

## FOR LEASE: NEW CONSTRUCTION RETAIL SPACE

**1,620 SF - 3,953 SF**

419 Bainbridge St | Queen Village | Philadelphia, PA

EQUITY CRE



### PROPERTY HIGHLIGHTS

- Retail A: 3,953 SF (divisible)
  - Targeting hospitality, bar & restaurant
  - Landlord prepared to offer an aggressive restaurant TIA package for qualified operators
- Retail B: 1,620 SF
  - Targeting coffee, QSR, bakery, boutique retail & fitness
- Brand new mixed-use development located in Queen Village, at the convergence of the highly sought-after Bella Vista & Society Hill neighborhoods
- This prime location benefits from dense residential populations & strong household incomes, with limited availability of new construction retail in these established, affluent neighborhoods
- Located at the corner of E Passyunk Ave & Bainbridge St
- Beneath 157 residential units
- Zoning: CMX-3

### CONTACT

#### STEVE JEFFRIES

[sjeffries@equitycre.com](mailto:sjeffries@equitycre.com)

DIRECT 484.531.2250

#### CONOR TUNNO

[ctunno@equitycre.com](mailto:ctunno@equitycre.com)

DIRECT 484.531.2004

#### WILL CICCARELLI

[wcicarelli@equitycre.com](mailto:wcicarelli@equitycre.com)

