

MSC



FISHTOWN | PHILADELPHIA, PA

# 1700 N HOWARD STREET

TWO SMALL FORMAT RETAIL SPACES AVAILABLE FOR LEASE



# 1700 N HOWARD STREET

JACOB COOPER  
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- Two small format retail spaces available for lease in Fishtown
- 1,842 SF (corner) space and 1,676 SF (in-line) space to be delivered in late Q2 2024
- Location in the heart of Fishtown, Philadelphia's hottest neighborhood for food and drink
- Historically designated facade with 103 new construction multi-family units above
- Opposite to forthcoming CookNSolo restaurant opening in 2024

## DEMOGRAPHICS



### EST. POPULATION

1 mi | 71,426    3 mi | 464,143    5 mi | 1,029,250



### MEDIAN HOUSEHOLD INCOME

1 mi | \$87,692    3 mi | \$76,272    5 mi | \$68,411



### MEDIAN AGE

1 mi | 34.3    3 mi | 33.8    5 mi | 34

## JOIN THESE TENANTS

U R B Y

Kalaya

LMNO

COOK  
NSOLO  
RESTAURANT PARTNERS

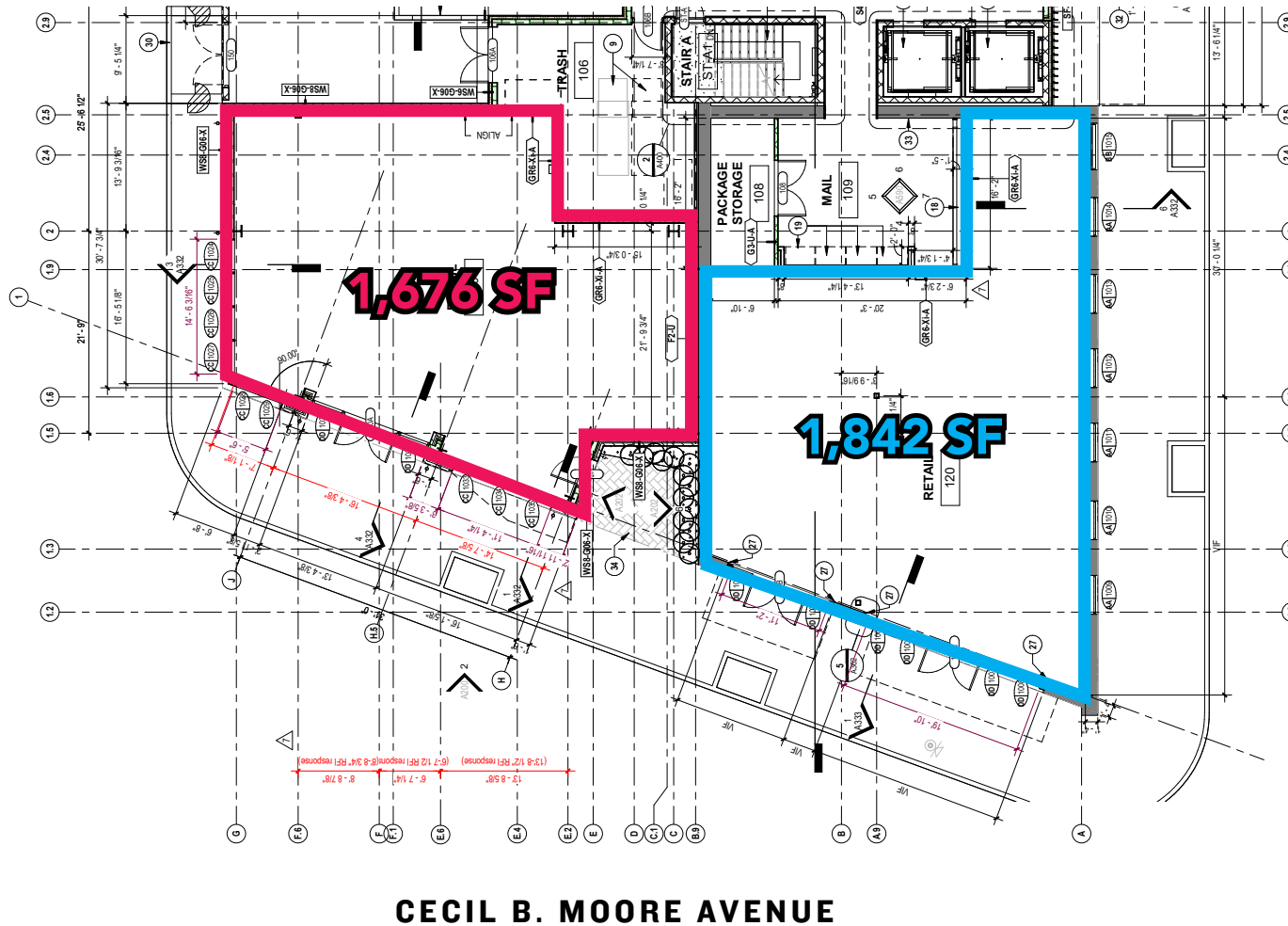




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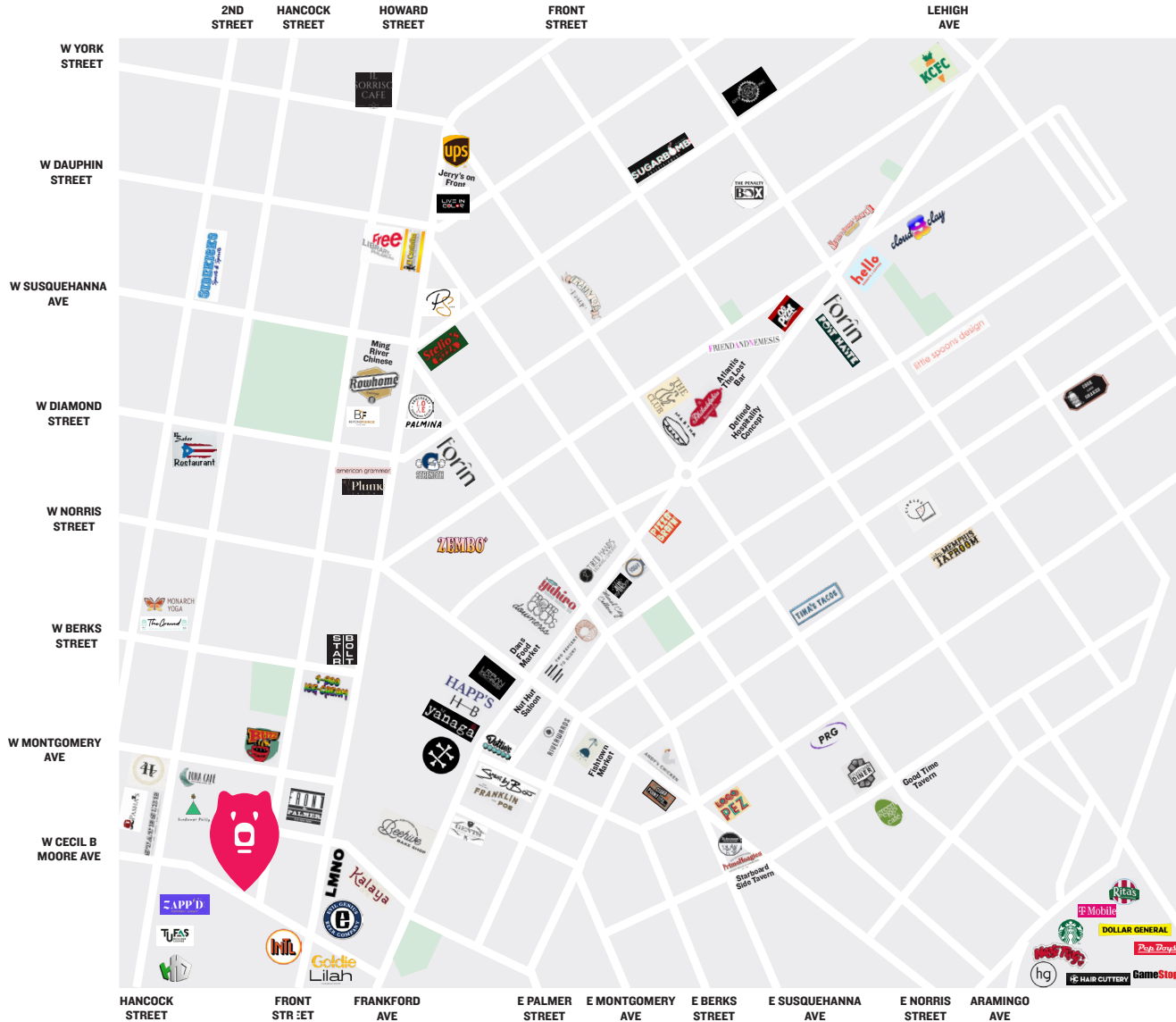




