

# 200 SPRING GARDEN STREET

PHILADELPHIA, PA

±30,000 SF AVAILABLE FOR LEASE



## property highlights.

- New mixed use development at the intersection of 2nd and Spring Garden Street with 350 residential units
- Servicing to the Northern Liberties, Old City, Callowhill and Fishtown neighborhoods
- Visibility from I-95 (178,000 VPD)
- 75 dedicated retail parking spaces
- Ideal for grocery, fitness, and convenience
- Area retailers include Target and Yards Brewing Company
- Estimated delivery date: Q4 2022

## stats.

2019 DEMOGRAPHICS*	.5 MILES	.75 MILES	1 MILE
EST. POPULATION	8,855	19,234	35,433
EST. HOUSEHOLDS	4,991	10,132	16,879
EST. AVG. HH INCOME	\$138,878	\$119,191	\$100,665

\*ESRI 2019



**METRO**<sup>®</sup>  
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REAL ESTATE, INC.

MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ

## get in touch.

### MICHAEL GORMAN

office 215.893.0300  
direct 215.282.0152  
mgorman@metrocommercial.com

### STEPHEN CARROZZA

office 215.893.0300  
direct 215.282.0154  
scarrozza@metrocommercial.com

NEW NORTHERN LIBERTIES DEVELOPMENT

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47,146

POPULATION  
WITHIN 1 MILE



## Q4 2022 Delivery



30,000

SQUARE FEET OF  
RETAIL SPACE  
AVAILABLE



75

DEDICATED RETAIL  
PARKING SPACES



Servicing Northern  
Liberties, Old City,  
Callowhill, Spring  
Arts and Fishtown  
neighborhoods





From a retail perspective, 200 Spring Garden is perfectly located to serve some of Philadelphia's best neighborhoods – Northern Liberties, Fishtown, Old City, and the Spring Arts District. Also, its proximity to Columbus Blvd and I-95 makes it easily accessible far beyond its immediate neighbors. But let's talk about its immediate neighbors for a moment...6,000 residential units and another 3,500 residential units under construction within 1 mile! An already dense area which just continues to grow - a true flagship site to call home.

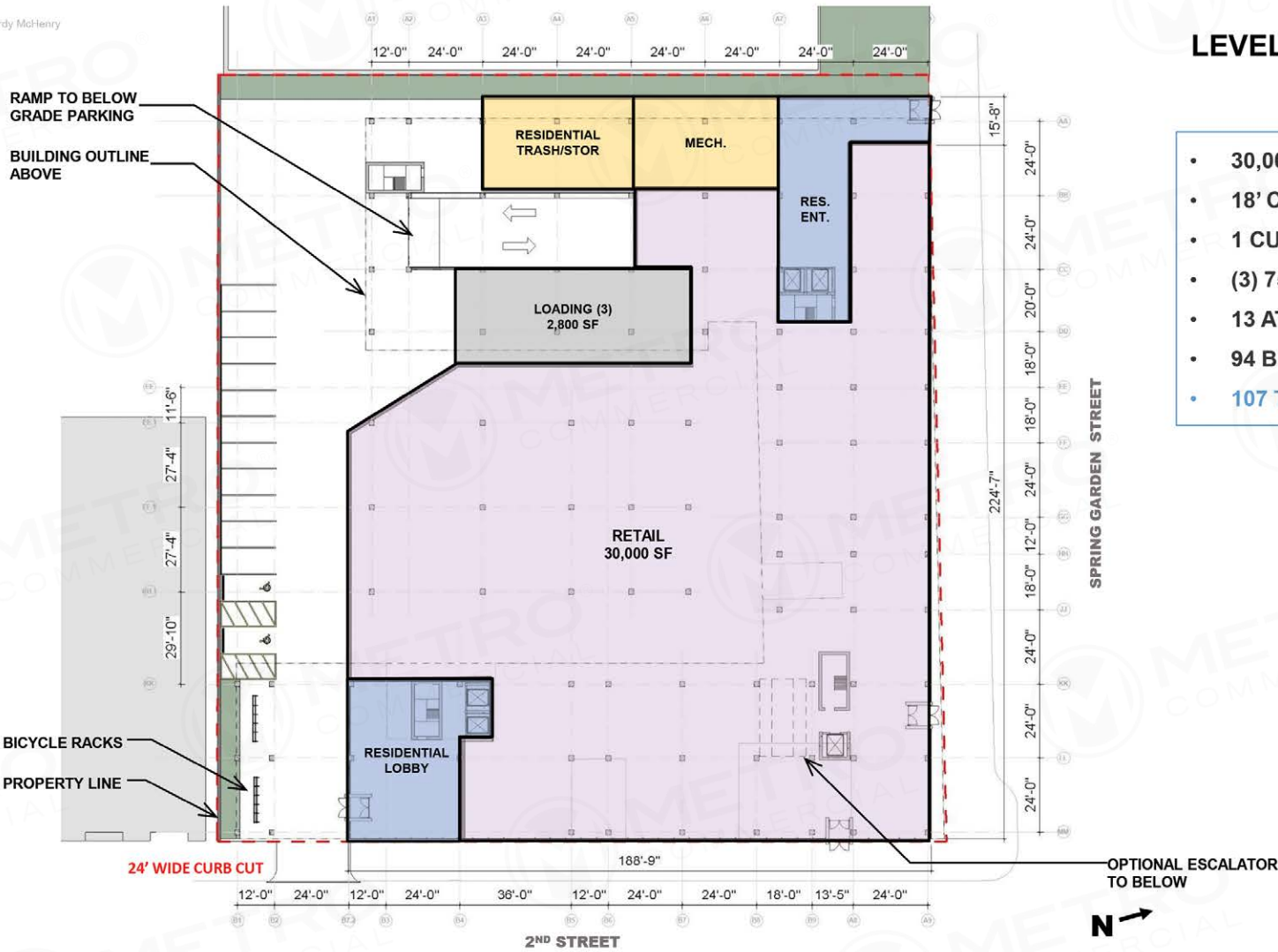
2020 Demographics	0.5 Miles	0.75 Miles	1 Mile
Est. Population	8,855	19,234	35,433
Est. Households	4,991	10,132	16,879
Average Household Income	\$138,878	\$119,191	\$100,665

