MSC

National
REAL ESTATE DEVELOPMENT

KRE
Kushner Real Estate Group

200 SPRING GARDEN STREET

The Gateway to Northern Liberties

5,010 SF (DIVISIBLE) CORNER RETAIL WITH UNMATCHED FRONTAGE FOR LEASE

PHILADELPHIA, PA

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200 SPRING GARDEN STREET

JOSH WEISS
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- High profile retail location at the SW corner of 2nd and Spring Garden Streets, the gateway to Northern Liberties
- 5,010 SF with 221' of wraparound frontage; potential to subdivide into two spaces of 2,170 SF and 2,840 SF
- Ground floor of new construction highrise with 360 luxury rental units and flagship City Fitness location with 3,500 members
- Excellent visibility and accessibility:
  - Pedestrian - walkable from Northern Liberties, Old City and the waterfront
  - Vehicular - Spring Garden Street (20,300 AADT) and 2nd Street (10,400 AADT)
  - Mass transit - Adjacent to the Spring Garden Station on the Market-Frankford Line
  - Bicycle - Adjacent to the Indego Bike Share station and served by bike lanes on both Spring Garden and 2nd Streets
- Significant planned public investment to landscape and beautify the intersection with both the Spring Garden Greenway and the North 2nd Streetscape Vision Plan
- Delivery Q4 2023

JOIN THESE AREA TENANTS

CF · CVS · SPROUTS FARMERS MARKET · amazon fresh · TARGET · YARDS BREWING COMPANY

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION 188,131	**EST. MEDIAN HH INCOME** $99,150
EST. EMPLOYEES 258,822	**EST. MEDIAN AGE** 35 years

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ANCHOR TENANTS:

amazon fresh

TARGET

CVS

← *two blocks west*

SPRING GARDEN STREET (20,300 AADT)

2ND STREET (10,400 AADT)

City Fitness flagship with 3,500 members, driving traffic seven days a week

SEPTA

SPRING GARDEN STATION

at corner

ANCHOR TENANT:

SPROUTS FARMERS MARKET

two blocks east →

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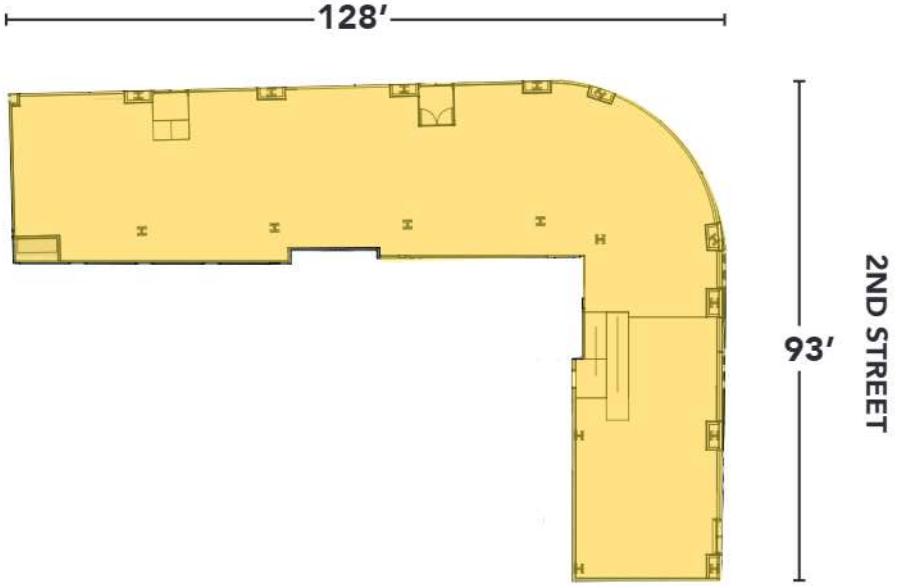
SINGLE TENANT SCENARIO

