

FOR LEASE: ±1,000 SF + ±700 SF BASEMENT

1251 Shackamaxon St, Philadelphia, PA 19122

EQUITY CRE

RENDERING



PROPERTY FEATURES & DETAILS

- Situated at the three-way intersection of Frankford Ave, Shackamaxon St, & E Thompson St
- Steps from La Colombe, Fishtown Tavern, Frankford Hall, Two Robbers, Bagels & Co. and more!
- Premium Corner Retail Space in booming Fishtown Neighborhood
- Property to Undergo Complete Renovation/Re-development
- Strong Corner Visibility with Prominent Signage Opportunity
- Dedicated outdoor patio included

OUTDOOR SEATING POTENTIAL



CONTACT

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DIRECT 484.531.2250

WILL CICCARELLI

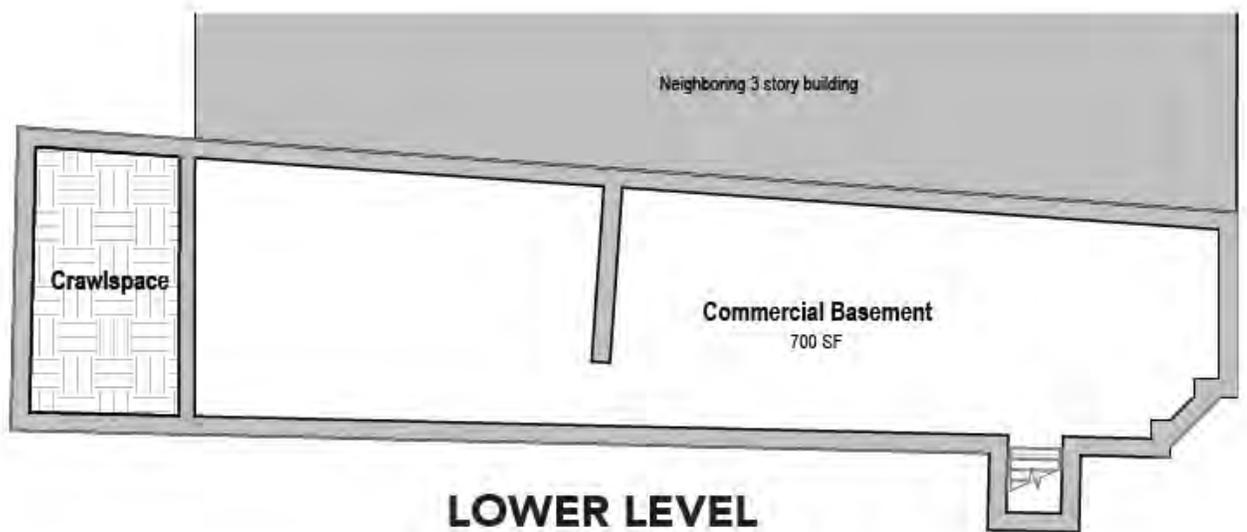
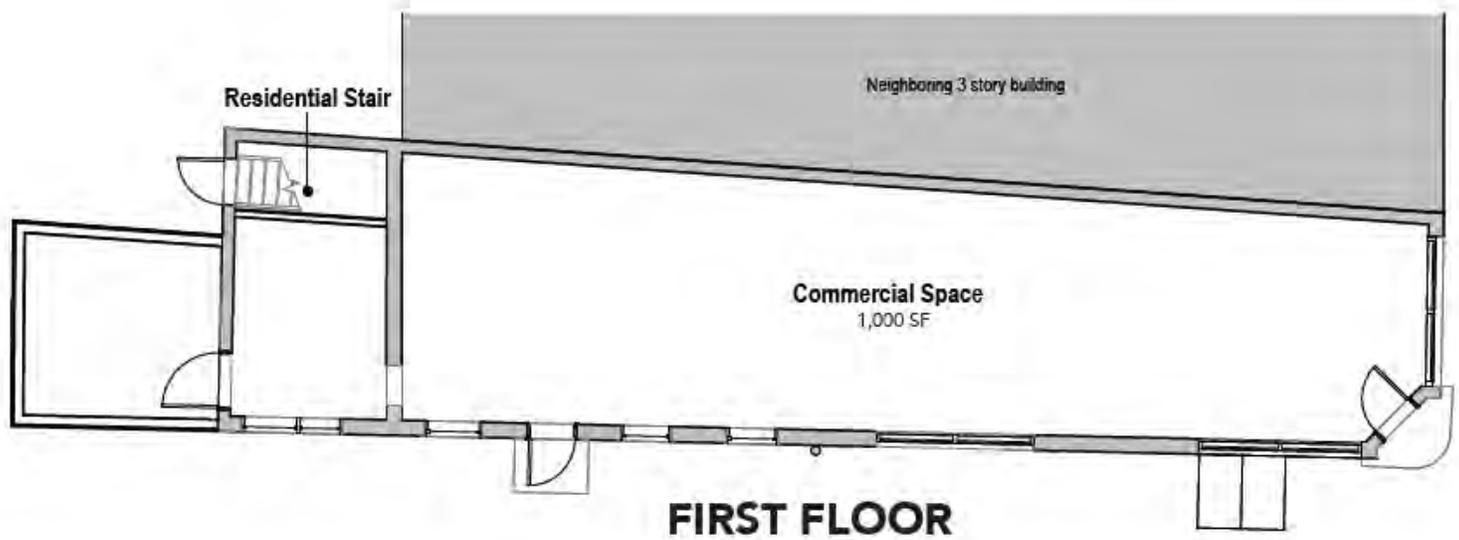
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SITE PLAN