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.23.20

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PHILADELPHIA, PA**



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### LEVEL 01 | Retail & Parking

- 30,000 SF RETAIL
- 18' CEILINGS
- 1 CURB CUT (2<sup>ND</sup> ST)
- (3) 75' LOADING BAYS FOR WB67 TRUCKS
- 13 AT GRADE PARKING SPACES
- 94 BELOW GRADE PARKING SPACES
- 107 TOTAL SPACES

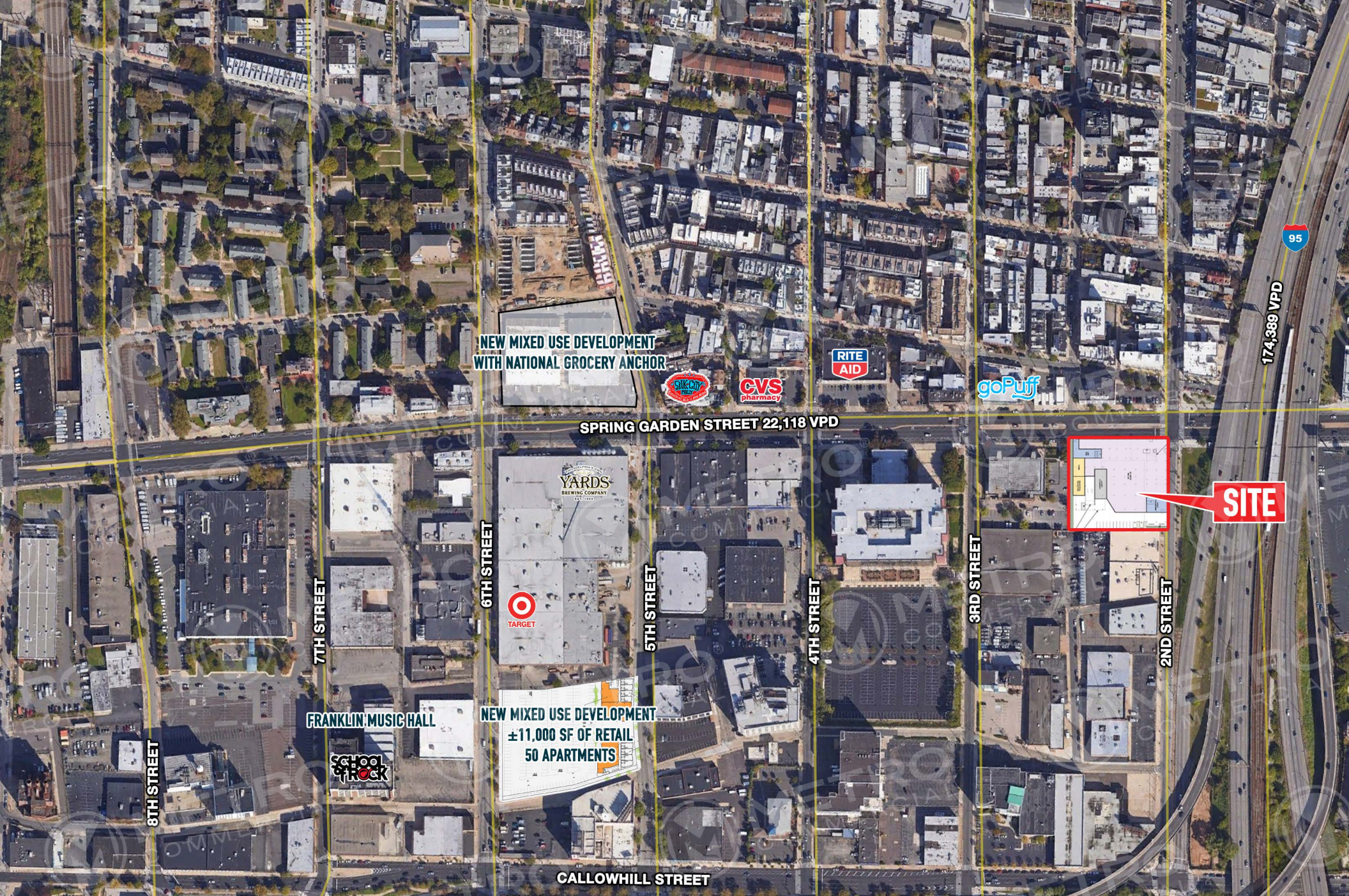
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NEW MIXED USE DEVELOPMENT  
WITH NATIONAL GROCERY ANCHOR

SPRING GARDEN STREET 22,118 VPD

6TH STREET

5TH STREET

4TH STREET

3RD STREET

2ND STREET

174,389 VPD

95

**SITE**



YARDS  
BREWING COMPANY



CVS  
pharmacy



goPuff

FRANKLIN MUSIC HALL



NEW MIXED USE DEVELOPMENT  
±11,000 SF OF RETAIL  
50 APARTMENTS

ALLOWHILL STREET

8TH STREET

7TH STREET

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NOTABLE AREA RESIDENTIAL		
1	Norris Apartments	150 Units
2	Paseo Verde South	120 Units
3	Gray Manor Apartments	130 Units
4	Renaissance Gardens	104 Units
5	Harrison Plaza	309 Units