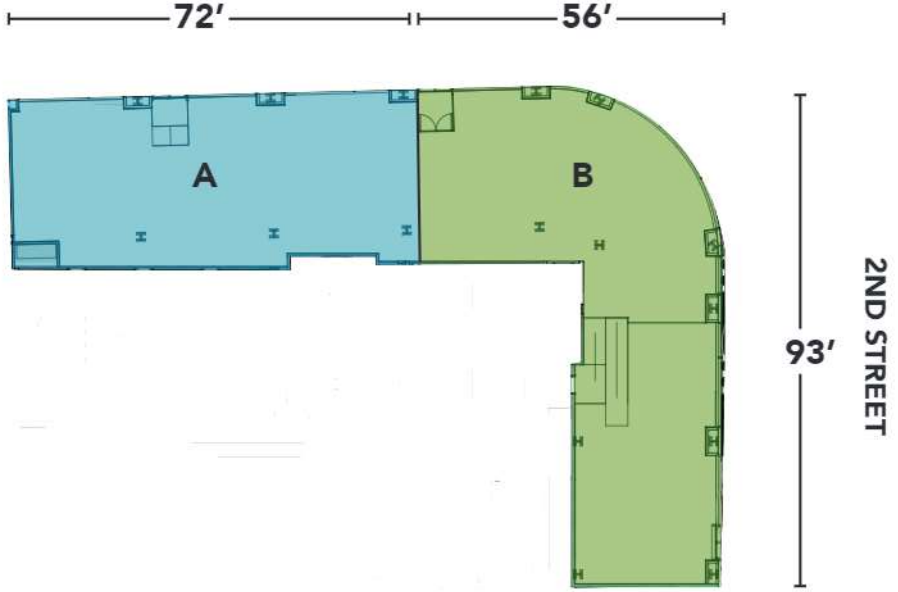
SPRING GARDEN STREET



5,010 SF
221′ WRAPAROUND FRONTAGE
18′ CEILINGS

TWO TENANT SCENARIO

SPRING GARDEN STREET



TENANT A - 2,170 SF
72′ FRONTAGE
18′ CEILINGS

TENANT B - 2,840 SF
149′ WRAPAROUND FRONTAGE
18′ CEILINGS

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FUTURE VIEW OF NORTH 2ND STREET

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NORTHERN LIBERTIES has evolved organically into one of most desirable, dense and affluent neighborhoods in Philadelphia. The revitalization of this former industrial zone began in the 1990s with a conversion of warehouses into artists' studios, sparking an influx of young professionals and families, along with some of the city's top restaurants, outdoor cafes, nightlife and entertainment concepts. The vibrancy along the North 2nd Street commercial corridor is supported by varied, yet quintessential Philadelphia residential architecture, from converted warehouses and traditional brick rowhomes to new construction townhouses and mixed-use developments. Adding to the appeal, Northern Liberties lies at the nexus of three desirable neighborhoods -- Old City, Fishtown and the Waterfront -- and is accessible from I-95 and two Septa train stations.