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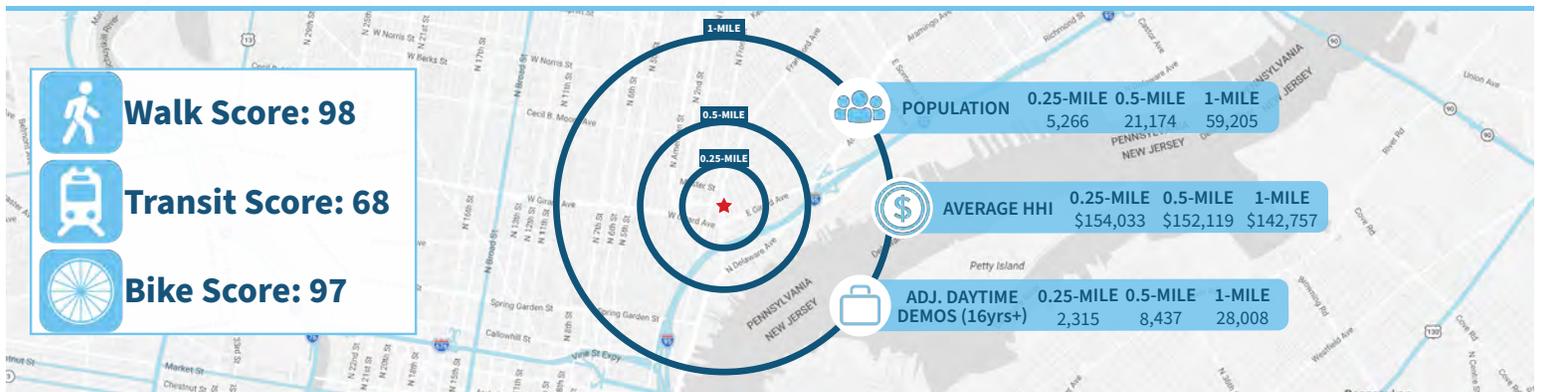
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SITE AERIAL



Demographic Overview (0.25, 0.5, 1-mile radius)

