



FISHTOWN FLATIRON

AVAILABLE NOW FOR LEASE:
1,150 SF COMMERCIAL SPACE

2401 Frankford Avenue
PHILADELPHIA



PHILADELPHIA, PA



FISHTOWN FLATIRON



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FISHTOWN FLATIRON

AVAILABLE FOR LEASE: Welcome to 2401 Frankford Ave! The Fishtown Flatiron building is currently under construction and is tenant ready! This fantastic building offers 15 luxury residential units plus 2 commercial units. The massive ground floor commercial space offers 2,310 total square feet, with 1,150 still available to lease, and will be delivered move-in ready. Buildout is flexible depending on usage and the new construction offers a blank canvas for you to customize to fit your needs. You'll have the unique opportunity to create a space that is truly yours! NNN Lease. Zoning is CMX-2.

1,150
SQUARE FEET

FISHTOWN
NEIGHBORHOOD

NNN
LEASE TYPE

// BUILDING DETAILS



1,150
SQUARE FEET

\$4,000
RENT

\$41.70
RENT SF / YR

NNN
LEASE TYPE

2023
YEAR BUILT

CMX-2
ZONING

LISTING OVERVIEW

P: 215.467.4100 // F: 215.554.6400 // JG-REALESTATE.COM // 1028 N 3RD STREET | PHILADELPHIA PA 19123



// ABOUT THE SPACE

AVAILABLE NOW:

The available ground floor commercial space offers 1,150 square feet and will be delivered move-in ready. Buildout is flexible depending on usage and the new construction offers a blank canvas for you to customize to fit your needs. You'll have the unique opportunity to create a space that is truly yours! NNN Lease. Zoning is CMX-2.



