

Coming Soon

2,850 Sq Ft of 1st Floor
Prime Corner Retail Space

Fishtown Proper

In the Heart of Girard's Retail Corridor

Now Leasing - 629 E. Girard Ave, Philadelphia, PA

- Street level retail space in new 3 Story, 8 unit, elevator served luxury apartment building.
- Retail space measures 2,850+/- SF; Could be subdivided into 2 or 3 spaces.
- Highly visible location just off I95 at signaled intersection.
- Outdoor space measures 900 +/- SF; very rare space fronting Girard Ave.
- Great possibilities for a cafe, restaurant or daycare.
- Space features high ceilings & plenty of natural light.
- CMX-2 Zoning.
- 90' of frontage on Girard and 50' of frontage on Berks.
- Vanilla box delivery 1st Quarter of 2017.
- Located at the corner of Girard Ave trolley stop (15B).



Brian Murphy

610-348-5000

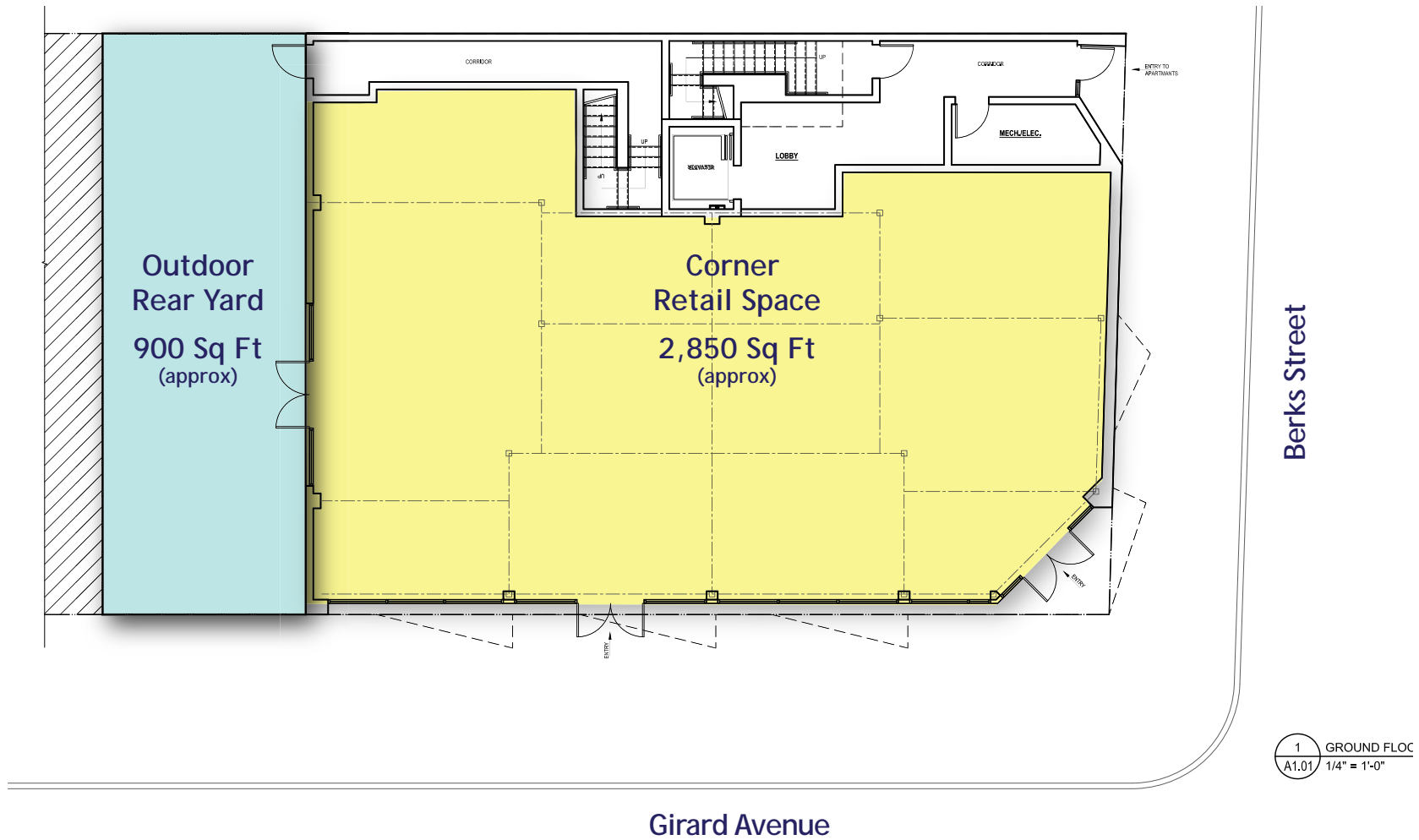
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629 E. Girard Avenue

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Corner Frontage on E. Berks St. & Girard Ave.



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Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	36,316	412,290	982,124
2015 Estimate	34,970	398,539	956,933
2010 Census	32,160	369,437	916,868
Growth 2015 - 2020	3.85%	3.45%	2.63%
Growth 2010 - 2015	8.74%	7.88%	4.37%
Households			
2020 Projection	15,209	164,678	380,682
2015 Estimate	14,646	158,952	370,395
2010 Census	13,486	146,925	353,725
Growth 2015 - 2020	3.84%	3.60%	2.78%
Growth 2010 - 2015	8.60%	8.19%	4.71%
Owner Occupied	8,022	67,550	176,030
Renter Occupied	6,624	91,402	194,365
2015 Households (HH)			
<\$25,000	5,011	66,249	149,429
\$25,000 - \$50,000	3,429	35,155	90,877
\$50,000 - \$75,000	2,086	19,219	49,861
\$75,000 - \$100,000	1,906	13,196	30,299
\$100,000 - \$125,000	963	7,748	18,352
\$125,000 - \$150,000	759	5,523	11,133
\$150,000 - \$200,000	282	4,925	9,592
\$200,000+	209	6,939	10,853
Avg HH Income	\$55,827	\$56,958	\$52,646
Med HH Income	\$41,518	\$33,766	\$33,719



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