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Over the past decade, Philadelphia's Fishtown neighborhood has truly become the face of the city's nationally recognized renaissance and urban renewal. Prominently featured in publications from *The New York Times*, to *Forbes* and *Food and Wine*, among many others, Fishtown has transformed itself from a gritty community of manufacturing to a dynamic neighborhood where both makers and white collar professionals have established roots and call home. Known for its unparalleled dining scene and nightlife, Fishtown has recently developed a robust creative office market to become a unique live / work / play community with a soul. Philadelphia's "it" neighborhood has struck its delicate retail merchandising balance with a carefully curated mix of stabilizing national brands and innovative, entrepreneurial local businesses. Its unique proximity to adjacent burgeoning neighborhoods, Olde Kensington, East Kensington and Northern Liberties, coupled with its access to public transportation and connectivity to Center City, has created an explosive density of both redeveloped and new construction housing, causing pent up demand for many neighborhood goods and services.

## NEIGHBORHOOD DEMOGRAPHICS


(FROM N. 5TH STREET TO THE DELAWARE RIVER  
AND E. LEHIGH AVENUE TO SPRING GARDEN STREET)

 **EST. POPULATION**  
44,202

 **EST. NUMBER OF HOUSEHOLDS**  
19,479

 **EST. TOTAL EMPLOYEES**  
10,914

 **EST. TOTAL BUSINESSES**  
1,530

 **EST. AVG HH INCOME**  
\$81,736

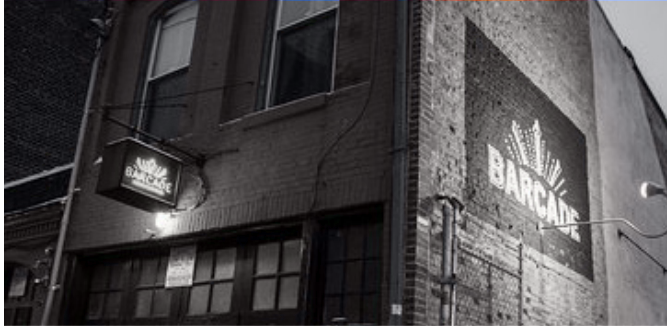
 **EST. MEDIAN AGE**  
34.4

## NEARBY TENANTS

*Suraya*



**LMNO**



**MSC**

## TOP RESTAURANT DESTINATIONS

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### ▶ LA COLOMBE

The de facto central gathering place for any business meeting, casual coffee or weekend brunch in Fishtown, this sprawling 12,000 SF converted warehouse is always humming. Start here for your neighborhood tour.



### ▶ PIZZERIA BEDDIA

Dubbed “the best pizza in America” by *Bon Appetit Magazine*, Joe Beddia’s pizza Mecca has now moved to a much larger back alley venue with full bar, outdoor garden and private “hoagie omakase” tasting room. Don’t miss the antipasti, desserts and natural wine list too.



### ▼ BARCADE

Brooklyn transplant Barcade features vintage video games like Pac Man & Donkey Kong plus a strong craft beer list.



### ▶ FRANKFORD HALL

Philadelphia’s version of an industrial German biergarten. Outdoor tables with firepits and ping pong are particularly fun during the early spring or fall months when a chill is in the air.

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