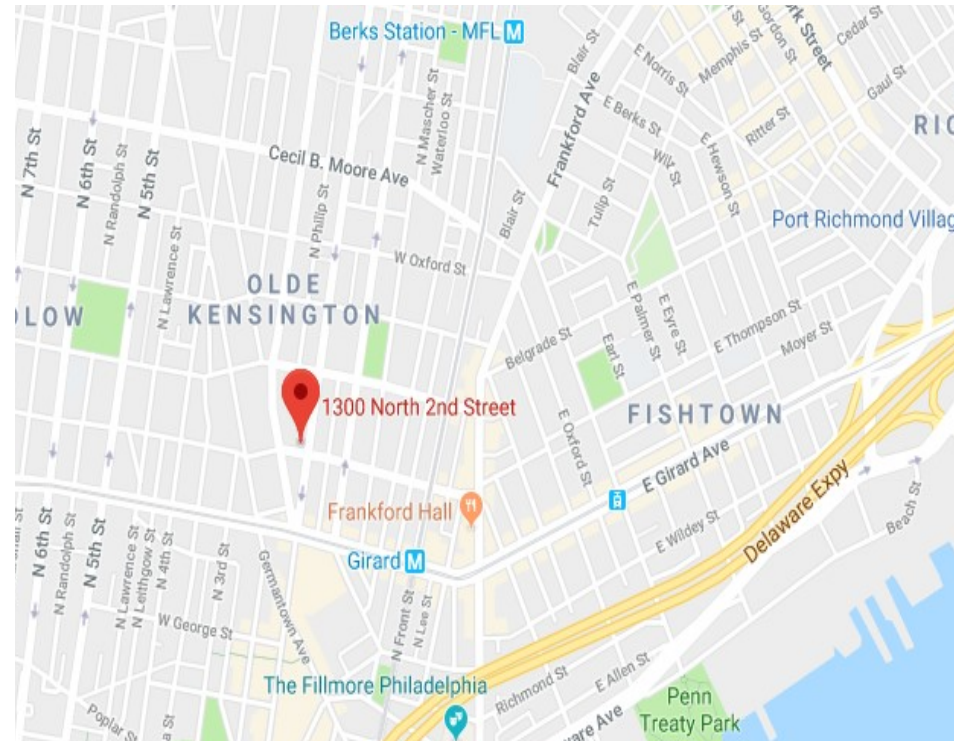


RETAIL SPACE - DWELL AT 2ND STREET
NEW APARTMENT DEVELOPEMENT
1300-1354 N Second Street
Olde Kensington/Fishtown - Philadelphia





PROPERTY DETAILS

- New Ground Up Development
- Close Proximity to Girard Avenue, Frankford Avenue and The Piazza - Northern Liberties
- Near Frankford Hall, El Bar, Johnny Brenda's, La Colombe Coffee Roasters, New Liberty Distillery, ACME, and Fine Wine and Good Spirits
- Easy Walk to Market Frankford (MFL or EL) Subway Elevated-Line
- Bus Transportation and Interstate—95 Nearby

JOIN THESE AREA TENANTS



ABOUT THE RETAIL SPACE

- Olde Kensington/Fishtown Section of Philadelphia
- CMX-3 Zoning
- Delivery in 2019
- Total Available Retail Space Measures 6,098 SF
- Building 1: 2,202 SF (2nd & Thompson Streets)
- Building 1: 2,288 SF (Thompson & American Streets)
- Building 3: 1,608 SF (Thompson & American Streets)
- Total 320 Apartment Units/ 4 Stories
- Ample Street Parking Available
- Walk Score 96; Transit Score 76; Bike Score 73

ABOUT OLDE KENSINGTON/FISHTOWN AREA

A neighborhood favored by artists and creative-types, **Olde Kensington/Fishtown** serves as an eclectic area of Philadelphia with many of its original industrial features. Find warehouses converted into lofts, artist studios, chic hair salons, and shops. The neighborhood is located in northeast Philadelphia and bounded by American Street to the West, Delaware River to the East, Girard Avenue to the South, and Lehigh Avenue to the North. Originally part of Kensington and formed in the early 1700s by merchant Anthony Palmer, Fishtown distinguished itself culturally as a hub for commercial fishing. During the 19th century, the neighborhood's top priority was manufacturing, which attracted a working-class community of German, Polish and Irish immigrants. Manufacturing remained king until the middle of the 20th century, when industry began to decline. It was not until the late 20th and early 21st centuries that Olde Kensington/Fishtown began to see a revival with the influx of artists and other professionals and the opening of many new dining, entertainment and arts establishments. Residents whose families have been in Olde Kensington/Fishtown for generations co-mingle with artist transplants, leading to a diverse and unique population.



