

FOR LEASE

1801 N American St, Philadelphia, PA 19122

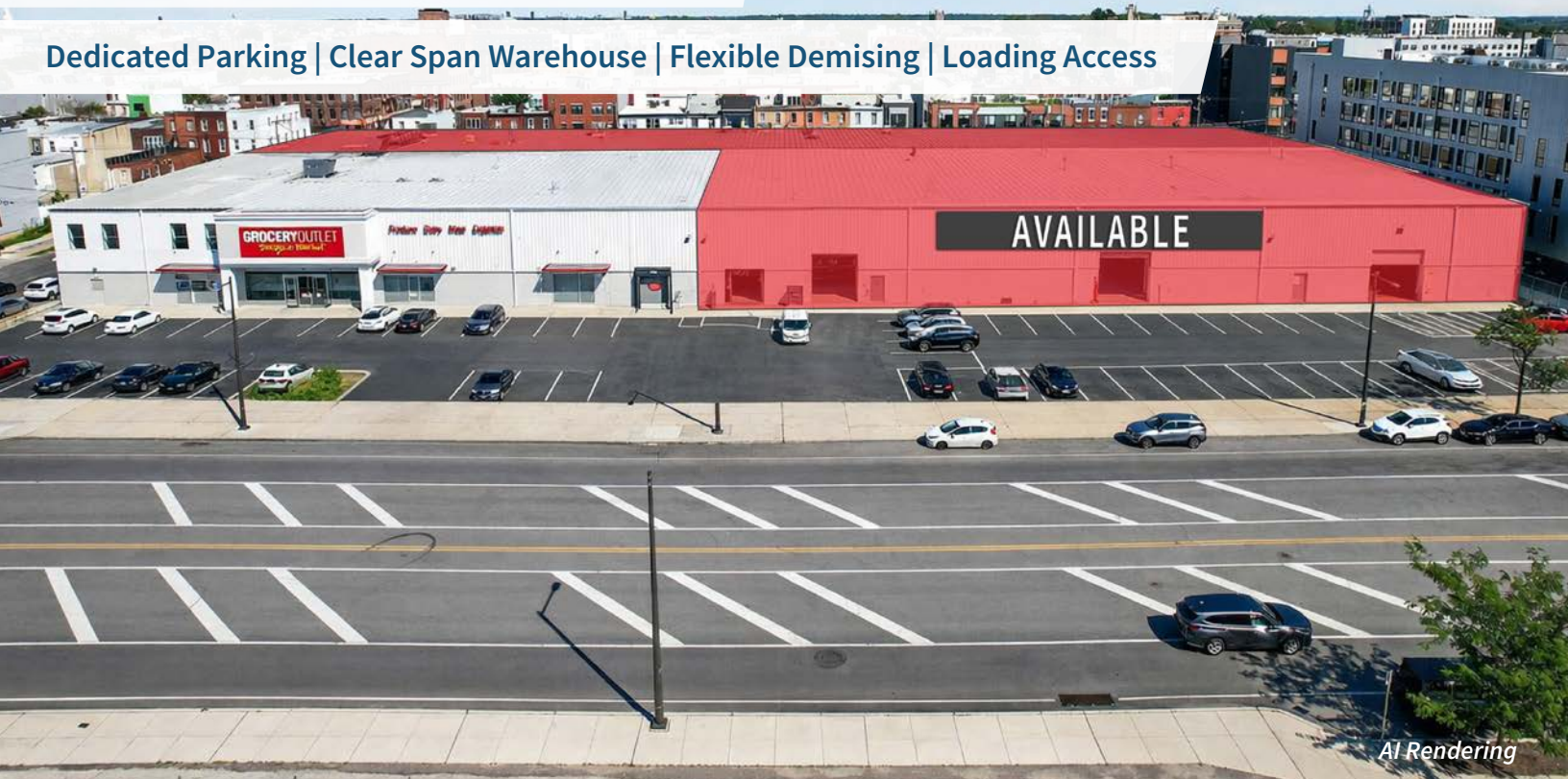
EQUITY CRE

PREMIER LARGE-FORMAT RETAIL/FLEX OPPORTUNITY

Fishtown / Olde Kensington

10,000-60,000 SF Available

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



AI Rendering

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 up to 28'
- 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

