

945

FRANKFORD AVENUE FISHTOWN, PHILADELPHIA

Corner of Frankford & N Delaware Avenues

RETAIL FOR LEASE

APPROXIMATE SIZE

4,300 SF

ASKING RENT

\$16,500/Month

TERM

10-15 Years

POSSESSION

Immediate

FRONTAGE

190 FT Wraparound

COMMENTS

- Corner retail opportunity with 190+ ft of wraparound frontage
- Located beneath 78 newly-developed residential units
- Currently vented, will be delivered with gas and in white-box condition
- Directly across from the bus stop, surrounded by successful retailers and Rivers Casino
- All uses considered - ideal for F&B operators

NEIGHBORS

Rivers Casino Philadelphia • Mamajuana Café Philly • Punch Line Philly • Brooklyn Bowl • The Fillmore • The Barbary • Five Iron Golf • Chaddsford Winery • Restore Dispensaries • Vince's Pizzeria Fishtown

TRANSPORTATION



JACOB MAYER

Director
212.468.5926
jmayer@meridiancapital.com

COLE KLEPPINGER

Senior Associate
212.468.5993
ckleppinger@meridiancapital.com

ASHLYN LORENTZ

Associate
212.468.5954
alorentz@meridiancapital.com



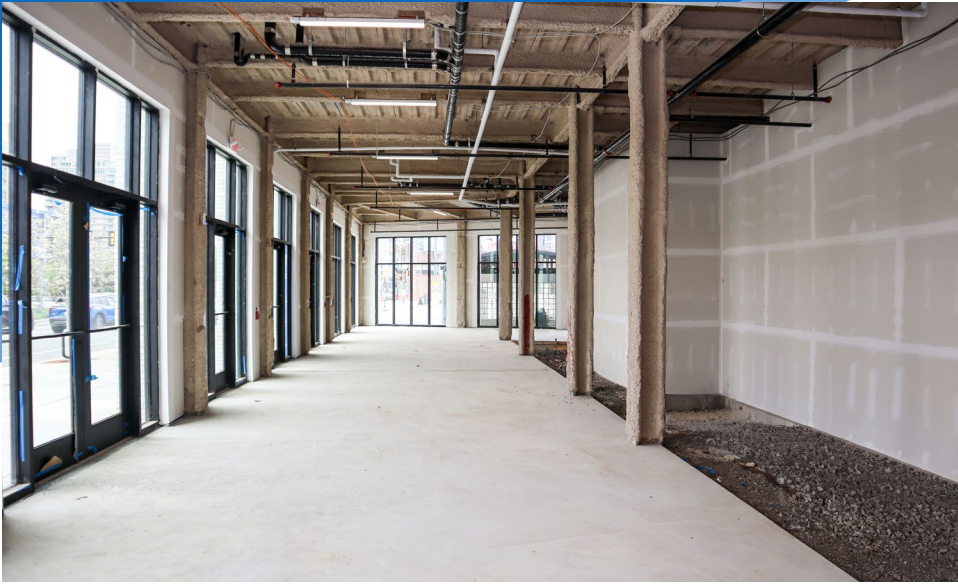
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

945 FRANKFORD AVENUE

FISHTOWN, PHILADELPHIA | Corner of Frankford and N Delaware Avenues

RETAIL FOR LEASE



INTERIOR

JACOB MAYER

Director
212.468.5926
jmayer@meridiancapital.com

COLE KLEPPINGER

Senior Associate
212.468.5993
ckleppinger@meridiancapital.com

ASHLYN LORENTZ

Associate
212.468.5954
alorentz@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