DIRECT 484.531.2209

PRESENTED BY EQUITY CRE

**FOR LEASE: NEW CONSTRUCTION RETAIL SPACE**  
**1,620 SF - 3,953 SF**

419 Bainbridge St | Queen Village | Philadelphia, PA

EQUITY CRE



**FOR LEASE: NEW CONSTRUCTION RETAIL SPACE**  
**1,620 SF - 3,953 SF**

419 Bainbridge St | Queen Village | Philadelphia, PA

EQUITY CRE

**FLOOR PLANS**

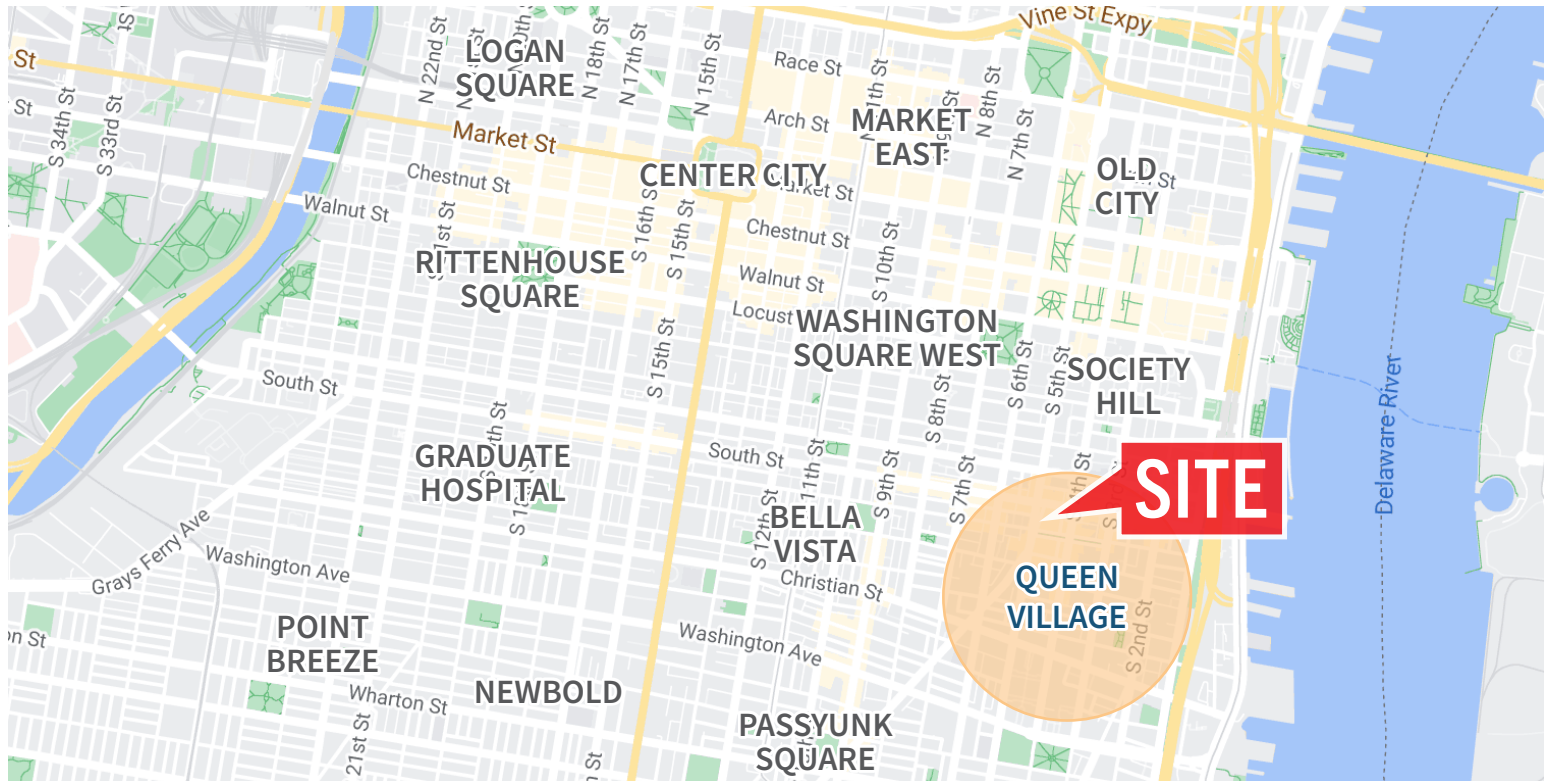


# FOR LEASE: NEW CONSTRUCTION RETAIL SPACE

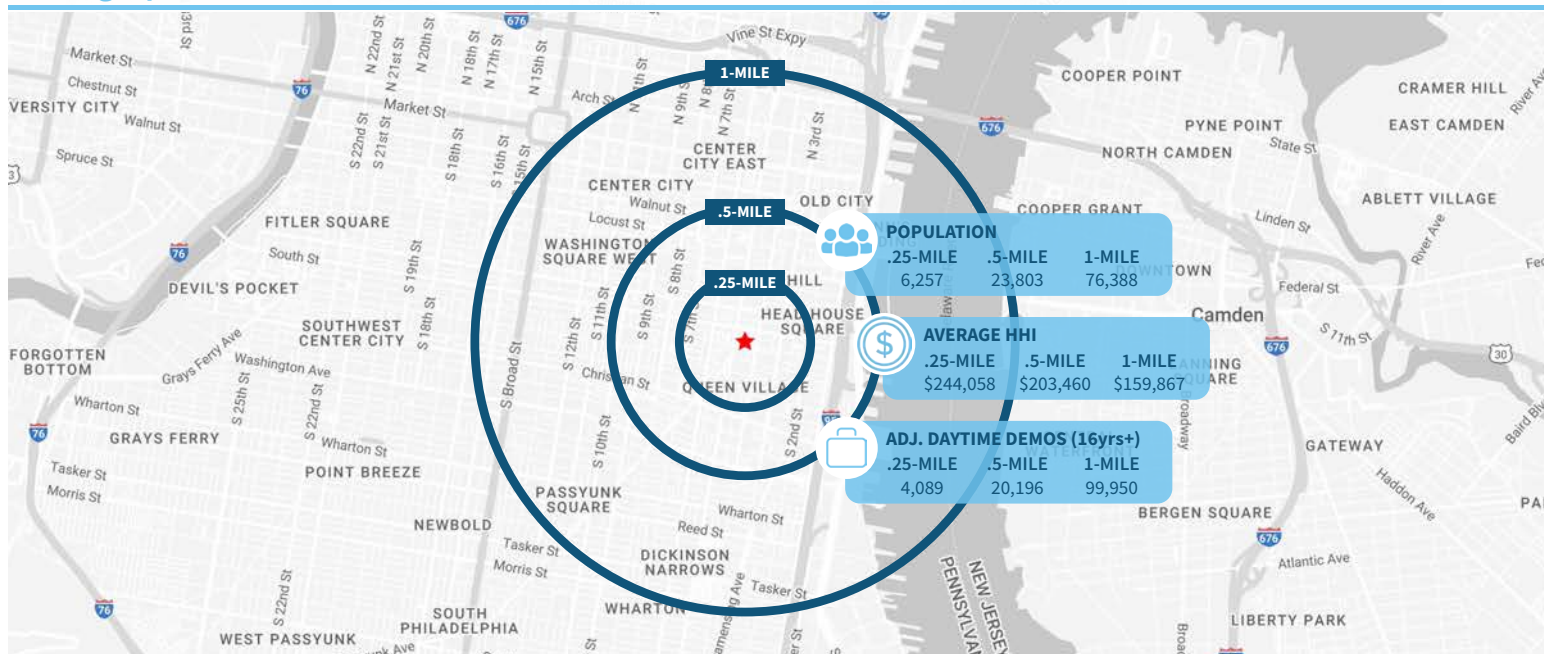
## 1,620 SF - 3,953 SF

419 Bainbridge St | Queen Village | Philadelphia, PA

EQUITY CRE



### Demographic Overview (0.25, 0.50, 1-mile radius)



The right space. The right move.

