

NORTH 5TH STREET & SPRING GARDEN

PHILADELPHIA, PA

±2,676 SF RETAIL/RESTAURANT SPACE AVAILABLE



METRO[®]
COMMERCIAL
REAL ESTATE, INC.



ALLIANCE HP

MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ

get in touch.

IRYNA IRYK

office 215.893.0300
direct 215.282.0156
iiryk@metrocommercial.com

SCOTT BENSON

office 215.893.0300
direct 215.282.0158
sbenson@metrocommercial.com



22,443

POPULATION
WITHIN 15 MINUTES
WALKING DISTANCE



Urban Retail integrated
with Luxury Living

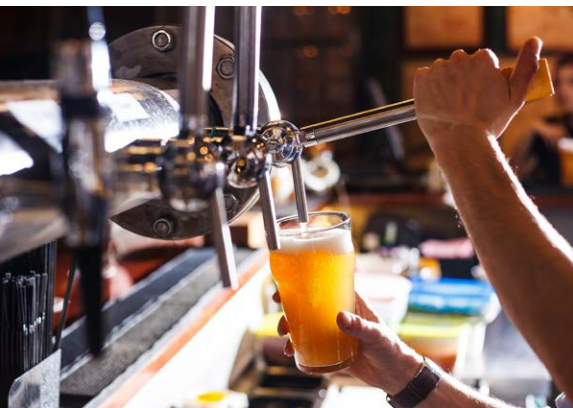


11,000

SQUARE FEET OF
SPECIALTY RETAIL

49

LUXURY
RESIDENTIAL UNITS



Vibrant Food, Music, &
Night Life Scene



1,000

PLANNED APARTMENTS
WITHIN 1 BLOCK OF SITE



property highlights.

- Phase II of large scale mixed-use development
- 2,676 SF restaurant/retail space with potential outdoor seating
- Ideal for boutique fitness, F & B and convenience uses
- Service to the Northern Liberties, Old City, Callowhill and Fishtown populations and proposed Amazon Grocery store
- Adjacent retailers include Target and Yards Brewing Company
- 55 parking spaces dedicated to retail

2020 Demographics	0.5 Miles	0.75 Miles	1 Mile
Est. Population	9,111	257,595	44,648
Est. Households	4,532	13,401	21,913
Average Household Income	\$127,870	\$117,125	\$108,912

North 5th Street Traffic Count: 11,106 VPD *ESRI 2020
 Spring Garden Street Traffic Count: 25,000 VPD

