

BEACH ST LANDING

N. LIBERTIES



700 N DELAWARE AVENUE

RETAIL/RESTAURANT SPACE FOR LEASE | NORTHERN LIBERTIES

700 N DELAWARE AVENUE

Northern Liberties, Philadelphia 19123

14,825 SF OF RETAIL/RESTAURANT SPACE FOR LEASE



MPN is proud to introduce Beach Street Landing from Saxum Real Estate, a 466-unit mixed-use development with over 14,825 square feet of retail and restaurant space available.

- » Located in Northern Liberties with tremendous frontage along Delaware Avenue with over 2,700 new residential units finished and under development in a .5-mile radius.
- » Unique pedestrian walkway with outdoor seating
- » Front Street Building - 279 units, Delivered January 2025
 - » Retail #1* - 5,359 SF
 - » Retail #2 - 803 SF *Spaces 1 & 2 can be combined*
 - » Retail #3 - 2,287 SF on the corner of N Front Street and Fairmount Ave
- » Delaware Ave Building - 187 units, delivering April 2026
 - » Retail #4 - 1,442 SF
 - » Retail #5* - 2,902 SF *Spaces 1 & 2 can be combined*
 - » Retail #6 - 1,650 SF
- » Zoning: CMX-3

*Space has a chase for venting

Neighbors:



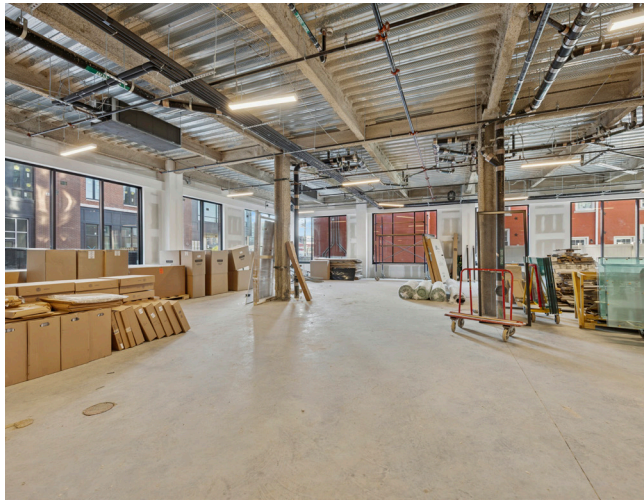
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Property Photos

