

MSC

828

N. 2ND STREET

NORTHERN LIBERTIES | PHILADELPHIA, PA

5,150 SF (DIVISIBLE) NEW CONSTRUCTION  
RETAIL FOR LEASE



# 828 N. 2ND STREET

## DEMOGRAPHICS

Northern Liberties Trade Area  
From the River to 6th Street between Girard Ave & Callowhill Street

EST. POPULATION

**8,397**

EST. HOUSEHOLDS

**7,392**

EST. AVG HH INCOME

**\$186,022**

EST. MEDIAN AGE

**32.4**

## PROPERTY DETAILS

- ▶ Prominent retail opportunity in the heart of Philadelphia's hottest neighborhood
- ▶ Best-in-class co-tenancy, including CorePower Yoga
- ▶ Flexible floor plan options
- ▶ Valuable positioning within new, corner mixed-use development
- ▶ Seeking medical, retail, creative, or restaurant user

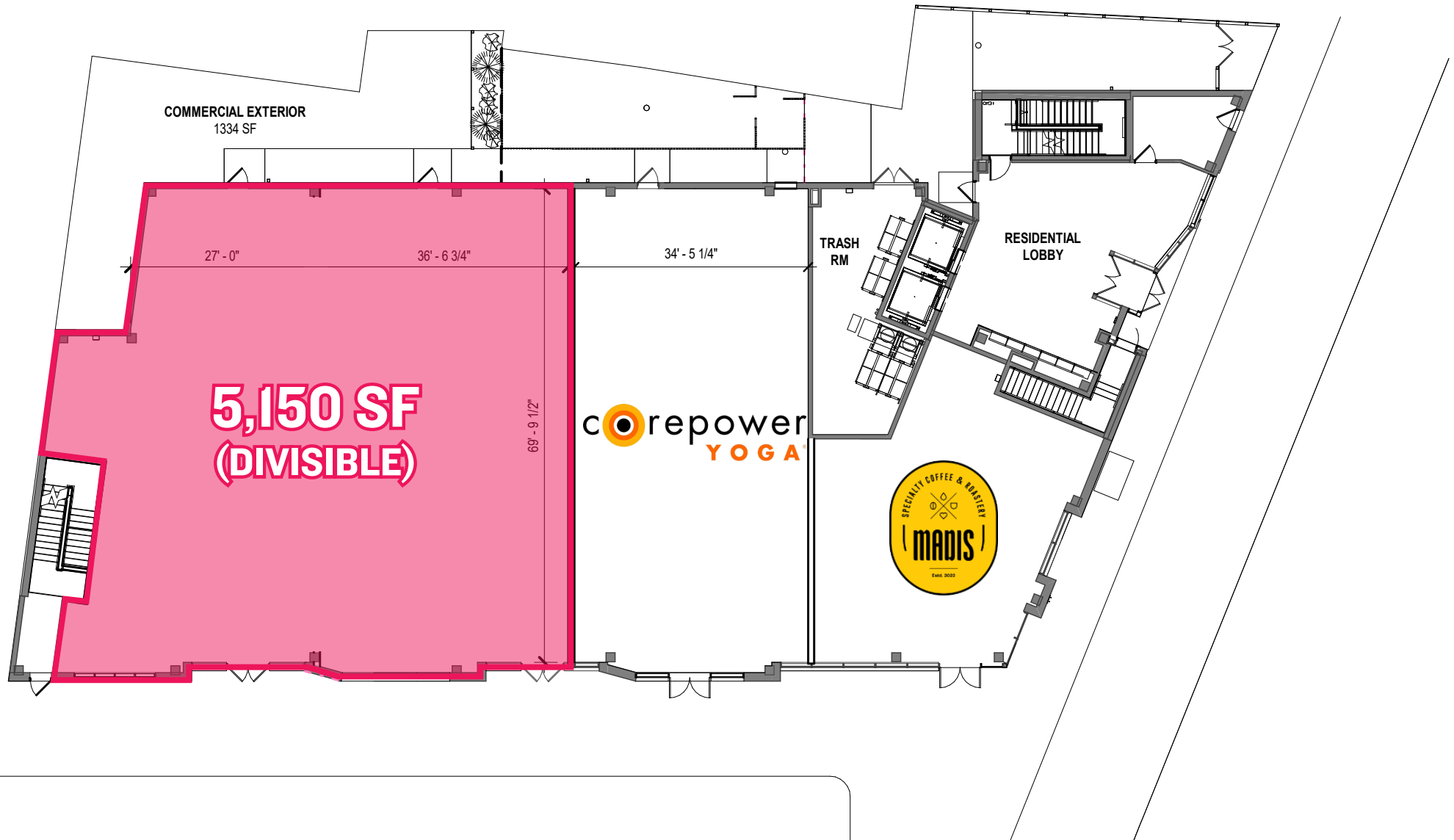
## JOIN THESE AREA TENANTS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