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AREA DEVELOPMENTS

1801 N AMERICAN STREET

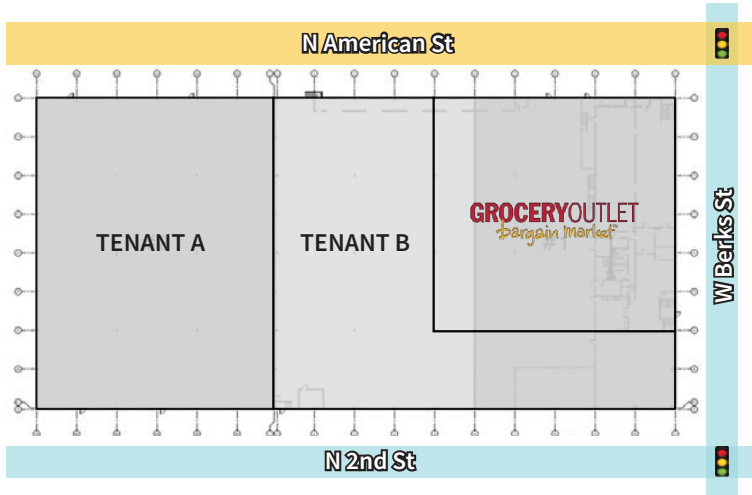
PHILADELPHIA, PA 19122



1801 N AMERICAN STREET

PHILADELPHIA, PA 19122

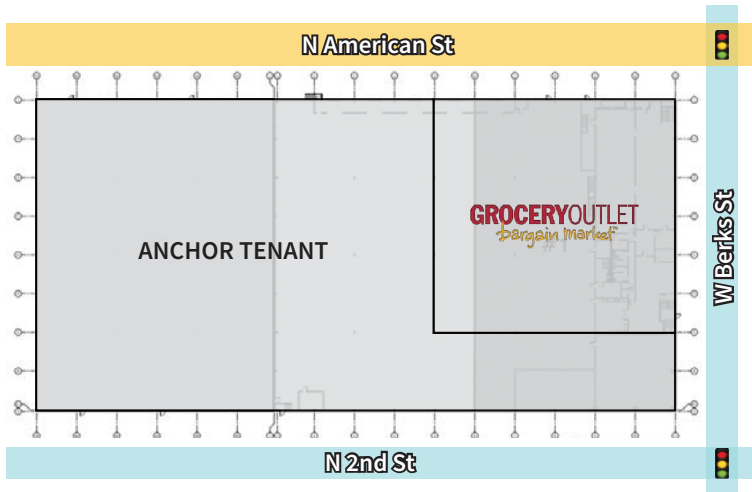
Option A Site Plan | Two Tenant Layout



Two Tenant Layout

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

Option B Site Plan | Single Tenant Layout



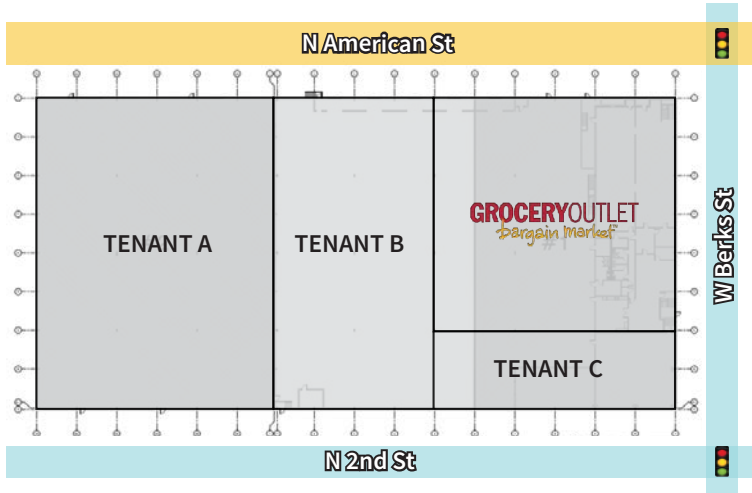
Single Tenant Layout

- 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.



CMRE CAPITAL MARKETS
REAL ESTATE NETWORK

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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

WISSAHICKON
BREWING CO.

