

FOR LEASE

1801 N American St, Philadelphia, PA 19122

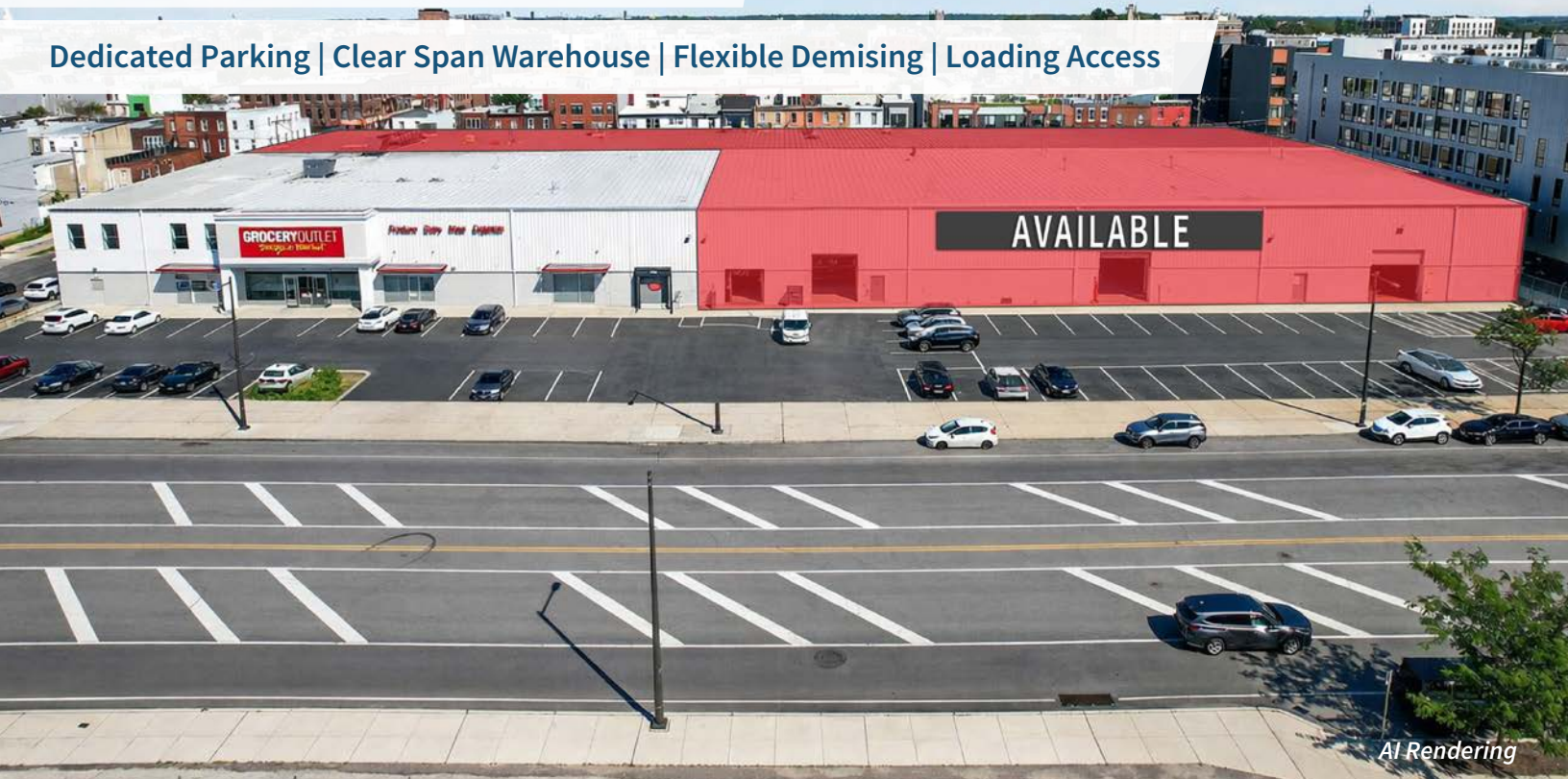
EQUITY CRE

PREMIER LARGE-FORMAT RETAIL/FLEX OPPORTUNITY

Fishtown / Olde Kensington

10,000-60,000 SF Available

Dedicated Parking | Clear Span Warehouse | Flexible Demising | Loading Access



PROPERTY OVERVIEW

- Rare large-format urban retail opportunity adjacent to Fishtown
- Anchored by Grocery Outlet
- Up to 60,000 SF available and divisible
- Existing clear span warehouse ideal for retail conversion
- Exceptional clear ceiling heights of 18'-20'
- Open floor plates allow flexible merchandising layouts
- Dedicated on-site parking in a dense urban corridor
- Strong visibility along N. American Street
- Excellent access to Fishtown, Northern Liberties, and Center City, Philadelphia
- Surrounded by rapidly growing residential population and new multi family development
- Ideal for fitness, furniture, showroom, entertainment, discount retail, and experiential concepts