945 FRANKFORD AVENUE

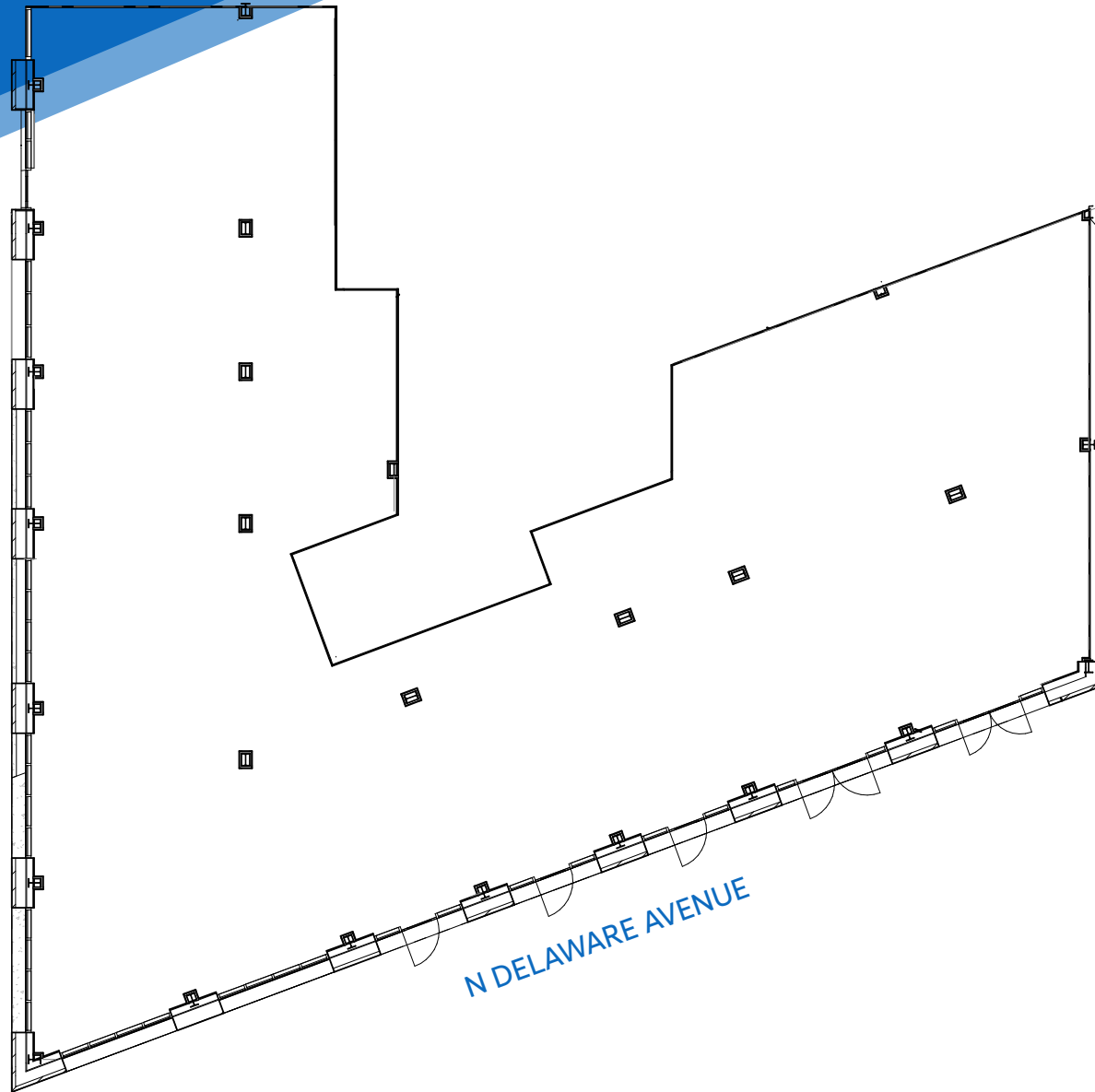
FISHTOWN, PHILADELPHIA | Corner of Frankford and N Delaware Avenues