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current 4.28.22

NORTH 5TH STREET & SPRING GARDEN
 PHILADELPHIA, PA



www.metrocommercial.com



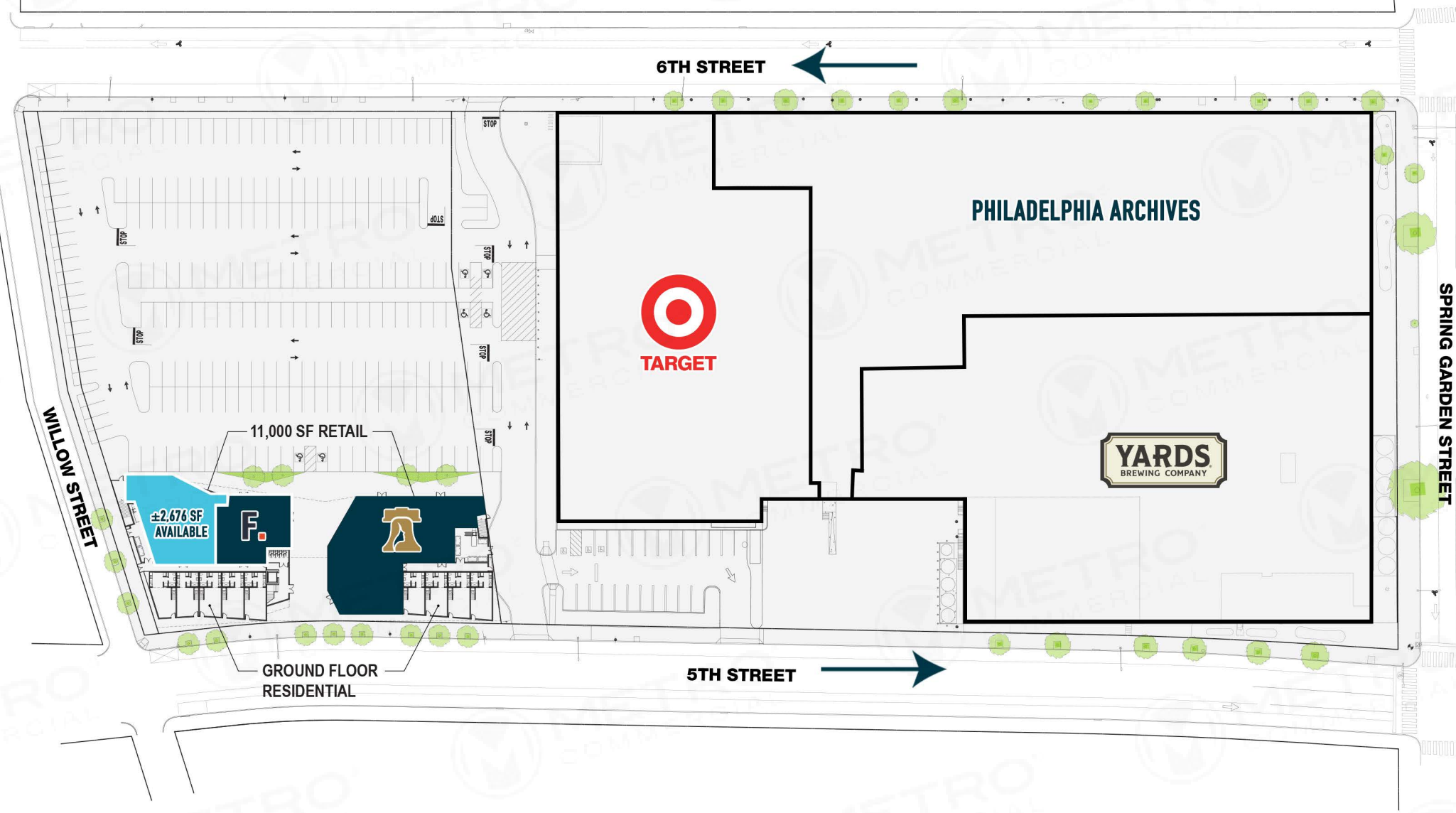
SITE PLAN

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current 4.28.22

NORTH 5TH STREET & SPRING GARDEN
 PHILADELPHIA, PA



www.metrocommercial.com



SITE PLAN

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current 4.28.22

NORTH 5TH STREET & SPRING GARDEN PHILADELPHIA, PA



www.metrocommercial.com

Soon To Be Philadelphia's Most Walkable Neighborhood!



NOTABLE EXISTING RESIDENTIAL		
No	SoNo	49 Units
2	Liberties West Condos	172 Units
3	444 Lofts	136 Units
4	York Square	60 Units
5	The Chocolate Works	135 Units
6	1 Brown Street	224 Units
7	Waterfront Square	484 Units
8	Ironworks	49 Units
9	The Piazza	656 Units
10	The Magnet	43 Units
11	The Randolph	40 Units
12	The Poplar	285 Units
13	North Eighth Park	24 Units
14	Broadridge Philly	478 Units
15	Goldtex Apartments	163 Units
16	501 Spring Garden Street	373 Units

PROPOSED/UNDER CONSTRUCTION RESIDENTIAL		
1	Broad & Noble	344 Units
2	New Fairmount Manor	404 Units
3	8th & Spring Garden Street	146 Units
4	418 Spring Garden Street	329 Units
5	800-808 Callowhill Street	40 Units
6	5th & Callowhill Street	220 Units
7	412 North 2nd Street	397 Units
8	200 Spring Garden Street	355 Units
9	300 N Christopher Columbus Blvd.	360 Units
10	Festival Pier Apartments	550 Units
11	918-980 Delaware Avenue	462 Units
12	Welhaus	500 Units
13	1100 Delaware Avenue	169 Units
14	1130-1154 N Delaware Avenue	249 Units
15	1075 Germantown Avenue	697 Units
16	Piazza Terminal	1,131 Units
17	1102 Germantown Avenue	169 Units
18	342 West Girard Avenue	50 Units
19	629-633 West Girard Avenue	36 Units
20	The Darien - 900 N 8th St	212 Units
21	1000 West Girard Avenue	120 Units
22	915 North Broad Street	70 Units
23	1200 Ridge Ave	46 Units
24	1100-1102 Ridge Avenue	30 Units
25	1201 Spring Garden Street	46 Units
26	545 North Broad Street	108 Units

NOTABLE MULTIFAMILY RESIDENTIAL		
TOTAL EXISTING UNITS	TOTAL PROPOSED UNITS	
3,105	7,715	

NORTH 5TH STREET & SPRING GARDEN
PHILADELPHIA, PA



www.metrocommercial.com

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current 4.28.22

CBD NEIGHBORHOOD MAP

-  SONO
-  NEIGHBORHOOD BOUNDARY

FAIRMOUNT /
SPRING GARDEN

CALLOWHILL /
LOFT DISTRICT

NORTHERN
LIBERTIES

SONO

SITE



TARGET

±2,676 SF RETAIL
AVAILABLE

UNIVERSITY
CITY

LOGAN
SQUARE

CHINATOWN /
MARKET EAST

OLD CITY

RITTENHOUSE

FITLER
SQUARE

SOCIETY HILL /
QUEEN VILLAGE

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current 4.28.22

NORTH 5TH STREET & SPRING GARDEN

PHILADELPHIA, PA



www.metrocommercial.com



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current 4.28.22

NORTH 5TH STREET & SPRING GARDEN

PHILADELPHIA, PA



www.metrocommercial.com