

FOR LEASE: ±10,015 SF OF RETAIL SPACE

210 W Girard Ave, Philadelphia, PA 19123

EQUITY CRE

RENDERING



PROPERTY FEATURES & DETAILS

- Multiple demising and leasing configurations available
- Existing on site parking lot
- Existing loading dock
- Ability to deliver space based on tenant needs



Walk Score: 97



Transit Score: 70



Bike Score: 91



LOCATION DETAILS

- Retail space at the convergence of Germantown, 2nd Street, and W Girard signaling strong visibility from multiple directions.
- Established retail corridor with daily consumer traffic.
- Excellent storefront exposure to both vehicular and pedestrian traffic.
- Short drive to I 95 and Center City Philadelphia, supporting regional draw.
- Strong daytime and evening activity driven by nearby housing and neighborhood retail.

CONTACT

STEVE JEFFRIES

sjeffries@equitycre.com

DIRECT 484.531.2250

WILL CICCARELLI

wcicarelli@equitycre.com

DIRECT 484.531.2209

FOR LEASE: ±10,015 SF OF RETAIL SPACE

210 W Girard Ave, Philadelphia, PA 19123

LEASING CONFIGURATIONS

Option 1: Three Tenant Layout

- Tenant Space A: 6,861 SF
- Tenant Space B: 1,556 SF
- Tenant Space C: 1,598 SF

Option 2: Three Tenant Layout with Addition

- Tenant Space A: 6,861 SF
- Tenant Space B: 1,556 SF
- Tenant Space C: 1,598 SF
- Proposed building addition: 1,506 SF

Option 3: Two Tenant Layout

- Tenant Space A: 4,374 SF
- Tenant Space B: 5,476 SF

Option 3A: Two Tenant Layout with Addition

- Tenant Space A: 4,374 SF
- Tenant Space B: 5,476 SF
- Proposed building addition: 1,506 SF