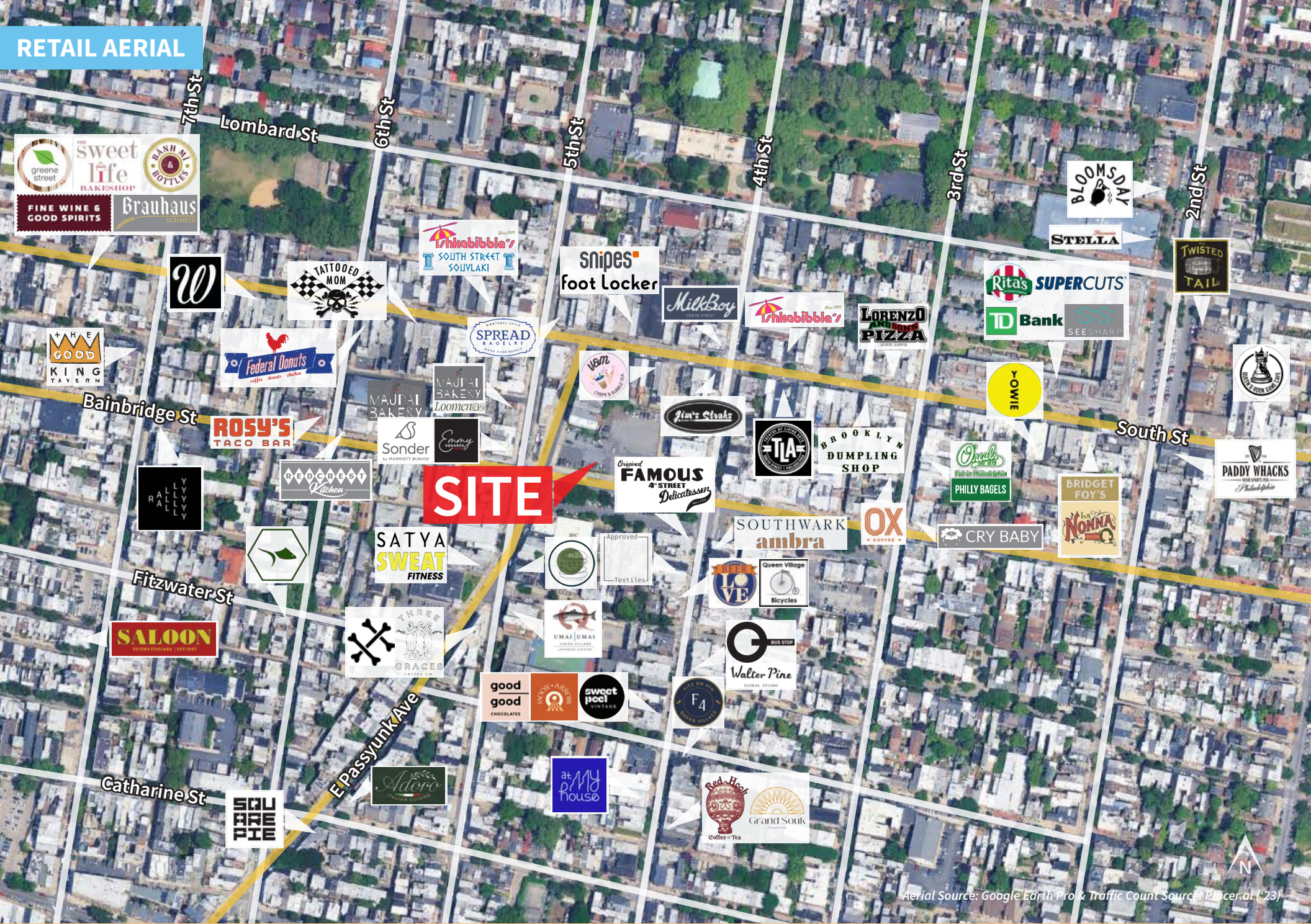


CMRE CAPITAL MARKETS  
REAL ESTATE NETWORK

Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE. Steve Jeffries, Conor Tunno & Will Ciccarelli are licensed salespersons in PA.

08/25

RETAIL AERIAL



Aerial Source: Google Earth Pro & Traffic Count Source: Placerat ('23)