HEAVY FOOT TRAFFIC



NEAR PUBLIC TRANSPORTATION



CENTRAL A/C



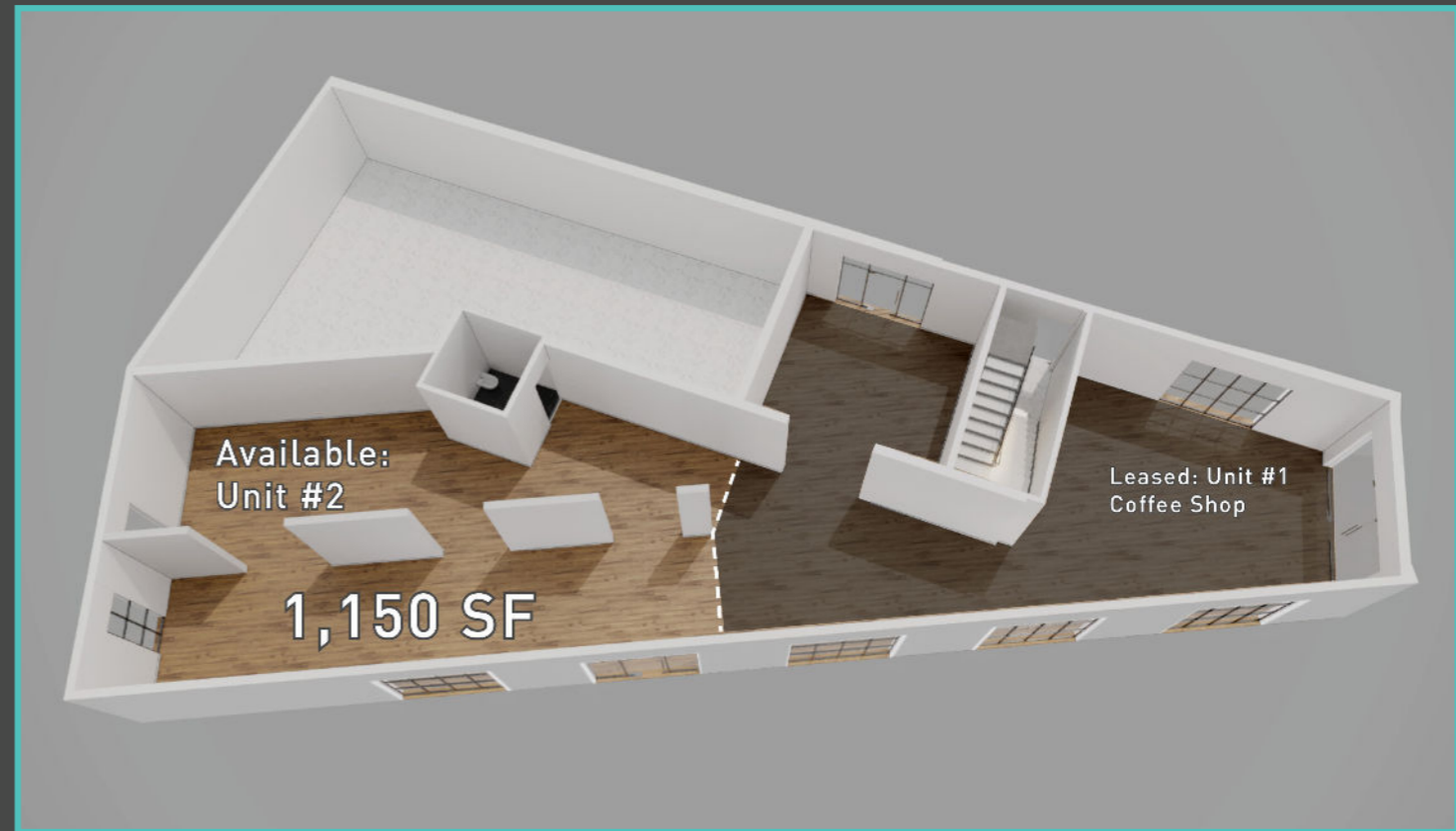
NEW CONSTRUCTION

BUILDING OVERVIEW:

Rental Rate:	\$4,000/month NNN
Property Type:	Multifamily
Property Subtype:	Apartment
Year Built:	2023
Construction Status:	Under Construction
Walk Score ®:	94 (Walker's Paradise)
Transit Score ®:	71 (Excellent Transit)
Rental Rate Mo:	Upon Request

1ST FLOOR UNIT #2:

Space Available:	1,150 SF
Rental Rate:	Upon Request
Date Available:	NOW
Service Type:	Negotiable
Space Type:	New
Space Use:	Retail
Lease Term:	12 Years



LOCATION OVERVIEW



FISHTOWN
FLATIRON



// PHILADELPHIA, PA

Philadelphia, the largest city in Pennsylvania, is located in the southeastern portion of the state at the junction of the Schuylkill and Delaware Rivers. It is located along the northeastern corridor, situated between Washington, D.C. and New York City. Philadelphia is a two hour drive from New York City and Baltimore, one hour from Atlantic City and three hours from Washington, D.C. It is also conveniently located along Amtrak's Northeastern Corridor line, providing train service to New York within an hour and a half and to Washington, D.C. within two hours. Philadelphia offers residents and visitors an abundance of art and culture, renowned performing arts companies, historic architecture, a walkable downtown, endless shopping and highly regarded restaurants.

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// FISHTOWN

YOUNG, HIP AND ON THE RISE

Located in Fishtown, you'll be just steps from some of the city's best nightlife, and entertainment options. The building will receive tons of foot traffic amidst shops, restaurants, bars, and art galleries along Frankford Avenue. Construction in the area assisted in the demand for a new traffic circle at the intersection of Frankford Avenue, E. York Street, and Trenton Avenue creating a safe environment for your business. There is no end to the amount of entertainment and attractions! Local spots along Frankford Avenue include Pizza Brain, Circle Thrift, Soup Kitchen Cafe, Urban Exchange Project, Atlantis: The Lost Bar, Little Devils Curiosities, and Thunderbird Salvage, and so many more!

// FISHTOWN

With a walk score of 94, a transit score of 71, and a bike score of 83, this location is truly incredible! Close to public transportation – the Market-Frankford Line is a 10 minute walk away to the Berks Station and offers a 20 minute commute into Center City; the 5 bus stop is right on the corner which takes you from the Frankford Transportation Center to Market Street in the Old City neighborhood; and the 39 bus line which flows from Fishtown through Kensington and North Philadelphia to Strawberry Mansion. A 6 minute drive or 19 minute public transport commute to Temple University.



// IN THE NEIGHBORHOOD

01. MEMPHIS TAPROOM
02. COOK AND SHAKER
03. PHILADELPHIA BREWING
04. EVIL GENIUS BREWING COMPANY
05. CIRCLES AND SQUARES
06. TINA'S TACOS
07. FRANNY LOU'S PORCH
08. LOCO PEZ
09. COLD STONE CREAMERY
10. STOCKS BAKERY
11. KITTY'S LUNCHEONETTE
12. HINGE CAFE
13. FORIN CAFE
14. GREEN EGG'S CAFE
15. NORRIS SQUARE PARK
16. ARAMINGO SQUARE
17. URBAN EXCHANGE PROJECT
18. CIRCLE THRIFT
19. RIVERWARDS PRODUCE
20. AMALGAM COMICS & COFFEEHOUSE
21. DANIEL GRACIE ACADEMY JIU-JITSU

PHILADELPHIA, PA

2401 FRANKFORD AVE
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5 Min Drive Time Rings

10 Min

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REAL ESTATE

// PROPERTY RENDERINGS



// PROPERTY PHOTOS





FISHTOWN FLATIRON

FOR LEASE:
1,150 SF COMMERCIAL SPACE



EXCLUSIVELY LISTED BY:

CHARLES MERTZ

DIRECTOR OF SALES

O: +1 (215)-467-4100

D: +1 (215)-642-8813

SALES@JG-REALESTATE.COM



PHILADELPHIA, PA