CONTACT

STEVE JEFFRIES

sjeffries@equitycre.com

DIRECT 484.531.2250

NATHAN RHODES

nrhodes@equitycre.com

DIRECT 484.531.2076

NICK QUINN

nquinn@equitycre.com

DIRECT 484.344.1511

531 W Germantown Pk, Ste 103, Plymouth Meeting, PA
1425 Walnut St, Floor 3, Philadelphia, PA
Office: 610.645.7700
www.equitycre.com

AREA DEVELOPMENTS

1801 N AMERICAN STREET

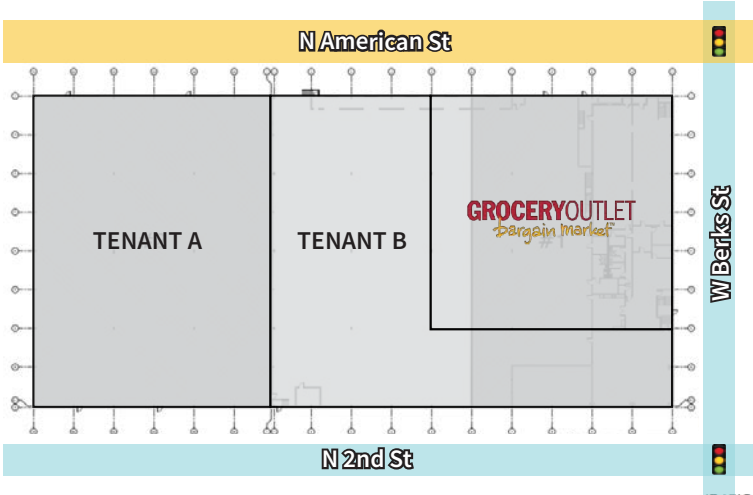
PHILADELPHIA, PA 19122



1801 N AMERICAN STREET

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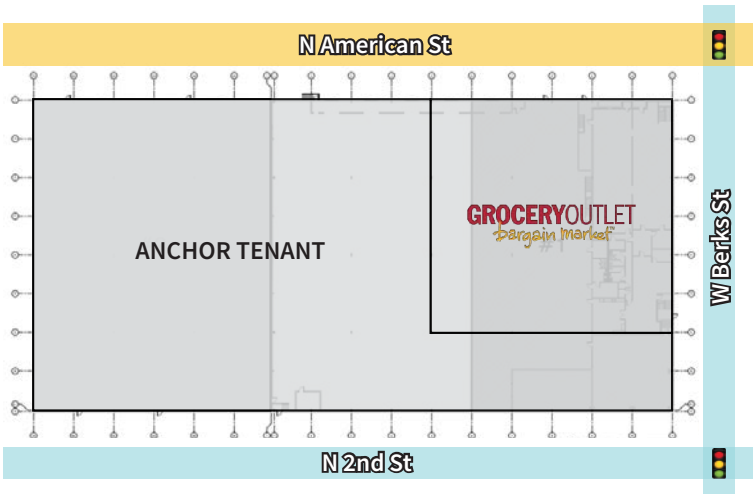
Option A Site Plan | Two Tenant Layout



Two Tenant Layout

- Tenant Space A: 30,000 SF
- Tenant Space B: 30,000 SF

Option B Site Plan | Single Tenant Layout



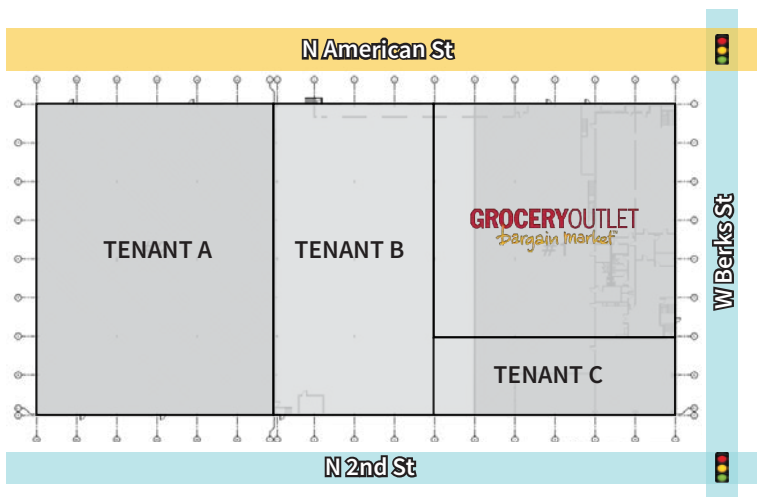
Single Tenant Layout

- Anchor Tenant: 60,000 SF

1801 N AMERICAN STREET

PHILADELPHIA, PA 19122

Option C Site Plan | Three Tenant Layout



Three Tenant Layout

- Tenant Space A: 30,000 SF
- Tenant Space B: 20,000 SF
- Tenant Space C: 10,000 SF

The right space. The right move.