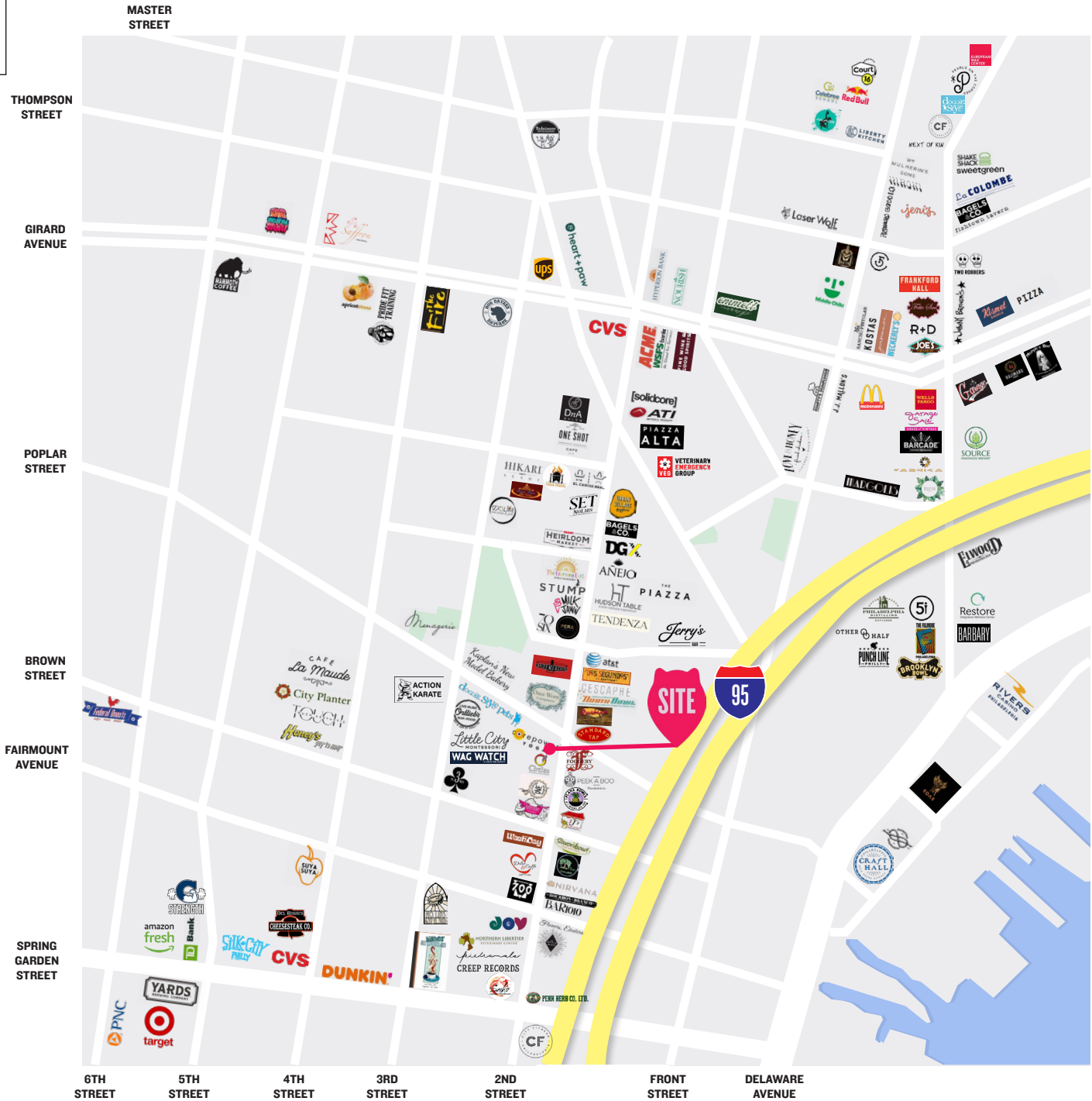


# SITE PLAN



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# AERIAL



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