

990 & 992 N 2ND ST

NORTHERN LIBERTIES, PHILADELPHIA 19123

MPN
MALLIN PANCHELLI NADEL
REALTY



PRIME CORNER RETAIL SPACE IN THE HEART OF NORTHERN LIBERTIES

VERONICA BLUM 267.238.1728 ■ vb lum@mpnrealty.com **JOHNNY CRAIG** 267.238.1726 ■ jcraig@mpnrealty.com

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CORNER OF 2ND & WILDEY STREETS

990 & 992 N 2nd Street, Northern Liberties, Philadelphia 19123



PRIME CORNER RETAIL SPACE FOR LEASE IN THE HEART OF NORTHERN LIBERTIES

- » 700 SF to 1,500 SF of ground floor retail space available plus improved basement and rear courtyard
- » Street Frontages:
 - 2nd St: 15' to 30'
 - Widley St: 78'
- » Year Built: 2010
- » Available: September 2026
- » Zoning: CMX-2.5
- » This corner building is in the heart of Northern Liberties' commercial corridor, across the street from Heirloom Market, Starbucks, and the neighborhood's largest lifestyle development, The Piazza.
- » Building can also be available for sale



Walk Score®

Walk Score
97

Bike Score
86

DEMOGRAPHICS (1 mile)

| | |
|--------------------------|-----------|
| Residents | 50,228 |
| Average household income | \$123,090 |
| Est. Daytime population | 20,365 |

NEIGHBORS INCLUDE:



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Property Photos



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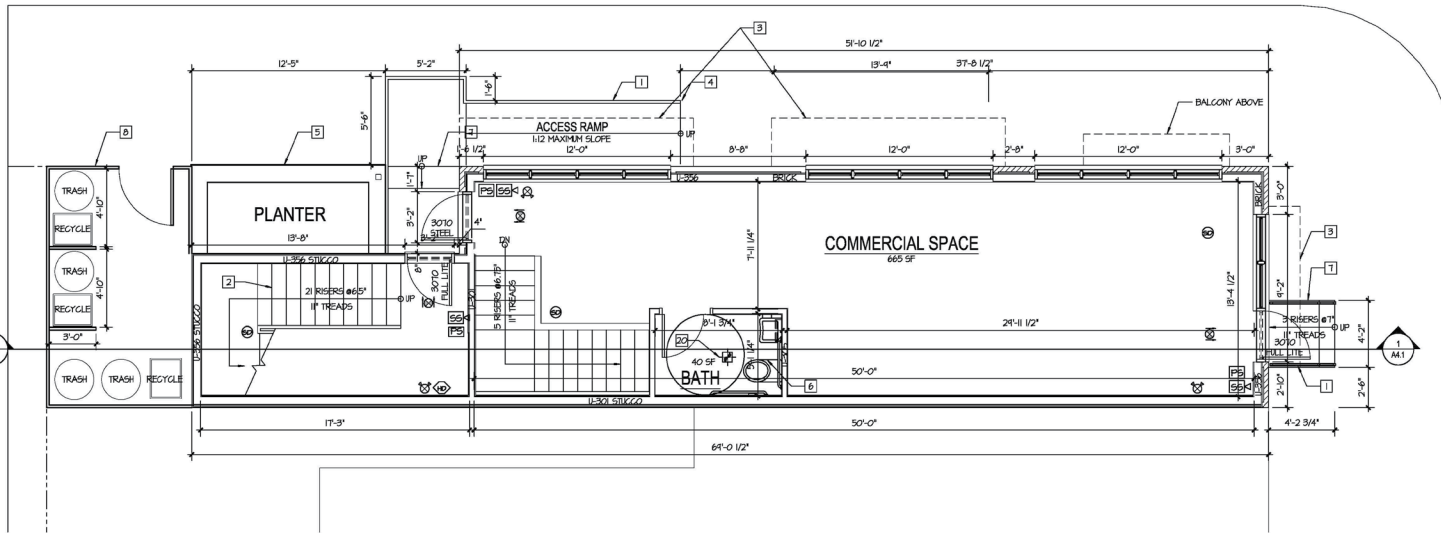
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Floor Plan of 992 N 2nd St