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06/26

SITE AERIAL

Center City Philadelphia
2.25 miles southwest

ACME [solidcore]

FINE WINE & GOOD SPIRITS

ATI
PHYSICAL THERAPY

heart + paw

CUBESMART
self storage

CVS
pharmacy

The UPS Store

WISSAHICKON
BREWING CO.

THE LEARNING
EXPERIENCE
Academy of Early Education

movement
CLIMBING · YOGA · FITNESS

PHILABUNDANCE

STATESIDE
URBANCRAFT
— VODKA —

the LUXE

96 Units

The AMERICANA

110 Units

American St

4,486 ADT

SITE

GROCERY
OUTLET
bargain market

1,328 ADT

W Berks St



SEPTA

Stop #3

Mixed-Use Development Under Construction
284 Units-40,500 SF Retail

AREA DEVELOPMENTS

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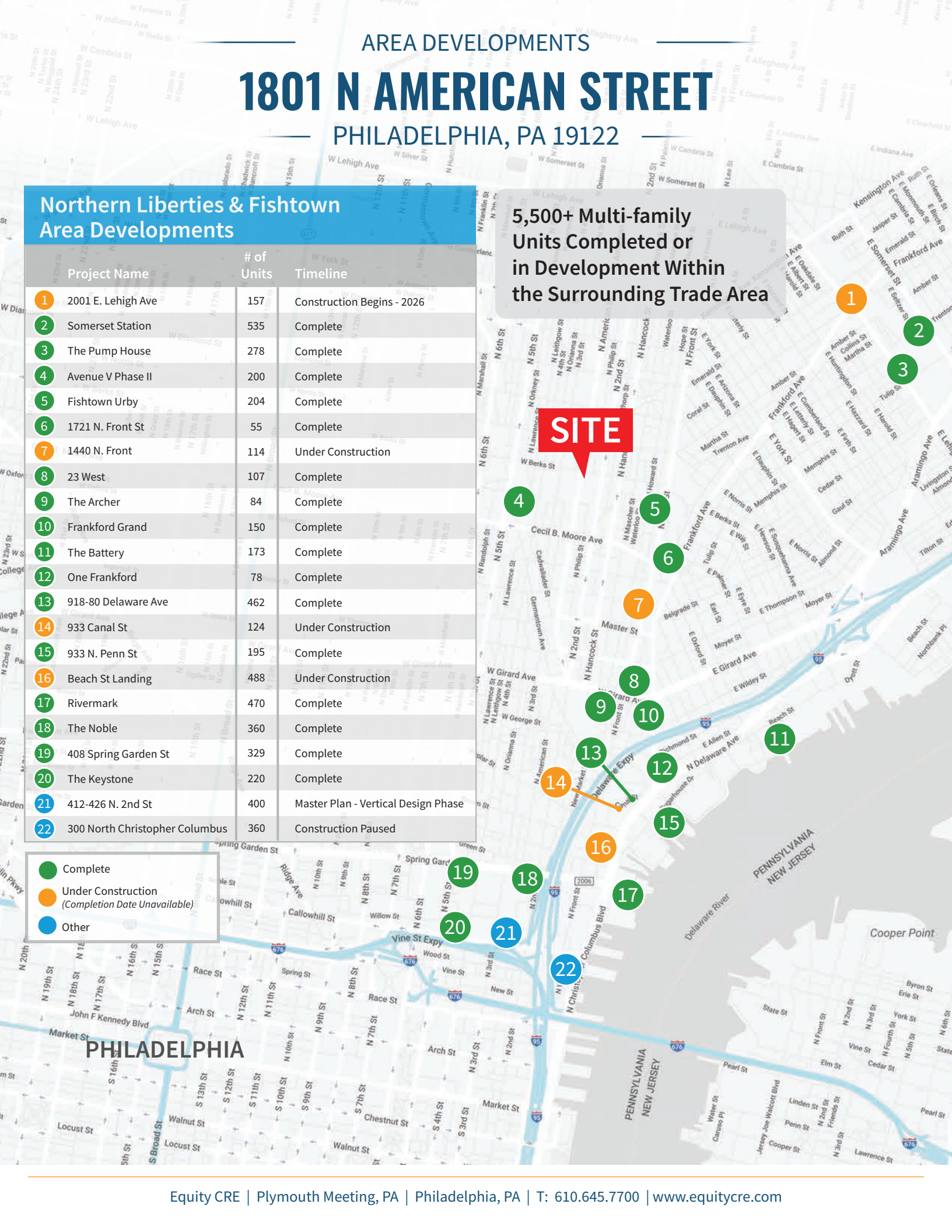
Northern Liberties & Fishtown Area Developments