6	1401 N 5th Street	181 Units
7	Cambridge Plaza	124 Units
8	Richard Allen Homes II	150 Units
9	Richard Allen Homes III	178 Units
10	911 N Franklin Street	280 Units
11	1221 Fairmount Ave	155 Units
12	West Poplar Apartments	140 Units
13	Liberties West Condos	172 Units
14	Fairmount Manor Apartments	110 Units
15	Spring Garden Apartments	202 Units
16	4th & Callowhill	454 Units
17	Renaissance Plaza	1,411 Units
18	Waterfront Square	484 Units
19	1 Brown Street	224 Units
20	1050 N Hancock Street	156 Units
21	1001 N 2nd Street	500 Units
22	Olde Kensington Pavilion	103 Units
23	Liberty Square	138 Units
24	Oxford Mills	114 Units
		<b>TOTAL - 6,089 UNITS</b>
PROPOSED/UNDER CONSTRUCTION RESIDENTIAL		
1	1700 Germantown Avenue	138 Units
2	Avenue V	147 Units
3	1451 North Broad Street	225 Units
4	The Poplar	350 Units
5	900 N 8th St	388 Units
6	Dwell at 2nd Street	198 Units
7	Liberty Square - Phase 2	142 Units
8	1075 Germantown Avenue	697 Units
9	1100 Delaware Avenue	169 Units
10	Welhaus	500 Units
11	Festival Pier Apartments	550 Units
		<b>TOTAL - 3,504 UNITS</b>

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