FOR LEASE

210 W Girard Ave, Philadelphia, PA 19123

EQUITY CRE

PRIME SIGNALIZED CORNER RETAIL

Fishtown / Northern Liberties

Up to ±11,356 SF Available

Flexible Demising | Dedicated Parking | Loading Access



Ownership is under taking a comprehensive reposition of the asset and will deliver the space in fully upgraded, **brand-new** shell condition, including facade enhancements and modernized storefront systems

Rare opportunity to anchor a dominant corner at the gateway to Fishtown!

CONTACT

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ASSET & DELIVERY OVERVIEW

210 W GIRARD AVENUE

PHILADELPHIA, PA 19123



CONCEPTUAL RENDERING OF PLANNED EXTERIOR REPOSITIONING.

DELIVERY SPECIFICATIONS

- Delivered in upgraded shell condition
- Modernized storefront systems
- Flexible demising options
- Dedicated on-site parking
- Existing loading dock access

PROPERTY OVERVIEW

- Up to ±10,015 SF available
- Divisible to approximately ±1,500 SF
- Signalized corner exposure
- Strong frontage on Girard Avenue
- Directly adjacent to ACME Markets
- Proximate to CVS Pharmacy
- Convenient access to I-95

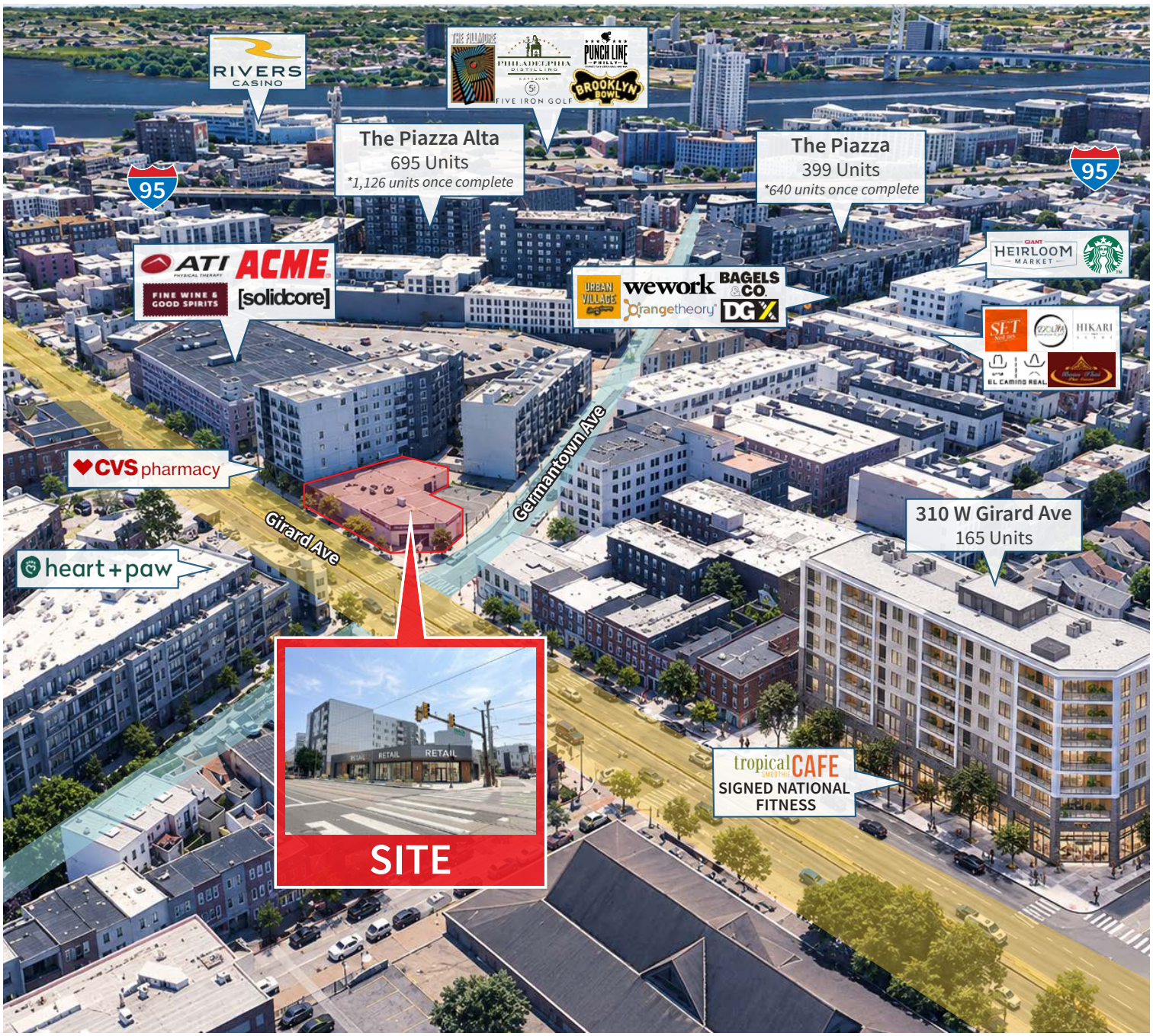
CONNECTIVITY

