



NORTHERN LIBERTIES DEVELOPMENT OPPORTUNITY

900-904 N 2ND STREET
PHILADELPHIA, PA 19123

EXCLUSIVELY REPRESENTED BY:

THE FLYNN COMPANY

Michael Gallagher
Brendan Flynn
Joseph Naselli

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

The
Flynn
Company

PROPERTY DESCRIPTION

The Flynn Company is pleased to offer the opportunity to purchase 900-04 N 2nd St in the Northern Liberties section of Philadelphia. The NW corner of 2nd and Poplar St is a highly visible property in the heart of the Northern Liberties neighborhood and it presents a tremendous opportunity to develop a mixed-use project. From this prominent location, a new building will have unparalleled sightlines down 2nd St and units will benefit from an abundance of natural light due to the Eastern/Southern exposure.

The 1,624 SF corner site is zoned CMX-2.5 which allows for 80% lot coverage and a 55' height limit. A mixed-use development with commercial space on a portion of the ground floor and residential apartment units on the upper floors is the Highest and Best Use of the property; new development will serve the strong demand in this desirable location. Please contact The Flynn Company with any questions or to discuss submitting an offer.

Property Address	900-904 N 2nd Street
OPA Account	885042160
Neighborhood	Northern Liberties
Lot Size	1,624 SF
Frontage	37 ft
Beginning Point	NWC Poplar Street
Zoning	CMX 2.5
Philadelphia Historic Registry	No

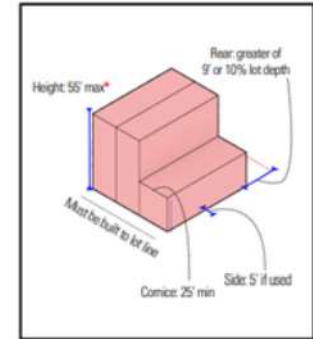
SITE MAP



ZONING | CMX-2.5

Max Occupied Area	Intermediate 75%; Corner 80%
Min. Front Yard Depth	[4]
Min Side Yard Width	5ft. 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.

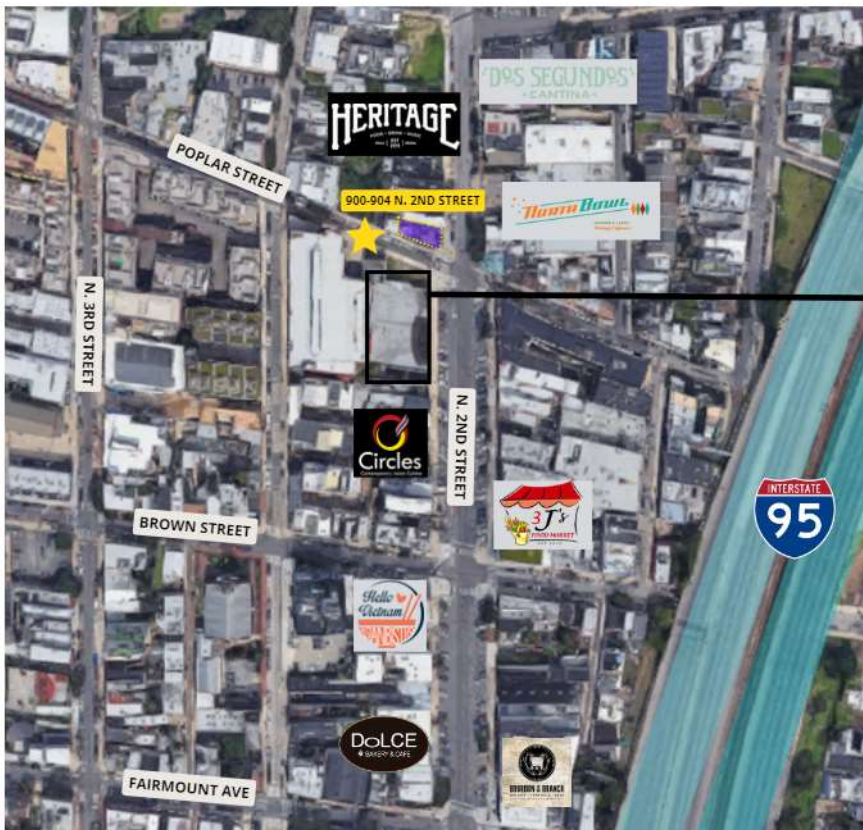
[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701 (1) (d) (.4) (Primary Footage)



* 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



LOCATION



Across the street, on the SW corner of 2nd and Poplar St, construction is currently underway on a 5-story, roughly 60,000 SF building with 55 residential units and 9,000 SF of ground floor commercial space.