MPN
MALLIN PANCHELLI NADEL
REALTY



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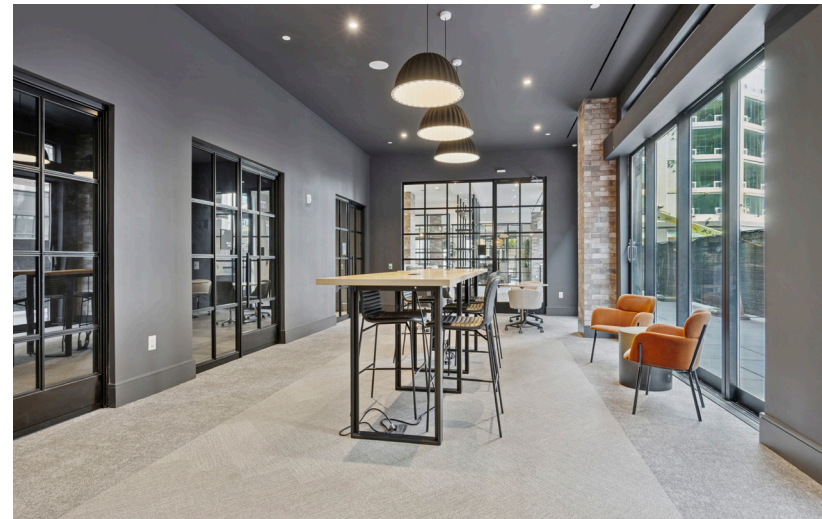
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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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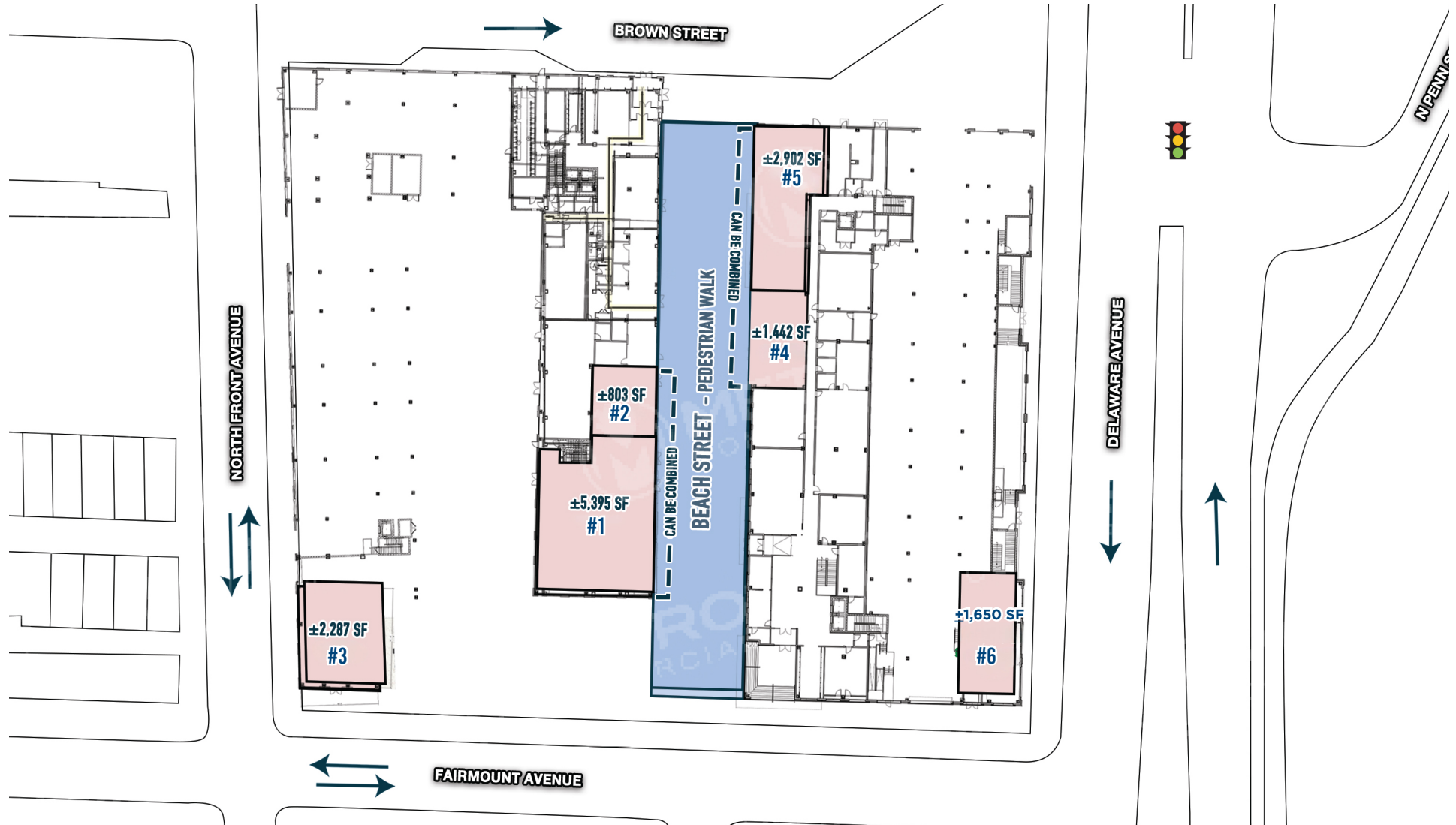
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Floor Plans