THE LEARNING
EXPERIENCE
Academy of Early Education

movement
CLIMBING • YOGA • FITNESS

PHILABUNDANCE

CVS
pharmacy

The UPS Store

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

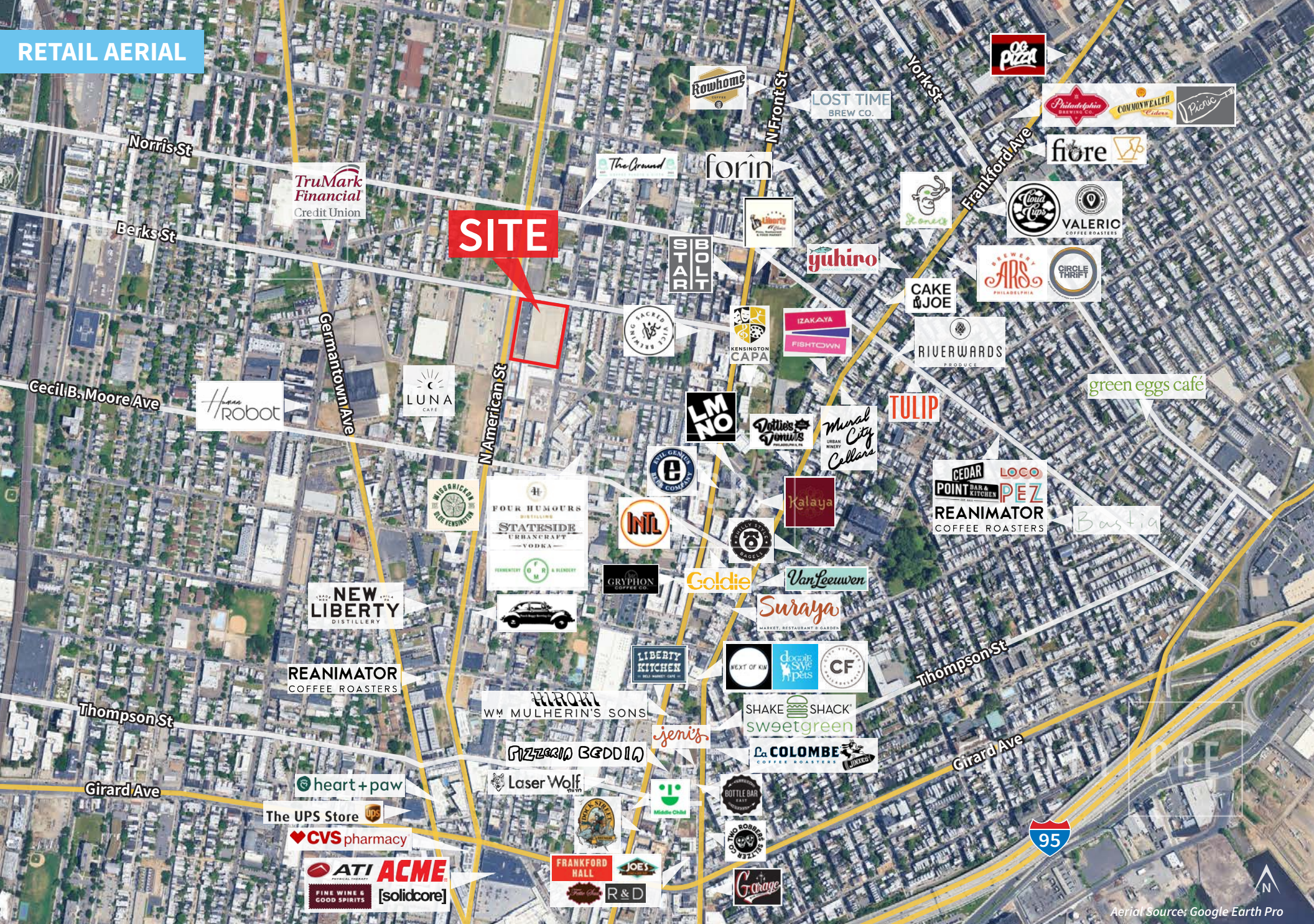


SEPTA

Stop #3

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

RETAIL AERIAL



AREA DEVELOPMENTS

1801 N AMERICAN STREET

PHILADELPHIA, PA 19122