MILEAGE FROM THE FOLLOWING

I-676 (Vine Street Expressway)	1.8 Mi	9 Min.
Philadelphia Museum of Art	3.1 Mi	14 Min.
Pennsylvania Convention Center	2.1 Mi	10 Min.
City Hall / Dilworth Plaza	2.6 Mi	12 Min.

CENTER CITY DEMOGRAPHICS



Est. Population
187,864



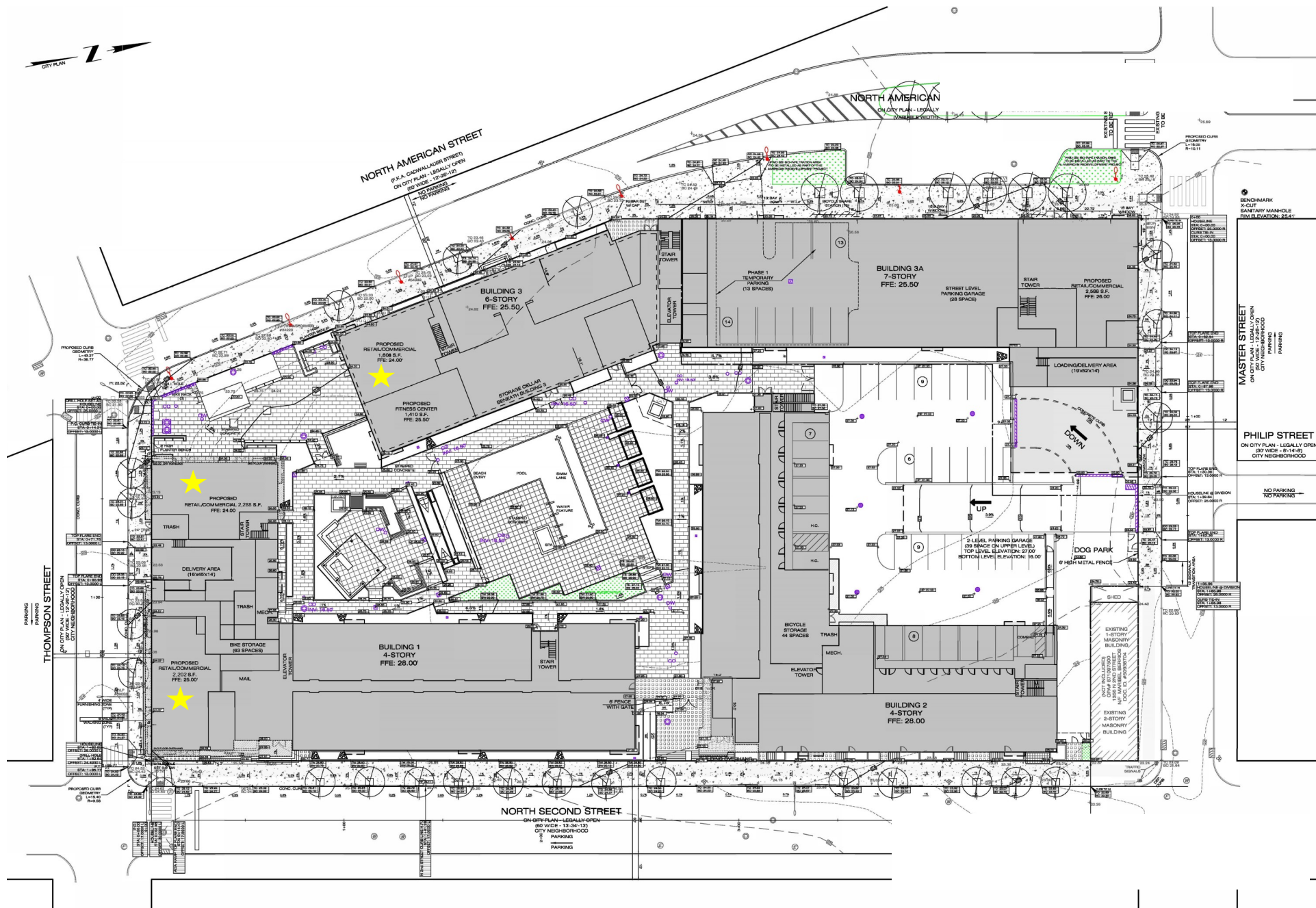
Est. Avg HHI
\$95,963



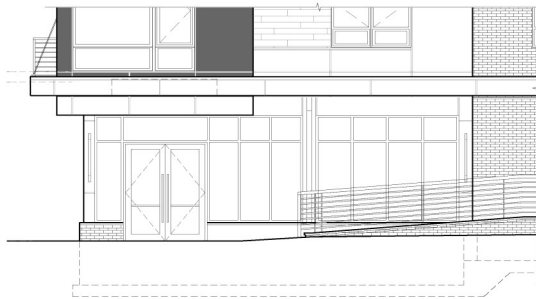
Est. Median Age
35.4 Yrs.