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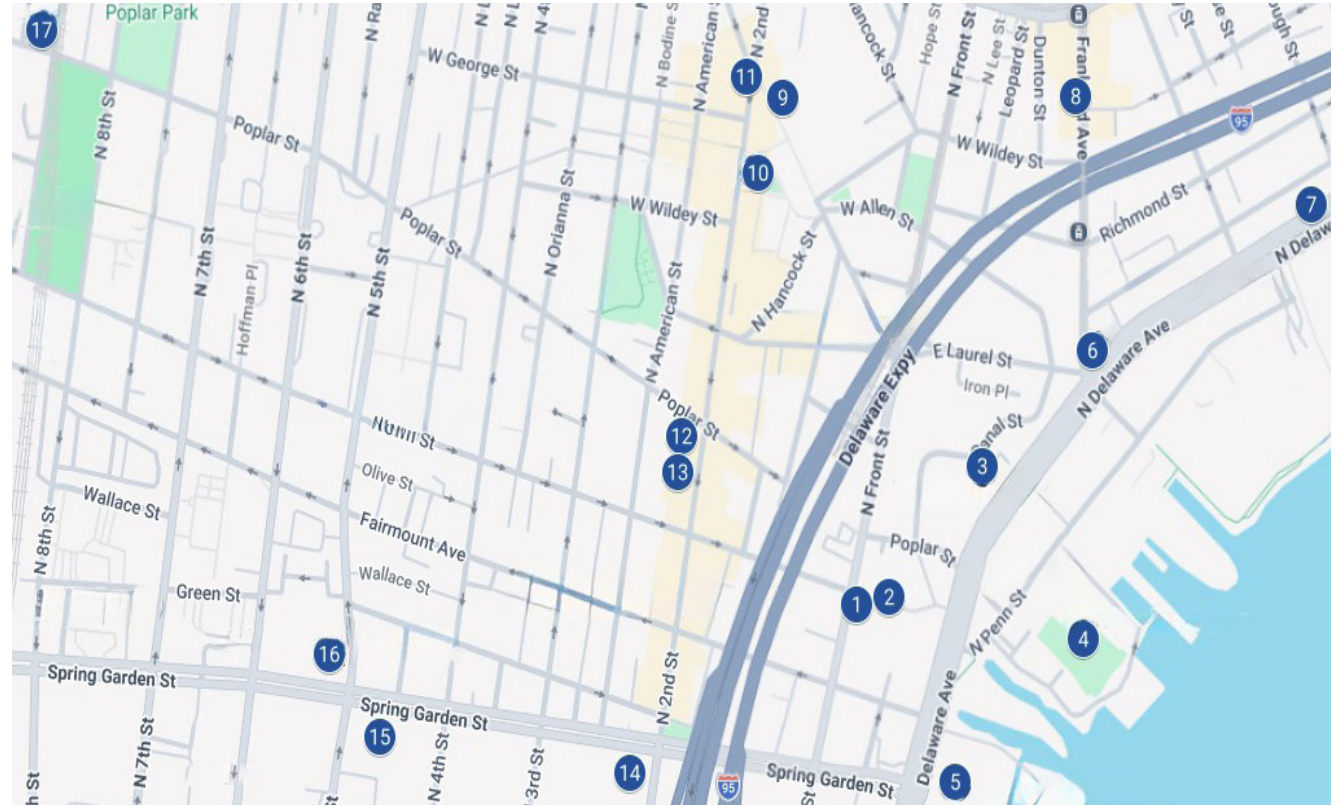
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Development Map

5,600 units delivered since 2021

Site	Address	Units
1	700 N Delaware Ave	482
2	1 Brown Street	224
3	918-80 N Delaware Ave	462
4	Waterfront Square	484
5	501 N Christopher Columbus Blvd	550
6	1000-10 N Delaware Ave	78
7	1130 N Delaware Ave	244
8	1120 Frankford Ave	107
9	The Piazza - 1099 Germantown Ave	695
10	Piazza Alta	656
11	1102 Germantown Ave	169
12	828-40 N 2nd Street	55
13	824 N 2nd Street	52
14	200 Spring Garden Street	355
15	418 Spring Garden Street	392
16	501 Spring Garden Street	373
17	900 N 9th Street	350



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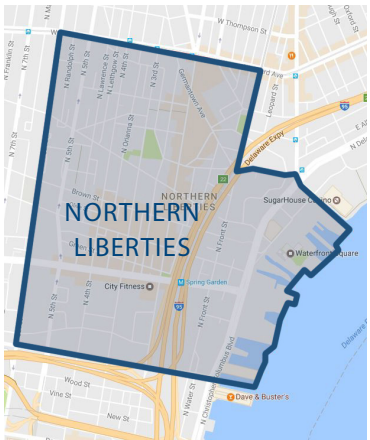
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About the Neighborhood: Northern Liberties



What do you call a perpetually “up-and-coming” neighborhood once it’s permanently arrived? A foregone conclusion, at least in the case of Northern Liberties. This former manufacturing district first started turning heads in the early ‘90s, when a progressive, artist-heavy flock, lured by cheap studio space, began migrating north from Old City.

The commingling of like-minded residents and entrepreneurs begat a quirky network of bars, restaurants and boutiques within neighborhood limits (Girard Avenue and Callowhill Street north and south, the Delaware River and Sixth Street east and west). Already a hotbed of enviro-friendly construction, NoLibs’ value was further boosted by the additions of Liberties Walk and the Piazza at Schmidts, ambitious mixed-use complexes that reimagined overlooked industrial bones. Long established as a force, NoLibs has become an economic and cultural influence on the neighborhoods around it.



NoLibs is easily one of Philly’s best neighborhoods for eating, given its walkable layout, top-notch bars and authentic, exciting international options. It’s also has some of the city’s most popular bruncheries. Craft beer lovers have always been fond of NoLibs’ bar scene, but more and more options are popping up for cocktail fiends, too.

SOURCE: WWW.VISITPHILLY.COM

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