Walk Score: 97 **Transit Score: 70** **Bike Score: 91**

SITE AERIAL

210 W GIRARD AVENUE

PHILADELPHIA, PA 19123




SITE
RETAIL
RETAIL
RETAIL
Oxford St
Germantown Ave
N American St
Frankford Ave
Jefferson St
Master St
Thompson St
Girard Ave
Poplar St
N Front St
95
movement
CLIMBING · YOGA · FITNESS
LMNO
Kalaya
FOUR HUMOURS
STATESIDE
URBANCRAFT
VODKA
INTL
GRYPHON
COFFEE CO.
Goldie
VanLeeuwen
Suraya
MARKET, RESTAURANT & GARDEN
REANIMATOR
COFFEE ROASTERS
LIBERTY KITCHEN
NEXT OF KIN
CF
WM MULHERIN'S SONS
SHAKE SHACK
sweetgreen
jeni's
La COLOMBE
COFFEE ROASTERS
heart+paw
Laser Wolf
NOURISH
Middle Child
FRANKFORD HALL
JOE'S
R&D
CVS pharmacy
SIGNED NATIONAL
QSR & FITNESS
ATI
ACME
FINE WINE & GOOD SPIRITS
[solidcore]
insomnia cookies
WECKERLY'S
Wonder
SET
HIKARI
EL CAMINO REAL
GIANT
HEIRLOOM
MARKET
URBAN VILLAGE
wework
BAGELS & CO.
orangetheory
DGX
MILK JAWN
DOS SEGUNDOS
CANTINA
STANDARD TAP
THE FILLMORE
PHILADELPHIA
DISTILLING
FIVE IRON GOLF
PUNCH LINE
PHILLY
BROOKLYN BOWL
RIVERS
CASINO

LEASING CONFIGURATIONS

210 W GIRARD AVENUE

PHILADELPHIA, PA 19123

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

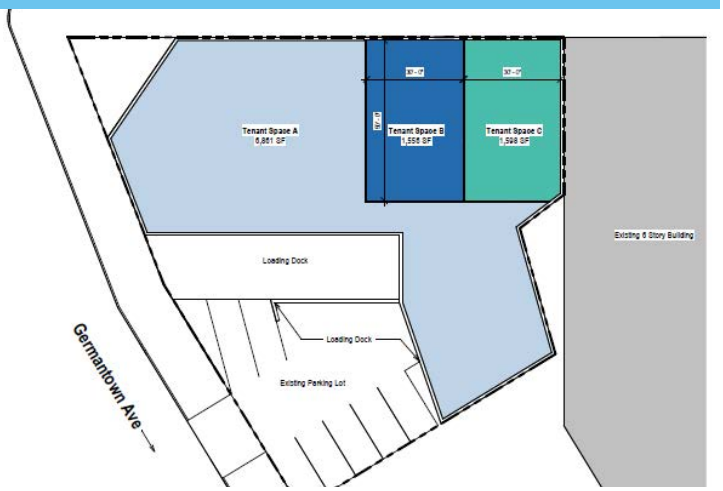
Option 3:
Two Tenant Layout with or without Addition