Option 1 Site Plan | Proposed Configuration



Option 2 Site Plan | Proposed Configuration



Option 3 Site Plan | Proposed Configuration

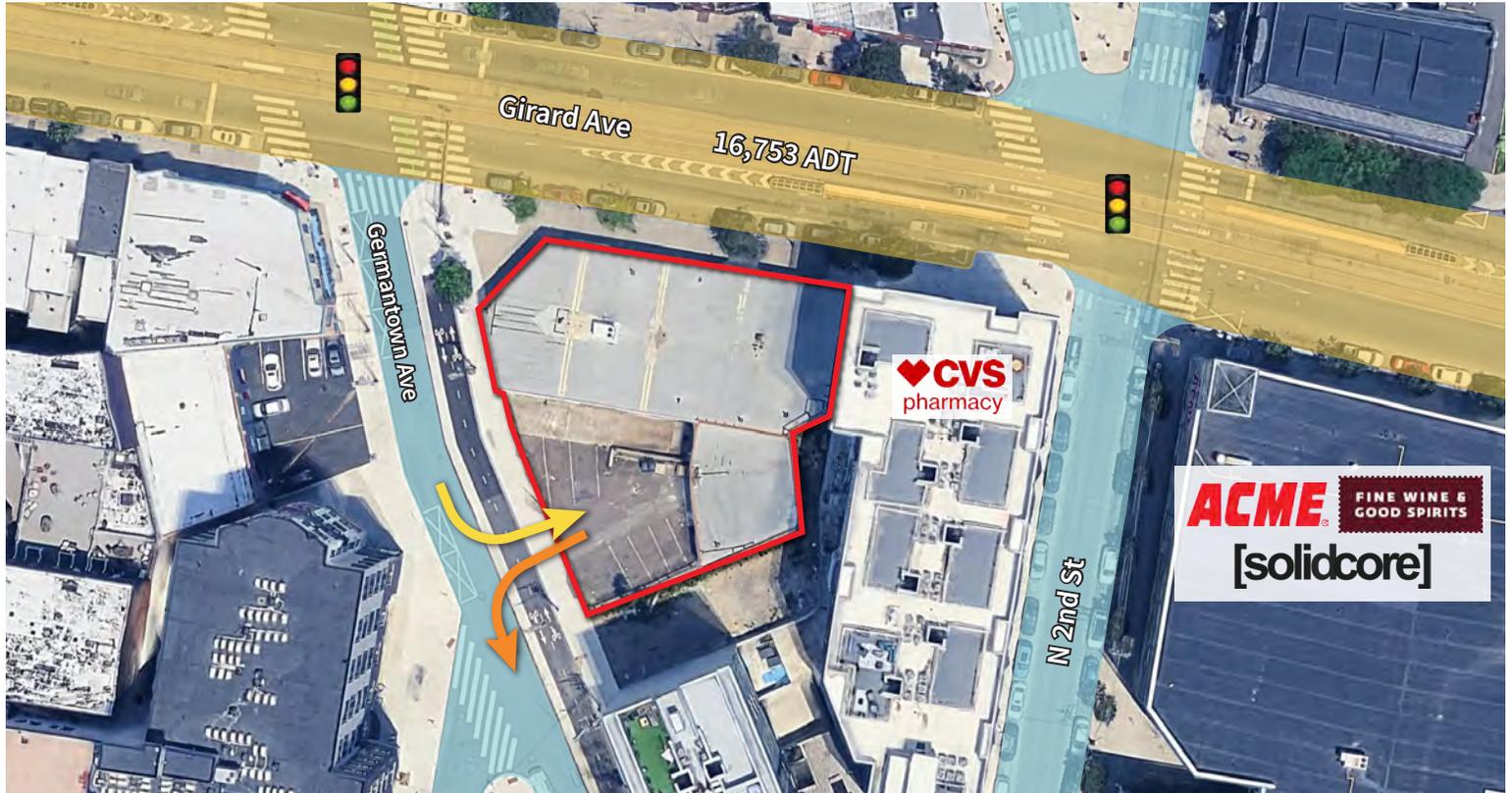


Option 3a Site Plan | Proposed Configuration



FOR LEASE: ±10,015 SF OF RETAIL SPACE

210 W Girard Ave, Philadelphia, PA 19123



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

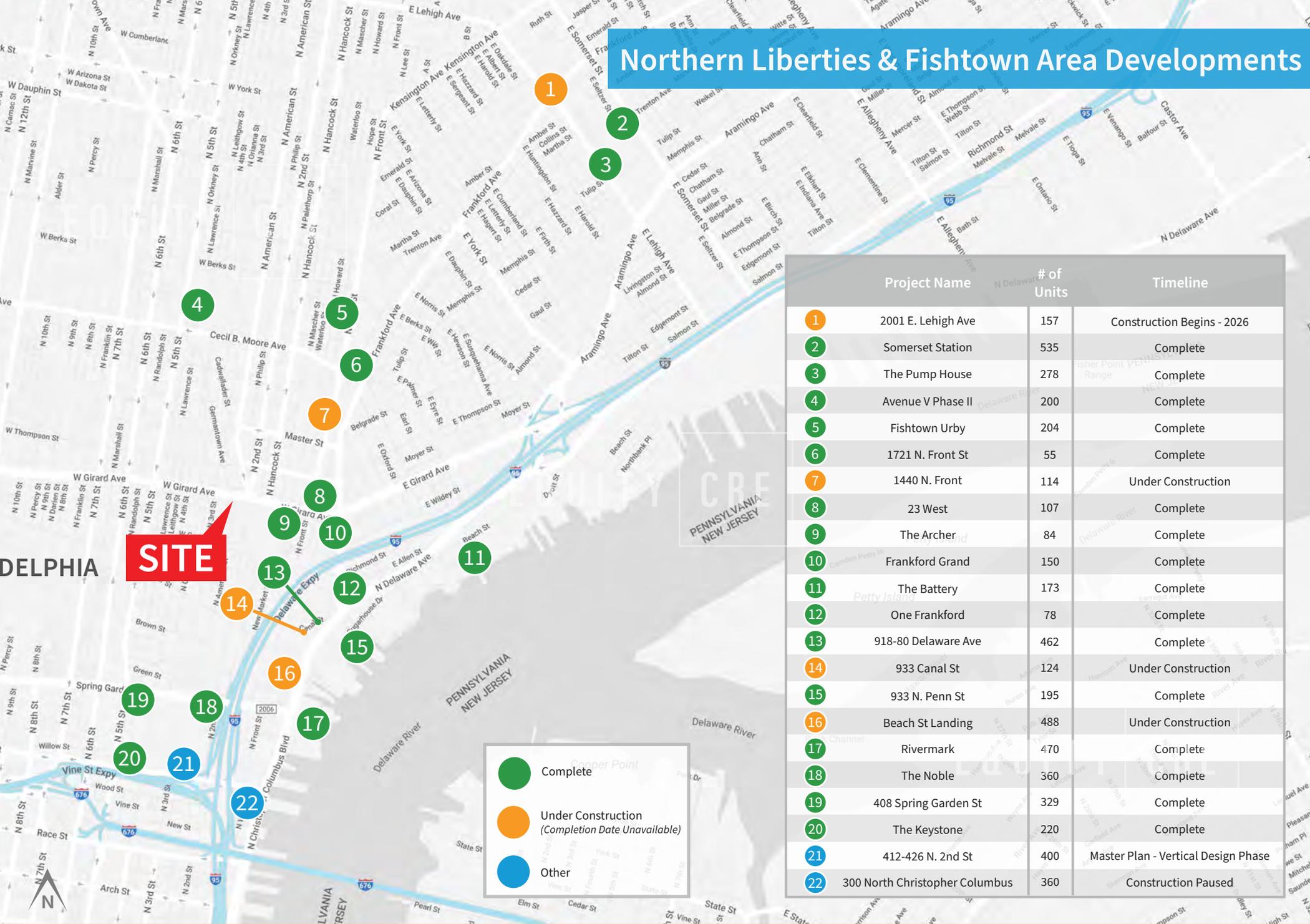


The right space. The right move.



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 & William Ciccarelli are licensed salespersons in PA.

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

FOR LEASE: ±10,015 SF OF RETAIL SPACE

210 W Girard Ave, Philadelphia, PA 19123

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