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

- Complete
- Under Construction (Completion Date Unavailable)
- Other

5,500+ Multi-family Units Completed or in Development Within the Surrounding Trade Area

SITE

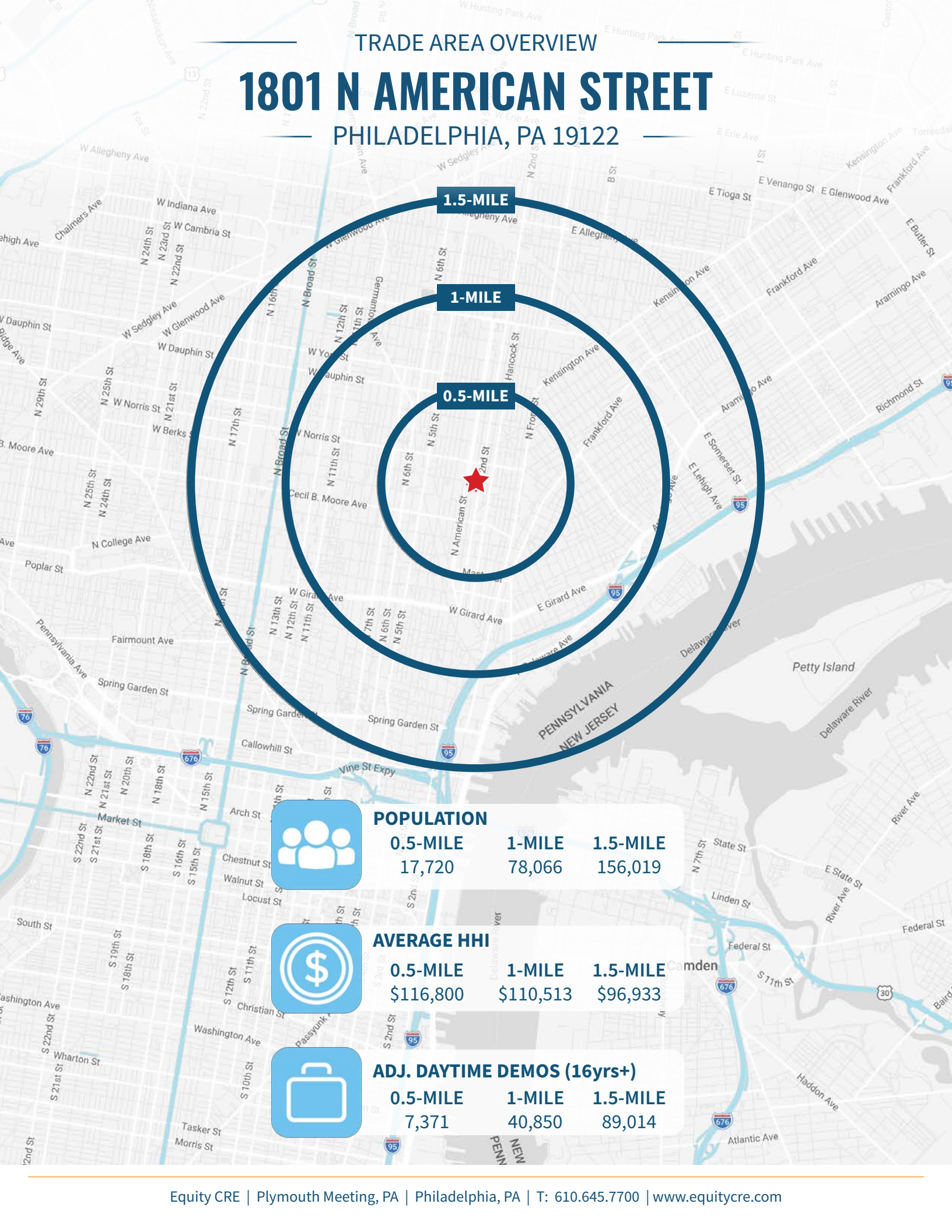


PHILADELPHIA

TRADE AREA OVERVIEW

1801 N AMERICAN STREET

PHILADELPHIA, PA 19122



1.5-MILE

1-MILE

0.5-MILE



POPULATION

0.5-MILE	1-MILE	1.5-MILE
17,720	78,066	156,019



AVERAGE HHI

0.5-MILE	1-MILE	1.5-MILE
\$116,800	\$110,513	\$96,933



ADJ. DAYTIME DEMOS (16yrs+)

0.5-MILE	1-MILE	1.5-MILE
7,371	40,850	89,014