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

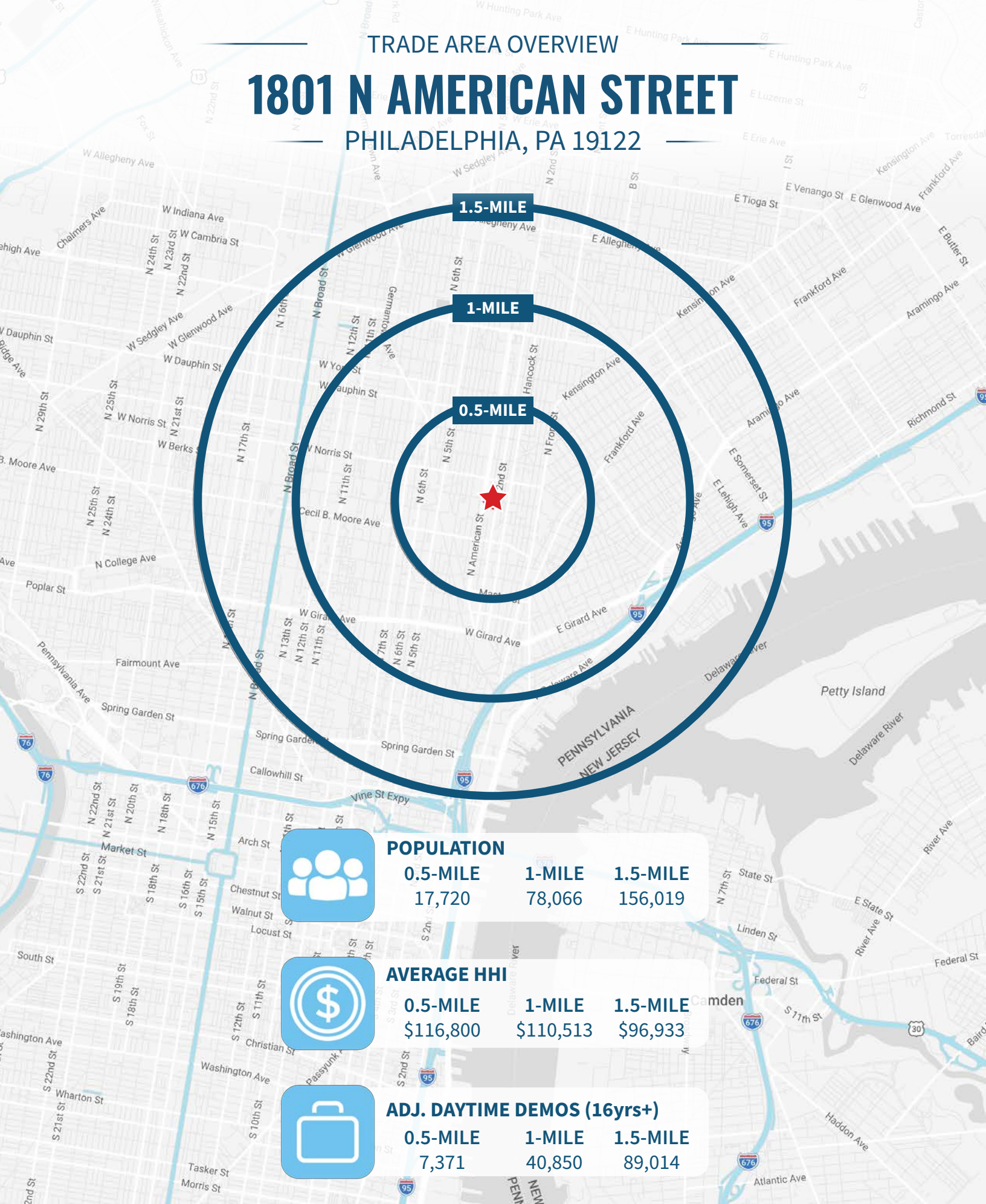
SITE

PHILADELPHIA

TRADE AREA OVERVIEW

1801 N AMERICAN STREET

PHILADELPHIA, PA 19122



1.5-MILE

1-MILE

0.5-MILE



POPULATION

0.5-MILE

17,720

1-MILE

78,066

1.5-MILE

156,019



AVERAGE HHI

0.5-MILE

\$116,800

1-MILE

\$110,513

1.5-MILE

\$96,933



ADJ. DAYTIME DEMOS (16yrs+)

0.5-MILE

7,371

1-MILE

40,850

1.5-MILE

89,014