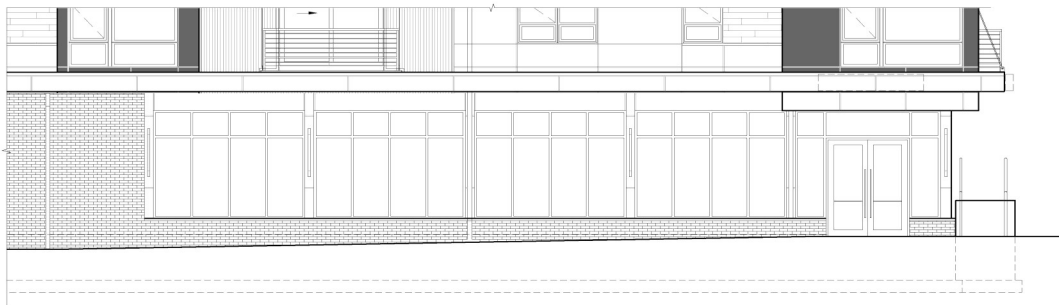
Est. Total Employees
292,746



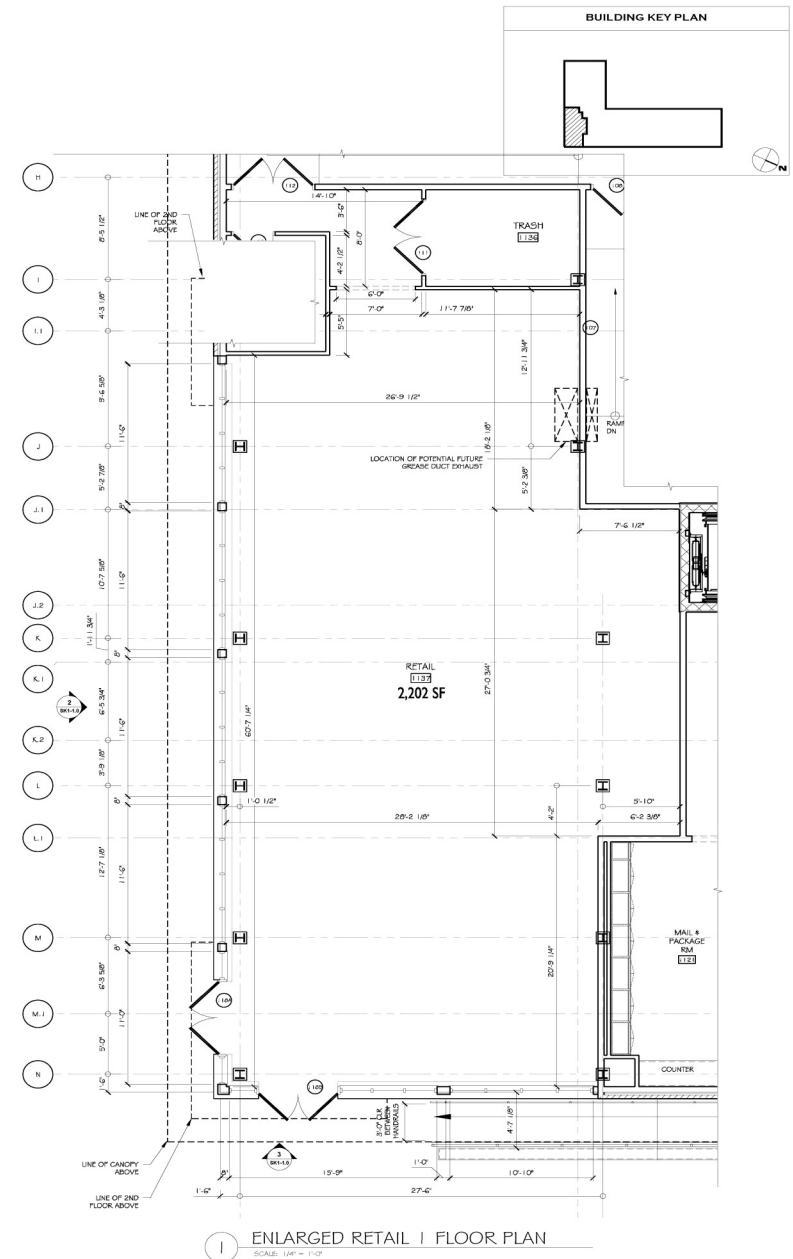
Building 1



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

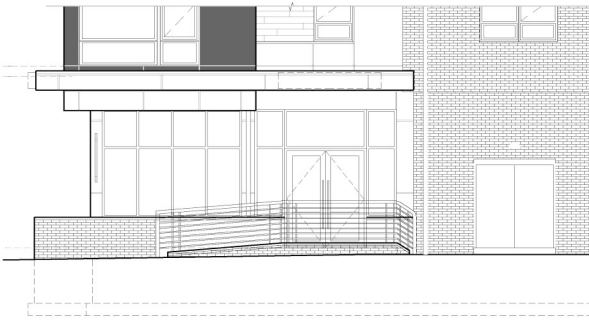


1 ENLARGED RETAIL FLOOR PLAN
SCALE: 1/4" = 1'-0"

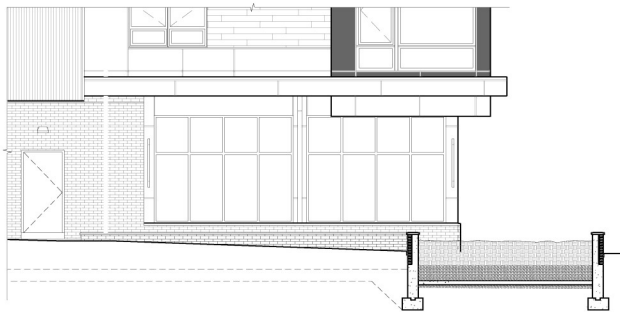
Building 2



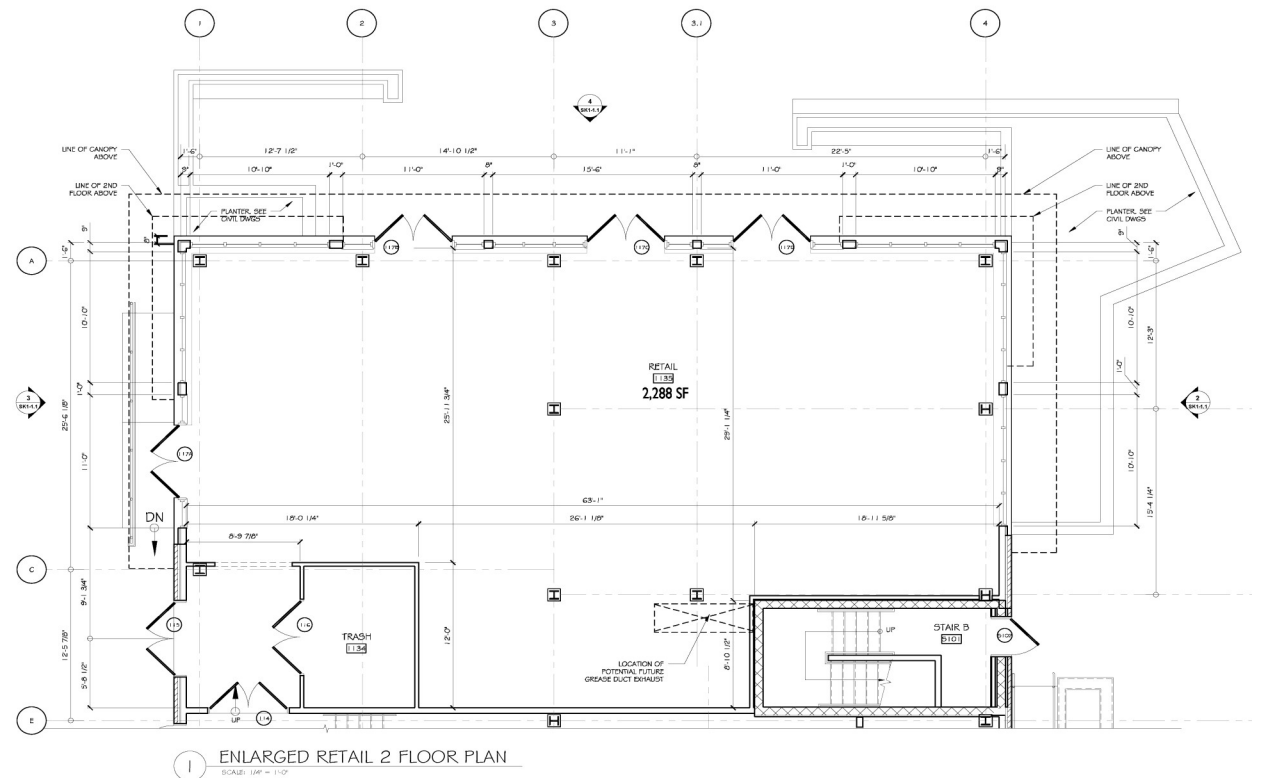
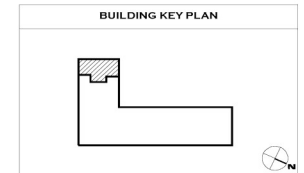
④ WEST ELEVATION
SCALE: 1/8" = 1'-0"



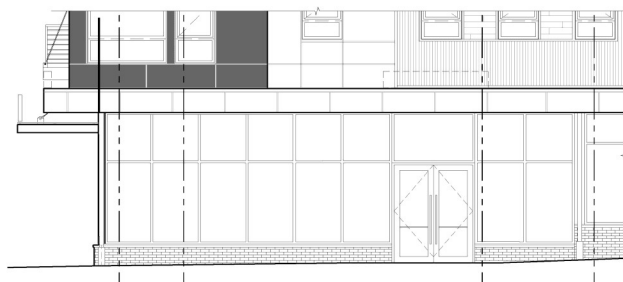
③ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



② NORTH ELEVATION (COURTYARD)
SCALE: 1/8" = 1'-0"



Building 3



This architectural elevation drawing shows the front facade of the building. The structure is primarily composed of brickwork. On the left, there is a small, square window set into the brick wall. Below this, a large, multi-paned glass entrance is visible, featuring a central double door with a diamond-shaped pattern. To the right of the entrance, there is a large, rectangular window with a grid of panes. Above the entrance, a smaller, rectangular window is visible, and further up, a larger window with a grid of panes is shown. The drawing includes various architectural details such as window frames, door handles, and brick patterns. A dashed line indicates a section cut through the building.

1 ENLARGED RETAIL FLOOR PLAN
SCALE: 1/4" = 1'-0"



Olde Kensington/Fishtown · Philadelphia, PA

1300-1354 N 2ND STREET

Area Development

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