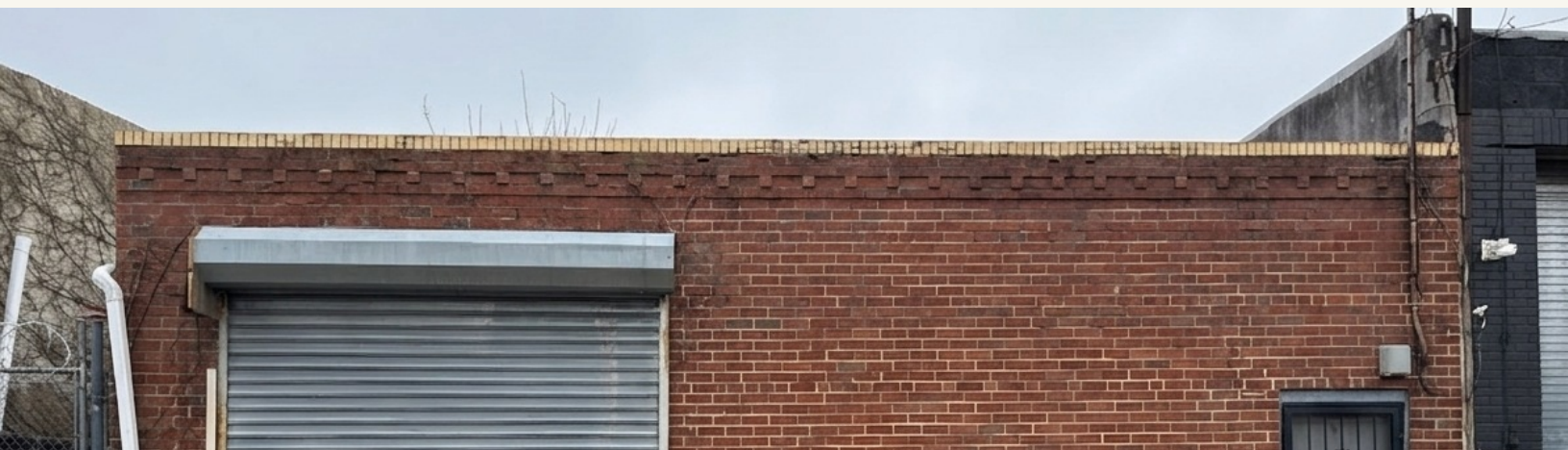




1029 South 3rd Street

PHILADELPHIA, PA 19147 · PASSYUNK SQUARE / BELLA VISTA

\$3,700/mo

BASE RENT

NNN

LEASE TYPE

As-Is

CONDITION

CMX-2

ZONING

~1,850 SF

TOTAL, BOTH LEVELS

THE OPPORTUNITY

A rare, flexible warehouse-format space in one of South Philadelphia's most active commercial corridors. Available as-is, with the tenant handling build-out, this property offers an open canvas to configure to nearly any use — backed by CMX-2's broad, neighborhood-serving commercial zoning.

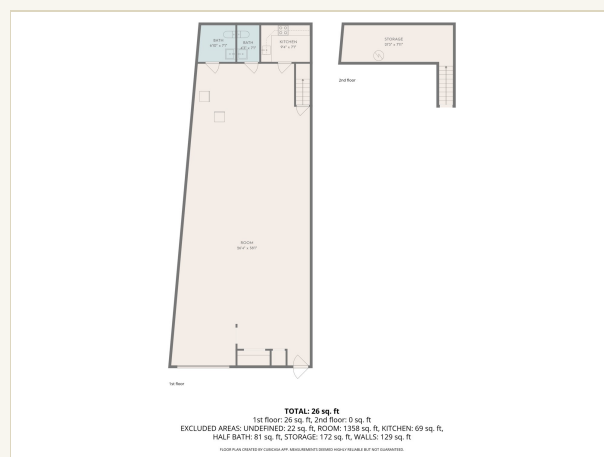
WHY THIS LOCATION

- Steps from the East Passyunk Avenue and 3rd Street retail & restaurant corridor
- Dense, walkable rowhome neighborhood with strong daytime and residential traffic
- Easy access to I-95 and Center City Philadelphia
- One of the city's fastest-improving South Philly submarkets

PROPERTY FEATURES

- **Roll-up garage door** for direct drive-in access — ideal for deliveries, vehicle storage, contractor/trade use, or flexible loading
- Separate secured pedestrian entrance
- **~1,358 SF** open, column-free main floor — reconfigurable for retail, studio, showroom, or service use
- Kitchen area and two half baths on the main level
- **Second-floor storage**, 21'3" x 7'11", for overflow inventory or equipment
- Solid brick construction

FLOOR PLAN



Floor plan created by CubiCasa App · Measurements deemed highly reliable but not guaranteed

LEASE TERMS

- **Base Rent:** \$3,700 / month
- **Structure:** Triple Net (NNN)
- **Condition:** Leased as-is
- **Build-Out:** Tenant responsible for renovations
- **Zoning:** CMX-2, City of Philadelphia

CMX-2 ZONING

A community-serving commercial mixed-use district offering a wide range of by-right and special-exception uses, including **retail storefront, commercial services, office / professional, personal & wellness services, research & development**, and **live/work potential**.