

210 W. GIRARD AVENUE

PHILADELPHIA, PA

±5,000 SF - 10,156 SF FOR SALE OR LEASE

OWNED BY



Tower Investments, Inc.



property highlights.

- Located at the pivotal corner of Girard and Germantown serving the bustling neighborhoods of Northern Liberties, Fishtown and Olde Kensington.
- Excellent visibility and accessibility from Girard Ave and the Route 15 Trolley line.
- Surrounded by 1,000+ new townhomes and apartments with an additional 1,200+ currently under construction within a ¼ mile radius.
- Zoned Community Commercial Mixed-Use (CMX-3)



stats.

2019 DEMOGRAPHICS*	.25 MILE	.5 MILES	1 MILES
EST. POPULATION	3,648	14,042	45,857
EST. HOUSEHOLDS	1,714	6,390	19,354
EST. AVG. HH INCOME	\$86,410	\$90,411	\$75,879
DAYTIME POPULATION	3,160	12,126	44,933

*ESRI 2019



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

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

get in touch.

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POTENTIAL STORE FRONT IF DEMISED



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PHILADELPHIA HEALTH DISTRICT

LIBERTY SQUARE
±201 RESIDENTIAL UNITS

SITE

PHARMACY OF AMERICA

IRON MILL LOFTS

THE BECKER BUILDING

QUARTERS
COMING SOON
186 NEW UNITS

COMING SOON
NORTH LIBERTY TRIANGLE
85 TOWNHOMES
STARTING AT \$245K

COMING SOON
SOUTH LIBERTY TRIANGLE
45 TOWNHOMES
STARTING AT \$290K

BMT
BRYN MAWR TRUST

ACME

unleashed!

FINE WINE &
GOOD SPIRITS

american family care
URGENT CARE

[solidcore]