RETAIL FOR LEASE

FLOOR PLAN



FRANKFORD AVENUE



N DELAWARE AVENUE

JACOB MAYER

Director
212.468.5926
jmayer@meridiancapital.com

COLE KLEPPINGER

Senior Associate
212.468.5993
ckleppinger@meridiancapital.com

ASHLYN LORENTZ

Associate
212.468.5954
alorentz@meridiancapital.com



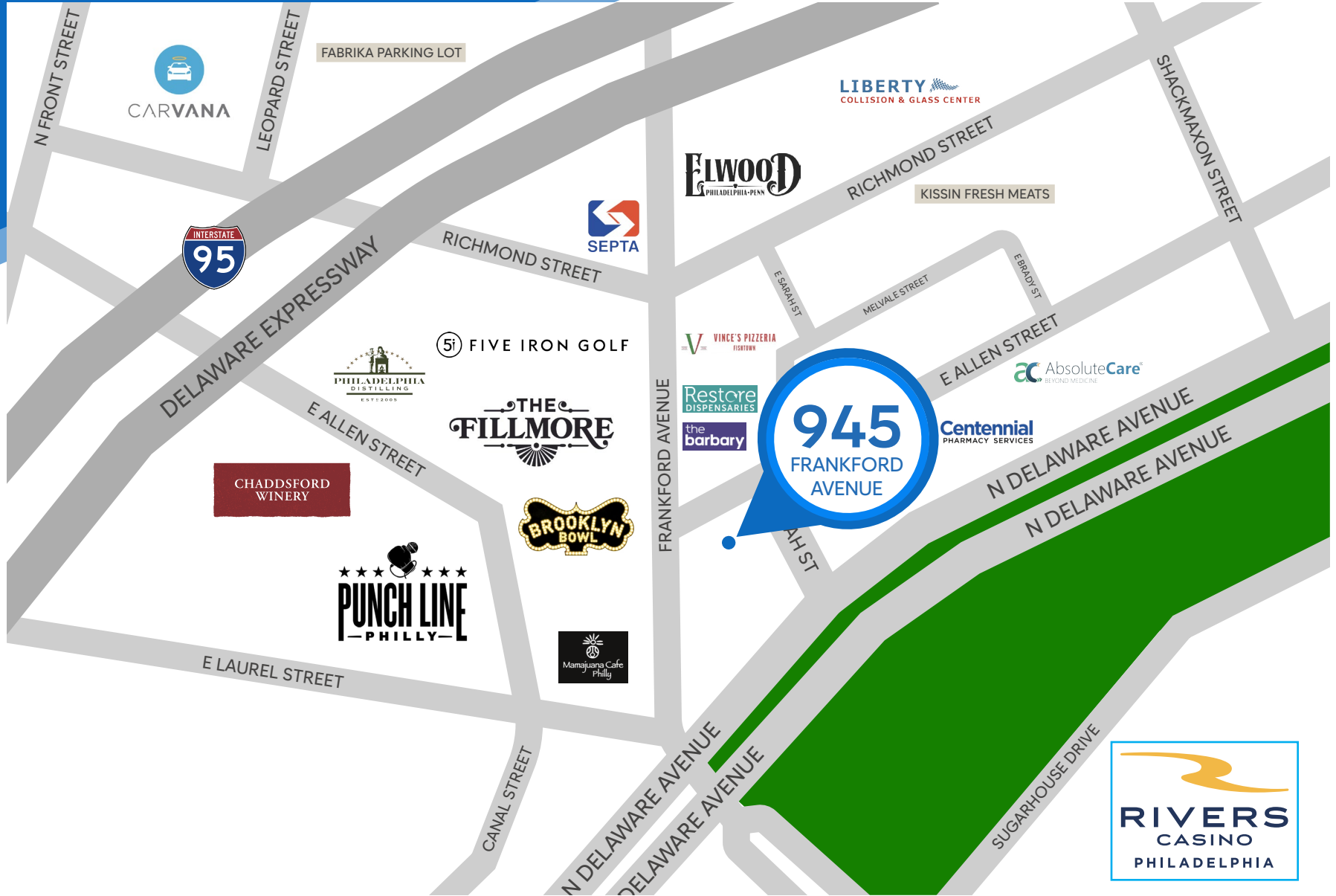
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

945 FRANKFORD AVENUE

FISHTOWN, PHILADELPHIA | Corner of Frankford and N Delaware Avenues

RETAIL FOR LEASE



NEIGHBORS

JACOB MAYER

Director
212.468.5926
jmayer@meridiancapital.com

COLE KLEPPINGER

Senior Associate
212.468.5993
ckleppinger@meridiancapital.com

ASHLYN LORENTZ

Associate
212.468.5954
alorentz@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.