

MSC

# N. FRONT STREET

FISHTOWN / EAST KENSINGTON  
PHILADELPHIA, PA

3,000 SF RETAIL/RESTAURANT  
SPACE WITH 124' OF  
FRONTAGE FOR LEASE





# 2043 N. FRONT STREET

JOIN NEIGHBORING TENANTS



forin  
american grammar

## PROPERTY DETAILS

- ▶ *New construction retail with notable food/beverage co-tenancy*
- ▶ *High ceilings, ~124' of frontage, and ~1,000 SF of basement to maximize size and function*
- ▶ *Located at the intersection of booming Fishtown and East Kensington neighborhoods with growing residential population and retail amenities*
- ▶ *Warm vanilla box delivery*

## DEMOGRAPHICS

EST. POPULATION

1 mi **66,399**

EST. MEDIAN AGE

1 mi **32.4**

EST. MEDIAN HH INCOME

1 mi **\$97,111**

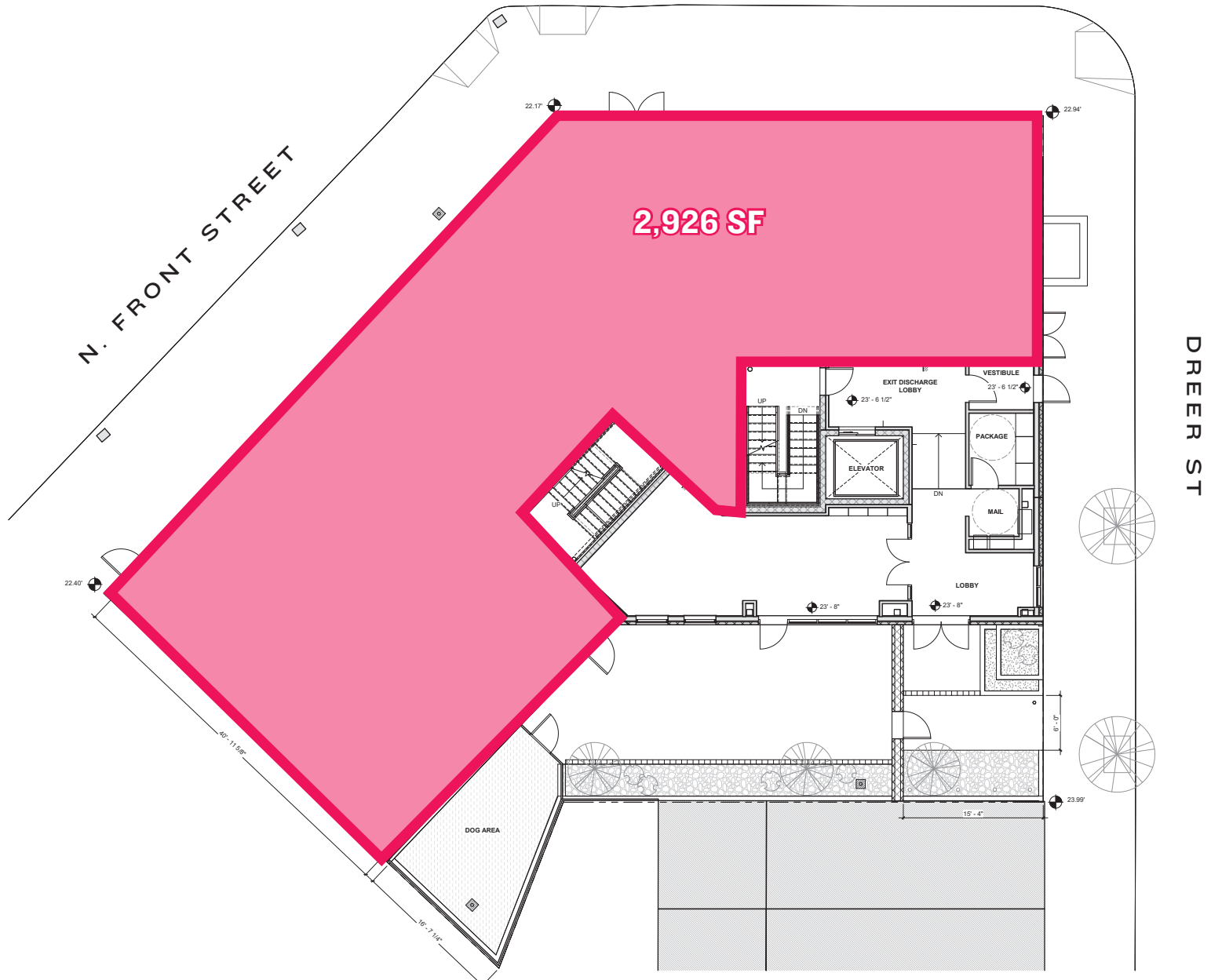
EST. EMPLOYEES

1 mi **118,958**

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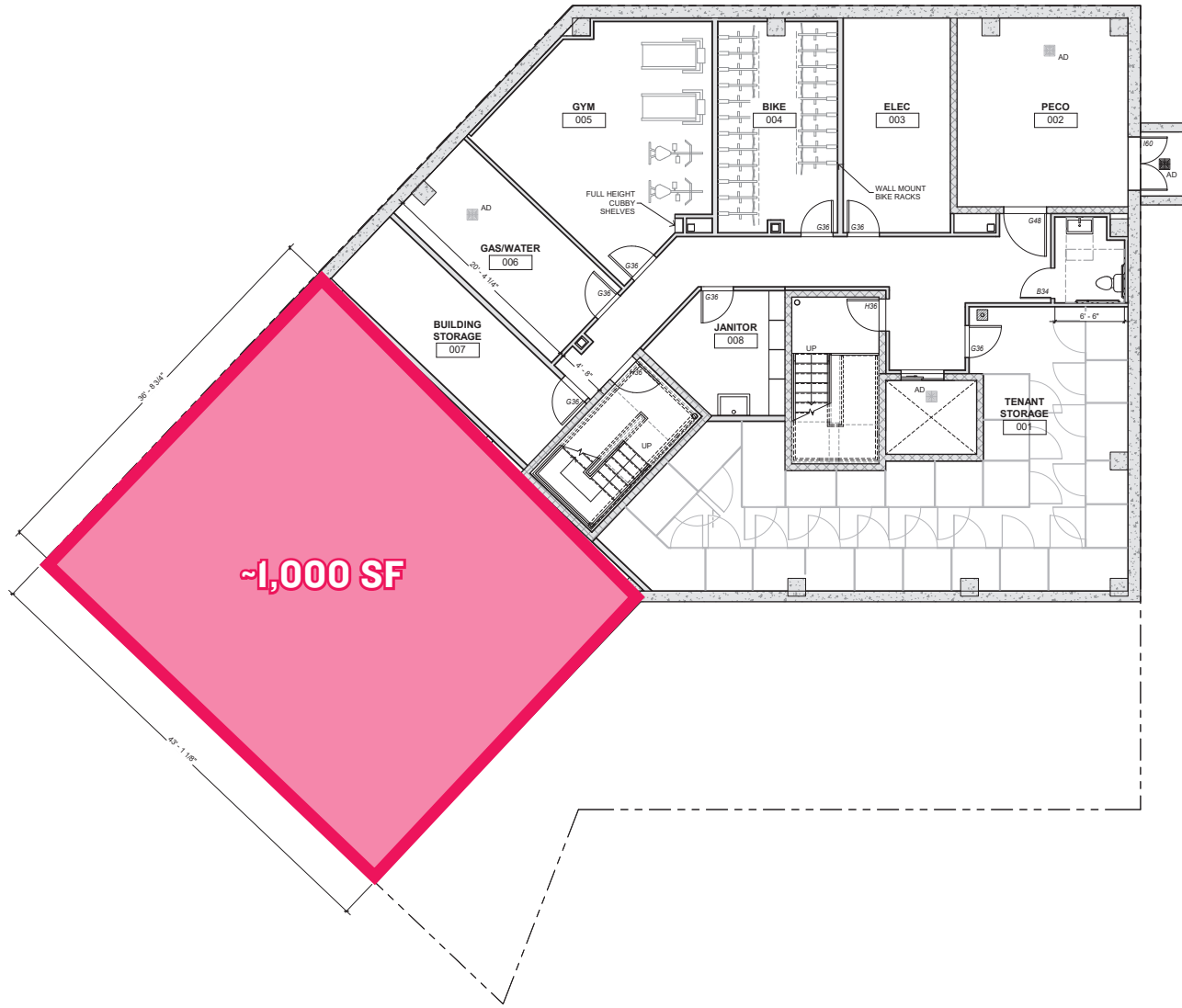
**MSC**

# GROUND FLOOR PLAN



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# BASEMENT FLOOR PLAN



# NEIGHBORING BUSINESSES



# PHILLY'S HOTTEST NEW NEIGHBORHOOD



REAL ESTATE > COMMERCIAL



### Philadelphia's hottest new neighborhood? Underneath the elevated train tracks in Fishtown and Kensington

Hundreds of apartments are being built along the monumental Market Frankford elevated rail line in the Fishtown and Kensington neighborhoods, even as ridership has stagnated.



Rafi Licht (left) and his business partner, Jonathan Auerbach, at the building they are developing that used to be Mighty Mick's gym from the "Rocky" movies, at 2145 N. Front St.

Jessica Griffin / Staff Photographer

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# AERIAL



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ONE WAY