FAMILY DOLLAR

ATI
PHYSICAL THERAPY

3RD STREET

GERMANTOWN AVENUE

2ND STREET 10,540 VPD

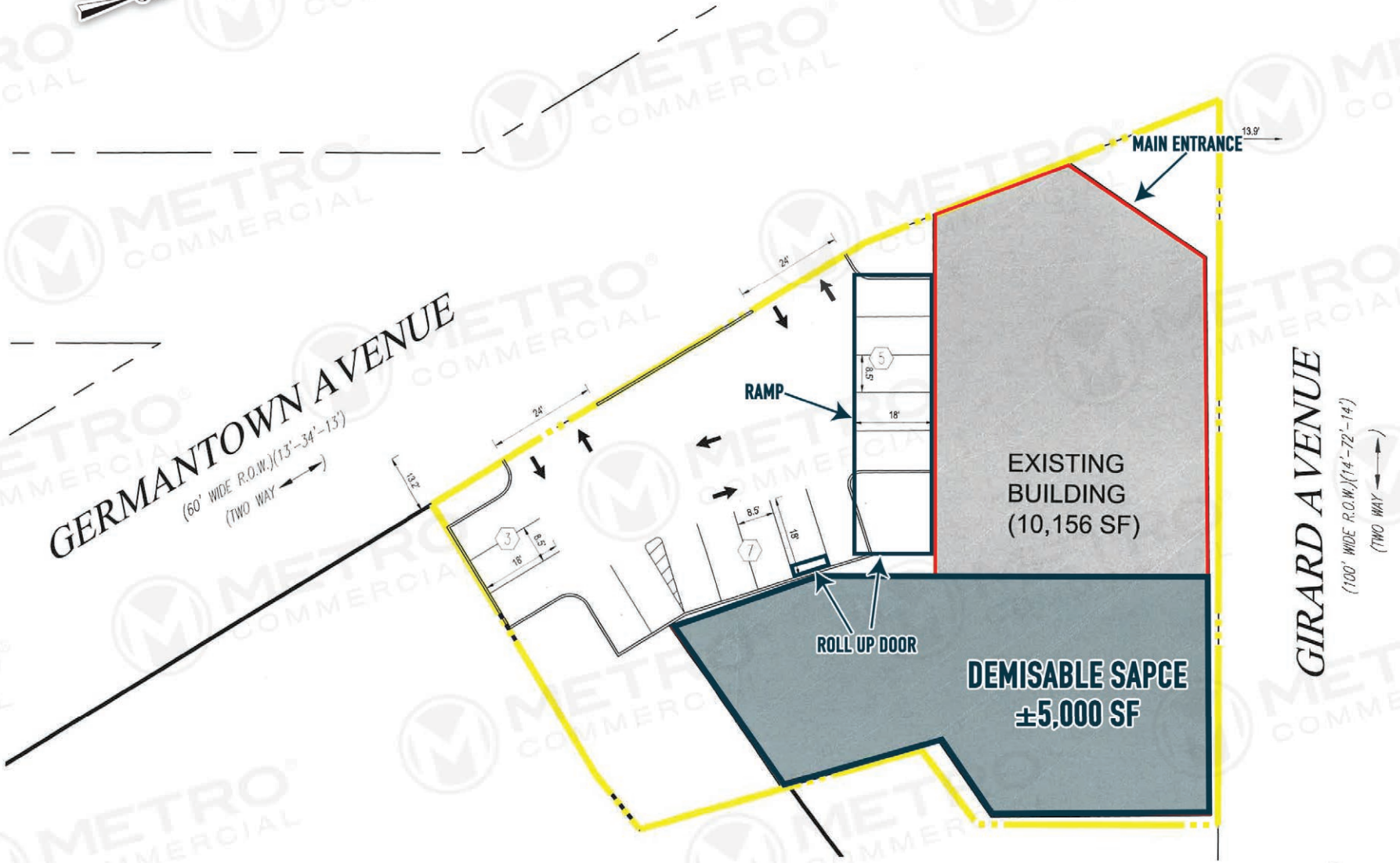
GIRARD AVENUE 16,841 VPD

AMERICAN STREET

210 W. GIRARD AVENUE
PHILADELPHIA, PA



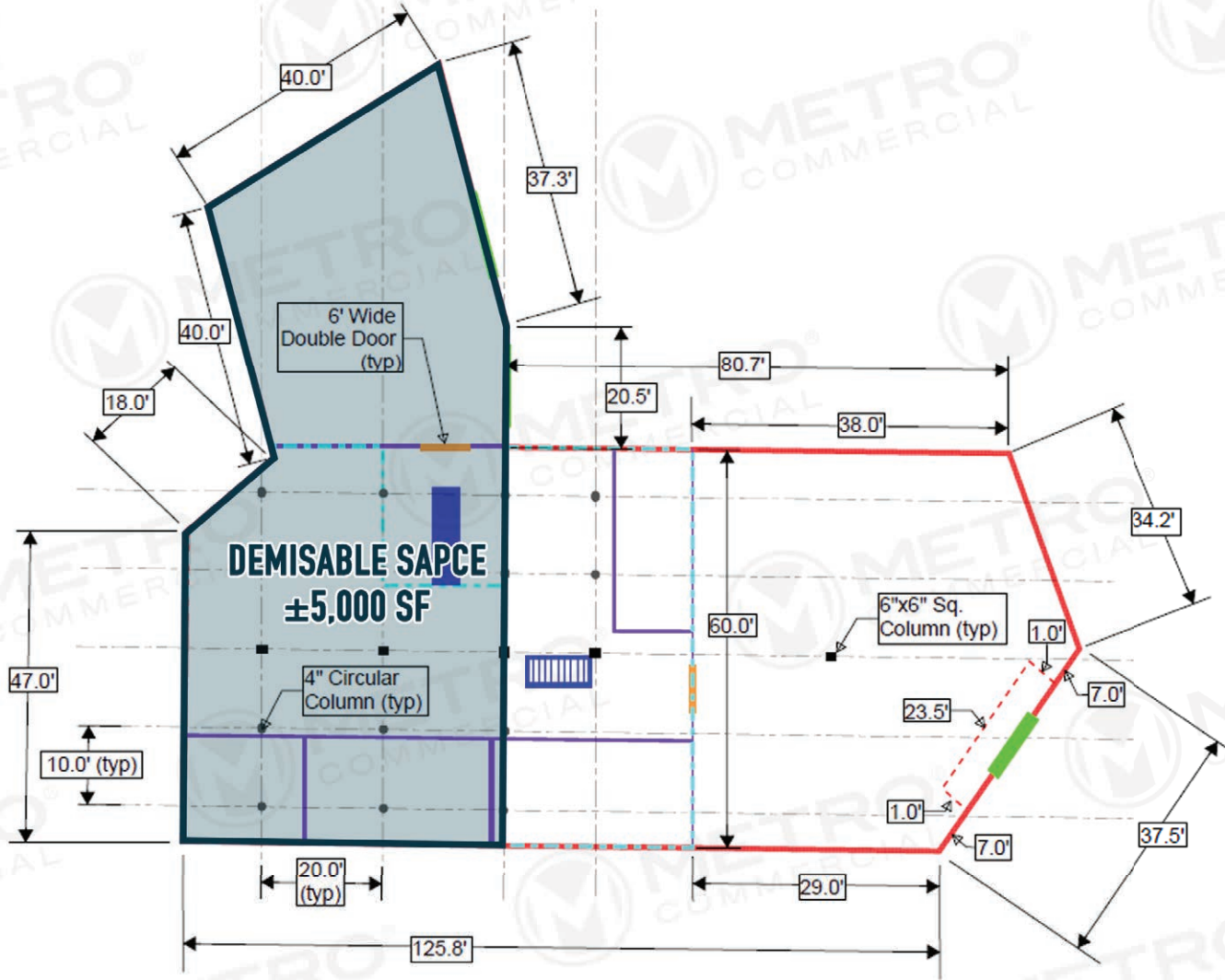
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GIRARD AVENUE

LEGEND	
EX BLDG	
INTERIOR WALL	
EXTERIOR DOOR	
INTERIOR DOOR	
STAIR	
RAMP	
MEZZANINE	

- | NOTES | |
|--|--|
| 1. Sketch drawn not to scale | |
| 2. All dimensions listed are approximate and were taken in the field using a tape measure and a laser tape measure | |
| 3. Ceiling height from finished floor to bottom of Mezzanine: +/- 8' - 10" | |
| 4. Ceiling height from mezzanine to bottom of roof: +/- 7' - 7" | |

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