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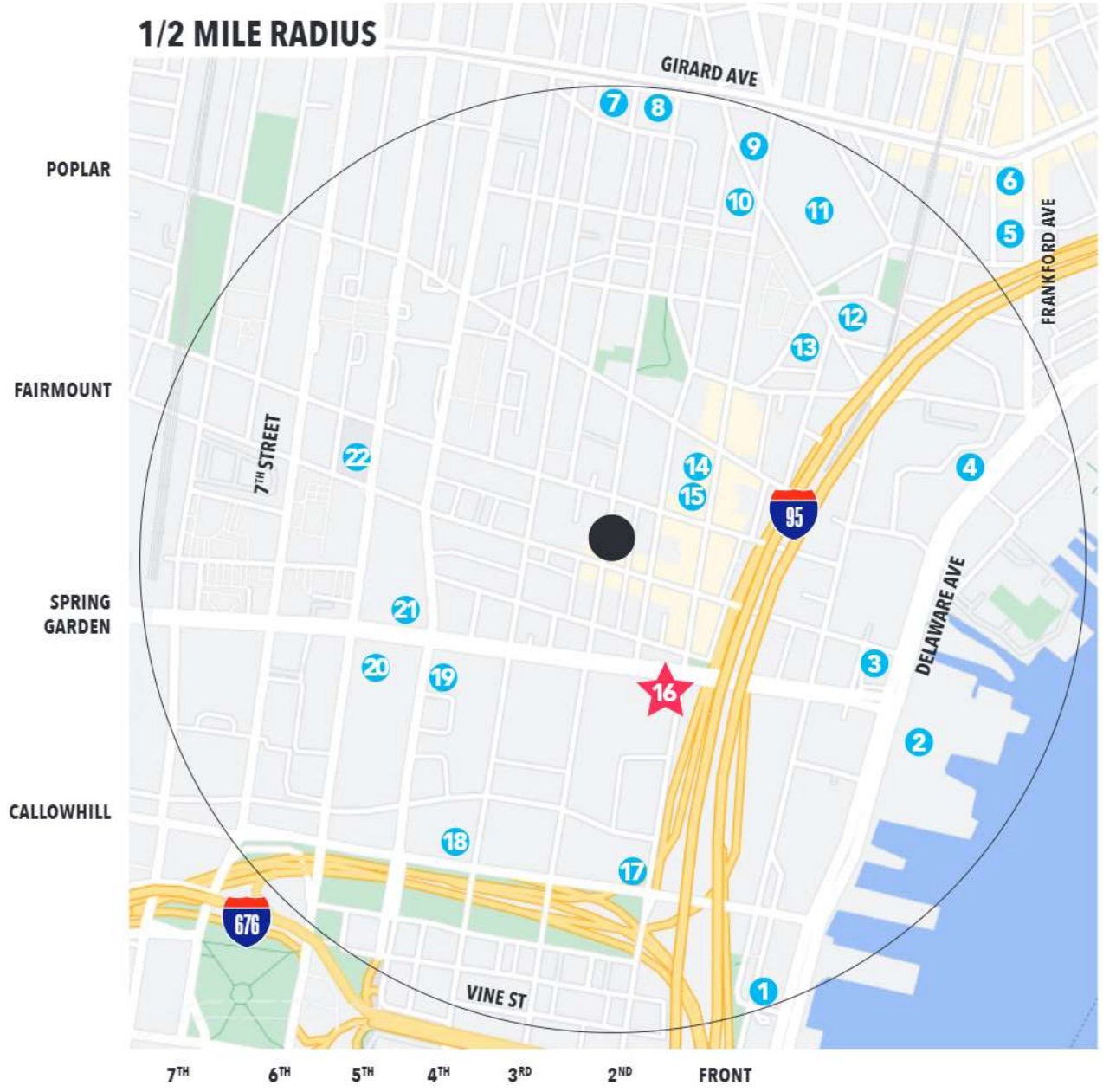

NEW CONSTRUCTION SITES IN NORTHERN LIBERTIES AND THE WATERFRONT

1	300 N Columbus Blvd	380 units
2	601 N Columbus Blvd	470 units
3	700 N Delaware Ave	466 units
4	918 N Delaware Ave	462 units
5	1120 Frankford Ave	150 units
6	1148 Frankford Ave	60 units
7	342 W Girard Ave	50 units
8	330 W Girard Ave	189 units
9	1101 Germantown Ave	50 units
10	1102 Germantown Ave	50 units
11	975 Germantown Ave	1,100 units
12	1031 Germantown Ave	21 units
13	1021 N Hancock St	280 units
14	828 N 2nd St	87 units
15	814 N 2nd St	78 units
16	200 Spring Garden St	360 units
17	412 N 2nd St	397 units
18	417 Callowhill St	220 units
19	416 Spring Garden St	330 units
20	456 N 5th St	49 units
21	501 Spring Garden St	373 units
22	650 Fairmount Ave	404 units