GENERAL NOTES SPECIFIC TO SHEETS A1.1-A1.2

1. INTERIOR DIMENSIONS ARE GIVEN TO FACE OF 5/8" WALL. EXTERIOR DIMENSIONS ARE GIVEN TO FACE OF STREGO AND FACE OF CONCRETE/MASONRY.
2. ALL WALLS TO BE 2x4 OR 2x6 5/8" WALLS @ 16" O.C. WITH 2x2@2' AF A RATED EXTERIOR GRADE PLYWOOD ON EXTERIOR WALLS AND 5/8" GYPSUM BOARD ON BOTH SIDES OF ALL INTERIOR WALLS. (117)
3. WINDOWS ARE SHOWN AS VINYL CLAD WOOD WINDOWS. SIZES ARE GIVEN IN FEET & INCHES. 2050 REFERS TO 2'-0" X 5'-0". REFER TO MANUFACTURER'S ROUGH OPENING DATA FOR PROPER FRAMING. COLOR TO BE SELECTED BY ARCHITECT.
4. DOOR SIZES ARE GIVEN IN FEET & INCHES. 3660 REFERS TO 3'-0" X 6'-0".
5. DO NOT USE EXPANSIVE FOAM INSULATION WITHOUT VERIFYING MANUFACTURER'S SPECIFICATIONS.
6. PROVIDE A DOUBLE JOIST UNDER WALLS RUNNING PARALLEL TO JOISTS.
7. DOUBLE ALL FLOOR JOISTS. FULL LENGTH UNDER ALL BATHS.
8. EMERGENCY EGRESS OPENINGS (DOORS AND/OR WINDOWS) SHALL BE PROVIDED PER CODE.
9. PROVIDE 3/4" T&G PLYWOOD SUB FLOOR AT LOCATIONS IDENTIFIED.
10. PROVIDE A HOOD THRESHOLD AT DOOR BETWEEN TWO DIFFERENT FLOORING MATERIAL.
11. INSTALL CERAMIC TILE FLOORS IN A THIN SET LATEX WITH MODIFIED PORTLAND CEMENT MORTAR BOND COAT ON 3/8" GENTLETS BACKERS BOARD AND DRY-SET MORTAR ON PLYWOOD SUBFLOOR.
12. SINGLE STATION SMOKE DETECTORS SHALL BE PROVIDED AS REQUIRED PER BUILDING CODES WITH HARD WIRE BATTERY BACKUP.
13. ALL STAIRS TO CONFORM WITH IBC BUILDING REQUIREMENTS.
14. ALL EXTERIOR OUTLETS TO BE WATERPROOF.
15. ALL FLOOR DRAINS TO INCLUDE TRAP PRIMER AND BACKWATER VALVE.
16. PROVIDE UNDER CABINET LIGHTING IN KITCHEN
17. ALL SILL PLATES AND HOOD EXPOSED TO THE WEATHER SHALL BE 40 POUNDS TREATED.



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A1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Zoning

CMX-2.5

Table 14-701-3: Dimensional Standards for Commercial Districts



| | |
|-----------------------|--|
| Max. Occupied Area | Intermediate 75%; Corner 80% |
| Min. Front Yard Depth | [4] |
| Min. Side Yard Width | 5 ft. if used |
| Min. Rear Yard Depth | The greater of 9 ft. or 10% of lot depth |
| Max. Height | 55 ft.* |
| Min. Cornice Height | 25 ft. |

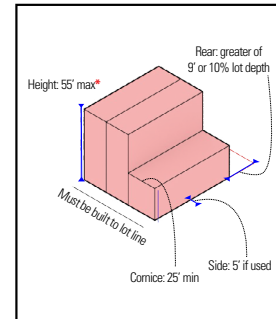


Table Notes:

[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701(1)(d)(4) (Primary Frontage)

| * Zoning Bonus Summary | | CMX-2.5 | |
|--------------------------------------|-----------------|-------------------|---------------------------------|
| | | Additional Height | Housing Unit Bonus |
| Mixed Income Housing (§14-702(7)) | Moderate Income | 7 ft. | 25% increase in units permitted |
| | Low Income | 7 ft. | 50% increase in units permitted |
| Green Roof (§14-702(16)) | | n/a | 25% increase in units permitted |

For bonus restrictions in select geographic areas, see [page 49](#).

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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 likeminded 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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