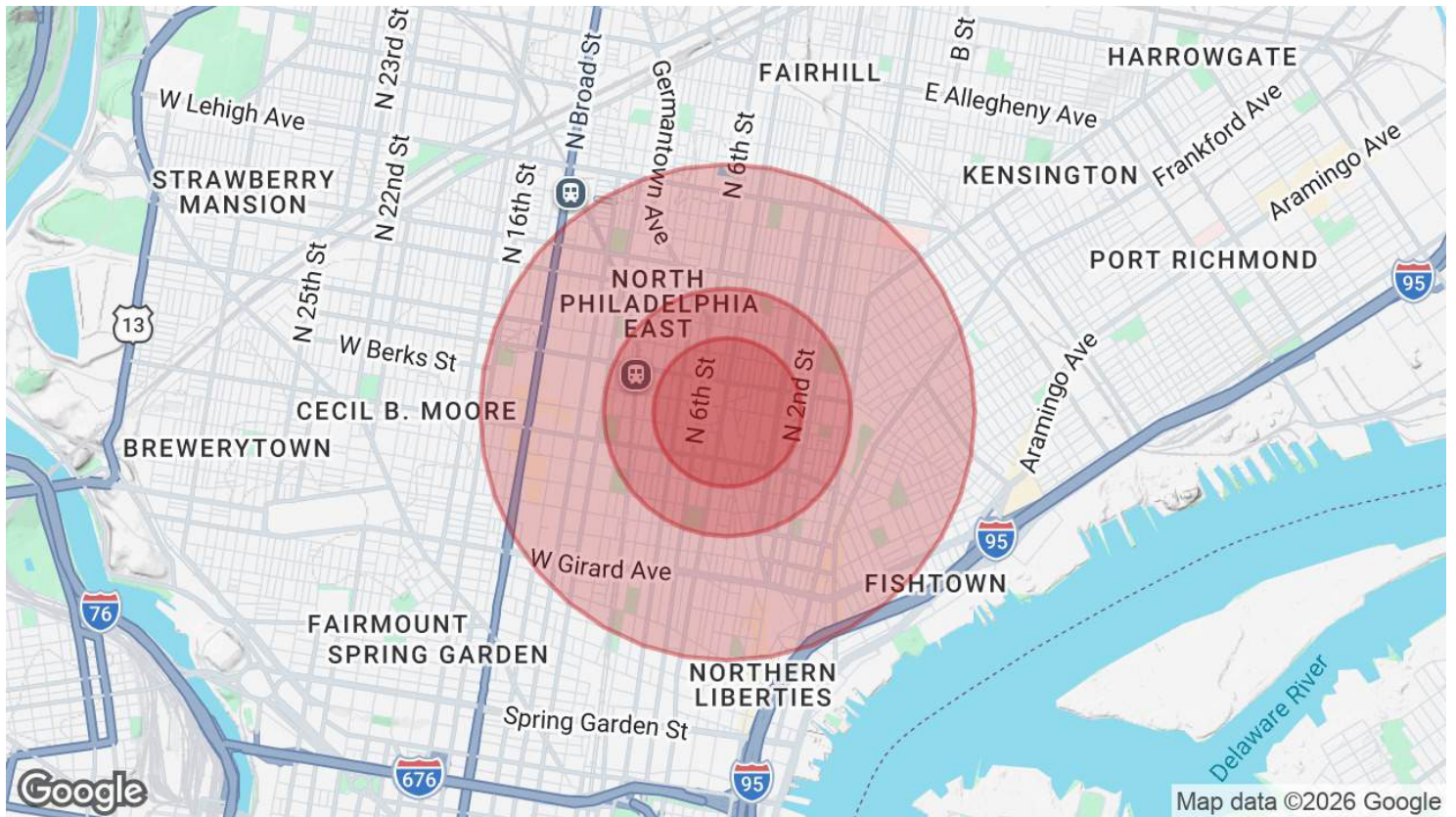
RETAIL PROPERTY FOR SALE



DEMOGRAPHICS MAP & REPORT

1855 North 5th St | Philadelphia

RETAIL PROPERTY FOR SALE



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,442	14,265	70,997
Average Age	36	35	34
Average Age (Male)	34	34	33
Average Age (Female)	37	36	34

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	978	6,052	26,856
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$58,306	\$79,101	\$87,214
Average House Value	\$323,750	\$323,368	\$369,254

2020 American Community Survey (ACS)

DEAL TEAM

1855 North 5th St | Philadelphia

RETAIL PROPERTY FOR SALE



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