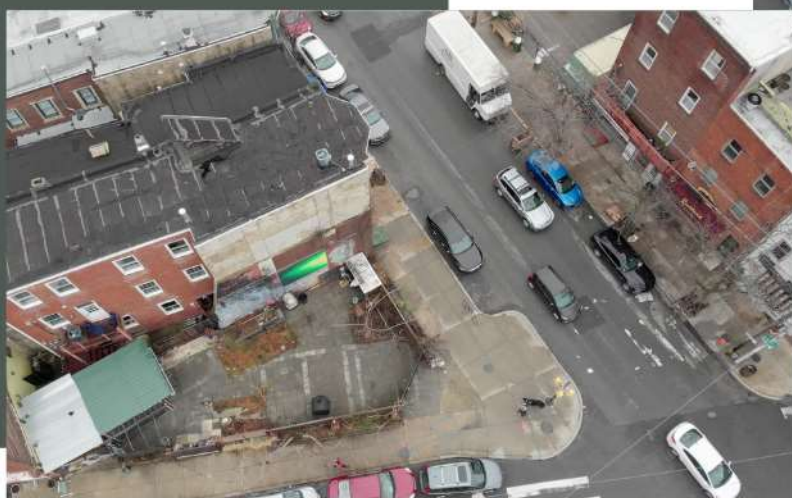
PROPERTY PHOTOS



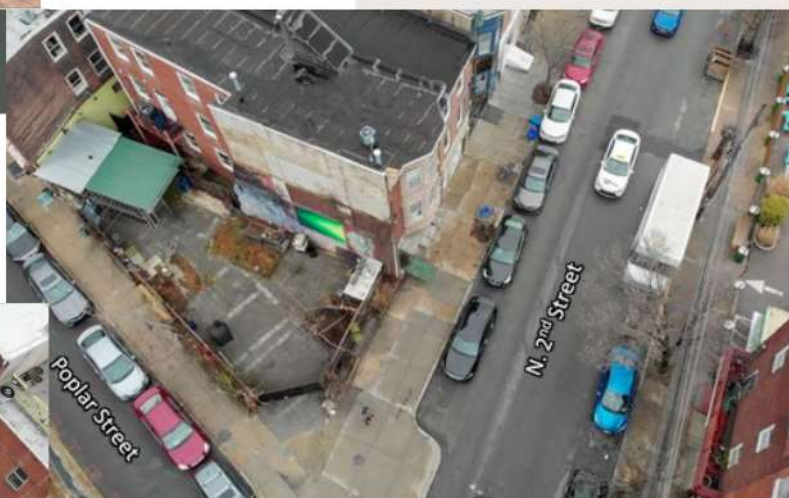
VIEW LOOKING SOUTH DOWN 2ND ST; POTENTIAL VIEW
FROM RESIDENTIAL UNITS



PROPERTY FROM INTERSECTION OF 2ND OF POPLAR STS



AERIAL



AERIAL

NORTHERN LIBERTIES ACTIVE DEVELOPMENT



Many residential developments are planned around Northern Liberties and the area is rapidly transforming.

NORTHERN LIBERTIES STREETSCAPE VISION PLAN



"The Northern Liberties Streetscape Vision Plan" is set to transform N. 2nd Street into a pedestrian-focused corridor anchored by nearly 2-acres of newly created accessible public space.



Views from the corner of 2nd and Poplar, looking South, where The Plan centers around the transformation of the portion of 2nd Street between Poplar Street and Fairmount Avenue.

For More Information Please Contact:

Michael Gallagher

mgallagher@flynnco.com

215-561-6565 x 151

Brendan Flynn

bflynn@flynnco.com

215-561-6565 x 152

Joseph Naselli

jnaselli@flynnco.com

215-561-6565 x 155

THE FLYNN COMPANY

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