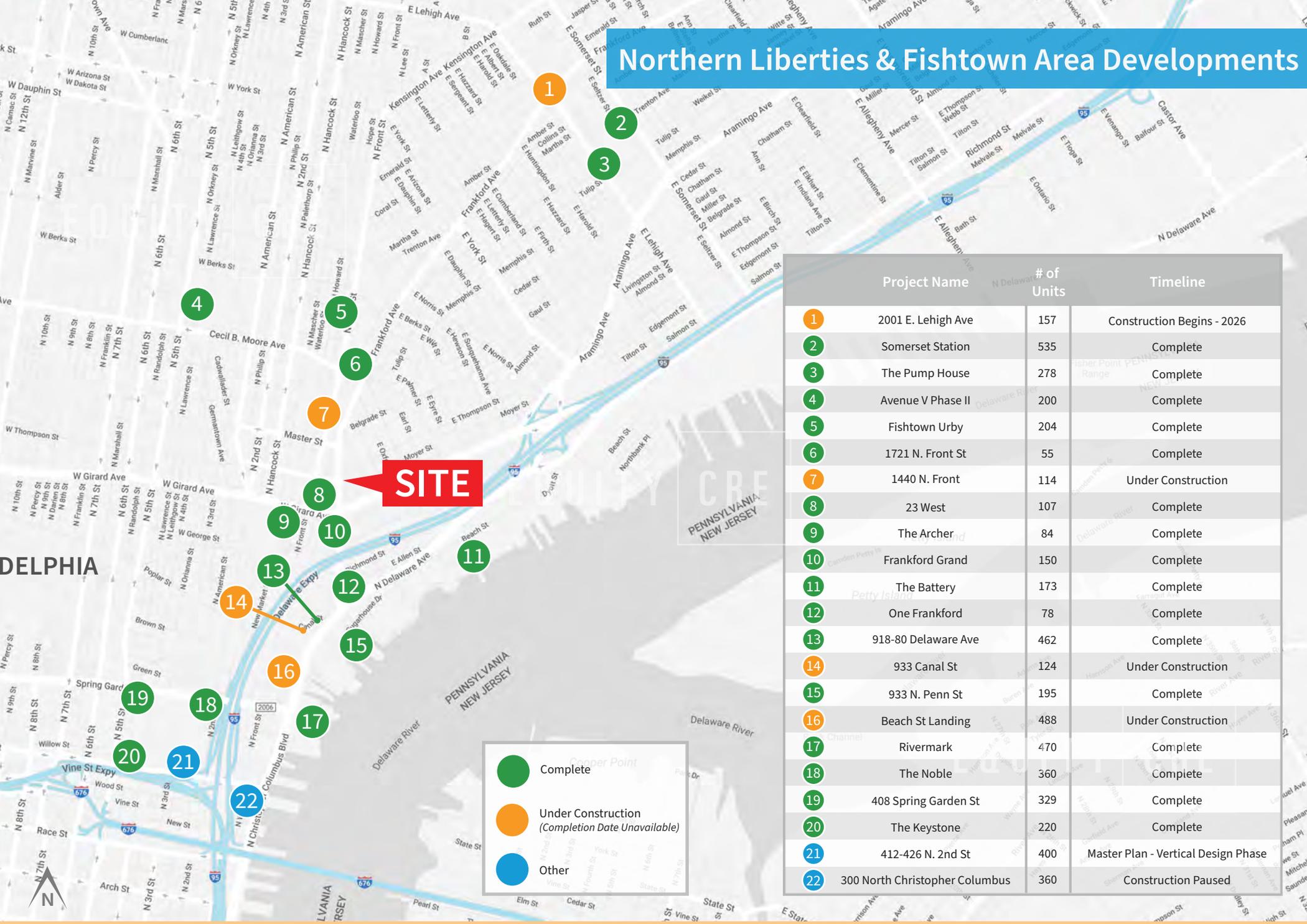


The right space. The right move.



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Northern Liberties & Fishtown Area Developments



| Project Name | # of Units | Timeline | |
|--------------|--------------------------------|----------|-------------------------------------|
| 1 | 2001 E. Lehigh Ave | 157 | Construction Begins - 2026 |
| 2 | Somerset Station | 535 | Complete |
| 3 | The Pump House | 278 | Complete |
| 4 | Avenue V Phase II | 200 | Complete |
| 5 | Fishtown Urby | 204 | Complete |
| 6 | 1721 N. Front St | 55 | Complete |
| 7 | 1440 N. Front | 114 | Under Construction |
| 8 | 23 West | 107 | Complete |
| 9 | The Archer | 84 | Complete |
| 10 | Frankford Grand | 150 | Complete |
| 11 | The Battery | 173 | Complete |
| 12 | One Frankford | 78 | Complete |
| 13 | 918-80 Delaware Ave | 462 | Complete |
| 14 | 933 Canal St | 124 | Under Construction |
| 15 | 933 N. Penn St | 195 | Complete |
| 16 | Beach St Landing | 488 | Under Construction |
| 17 | Rivermark | 470 | Complete |
| 18 | The Noble | 360 | Complete |
| 19 | 408 Spring Garden St | 329 | Complete |
| 20 | The Keystone | 220 | Complete |
| 21 | 412-426 N. 2nd St | 400 | Master Plan - Vertical Design Phase |
| 22 | 300 North Christopher Columbus | 360 | Construction Paused |

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FISHTOWN ATTRACTION & RETAIL MAP

Incredible co-tenancy throughout the neighborhood, where James Beard award-winning and other top restaurants rub elbows with favorite local bars, music studios, concert venues, entertainment centers, galleries, health & wellness spots, and other must-visit destinations; anchored by Frankford Avenue, the main retail corridor and the heart of Fishtown