± 5,600 units

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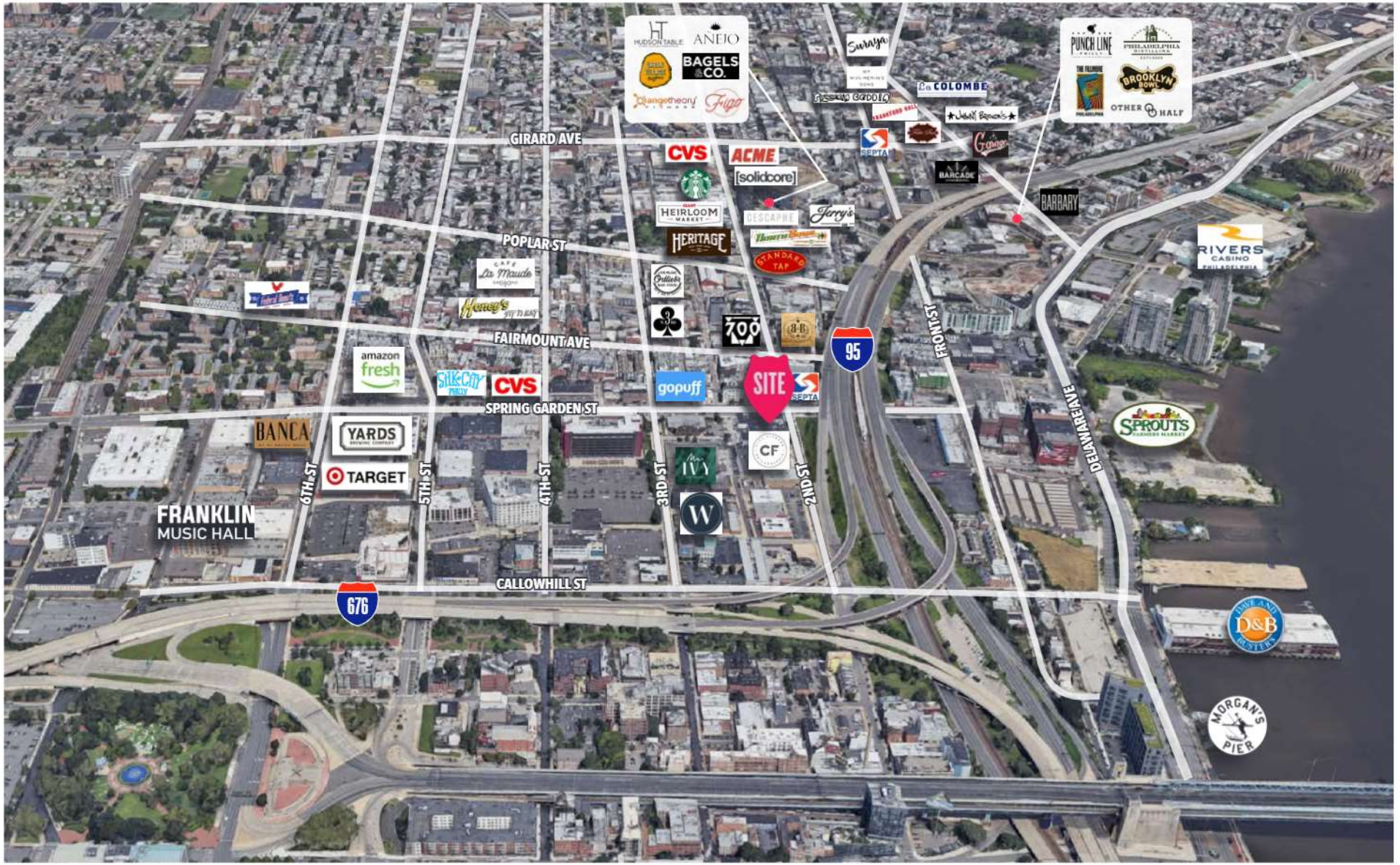

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