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

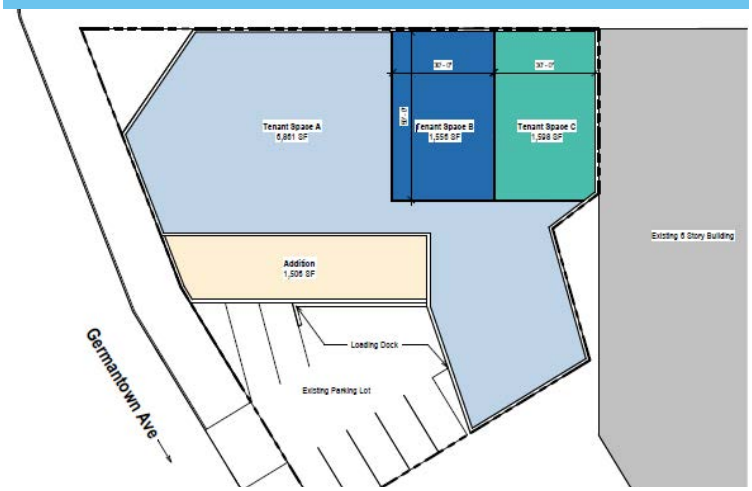
Option 4:
Single Tenant Layout with or without Addition

- Tenant Space A: 11,356 SF

Option 1 Site Plan | Proposed Configuration



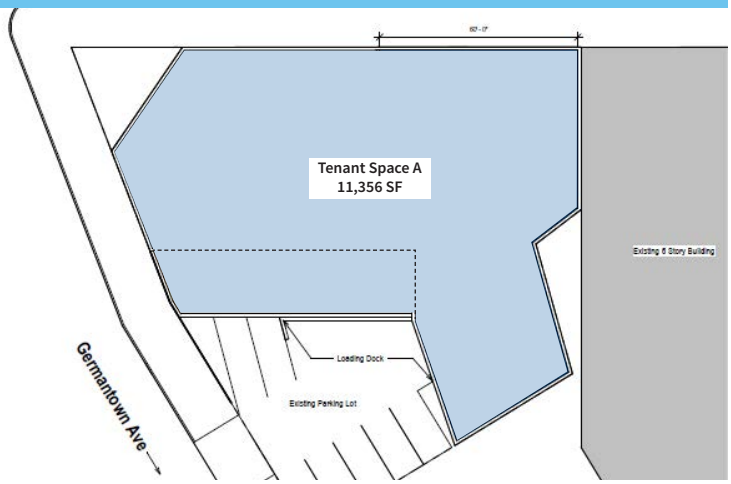
Option 2 Site Plan | Proposed Configuration



Option 3 Site Plan | Proposed Configuration



Option 4 Site Plan | Proposed Configuration



The right space. The right move.

RETAIL BROKERS NETWORK | ICSC | CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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03/26 Steve Jeffries & Nick Quinn are licensed salespersons in PA.

TRADE AREA OVERVIEW

210 W GIRARD AVENUE

PHILADELPHIA, PA 19123



POPULATION

0.25-MILE	0.50-MILE	1-MILE
7,978	22,374	67,713

AVERAGE HHI

0.25-MILE	0.50-MILE	1-MILE
$151,631	$153,474	$131,708

ADJ. DAYTIME DEMOS (16yrs+)

0.25-MILE	0.50-MILE	1-MILE
3,720	10,077	37,977