

PHILADELPHIA, PA

1102 GERMANTOWN AVE

±4,100 - 6,400 SF AVAILABLE FOR LEASE

PHILADELPHIA MSA

IDEAL FOR RESTAURANT, MEDICAL, FITNESS, BANK AND SOFT GOODS USERS



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

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23,473 TOTAL HOUSEHOLDS WITHIN A 1 MILE RADIUS



0.25 MILES
 0.5 MILES
 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
 TOTAL POPULATION	5,023	17,861	50,034
 TOTAL HOUSEHOLDS	2,610	9,062	23,473
 MED HH INCOME	\$106,892	\$100,304	\$76,761
 % HH > \$100K	54%	50%	39%

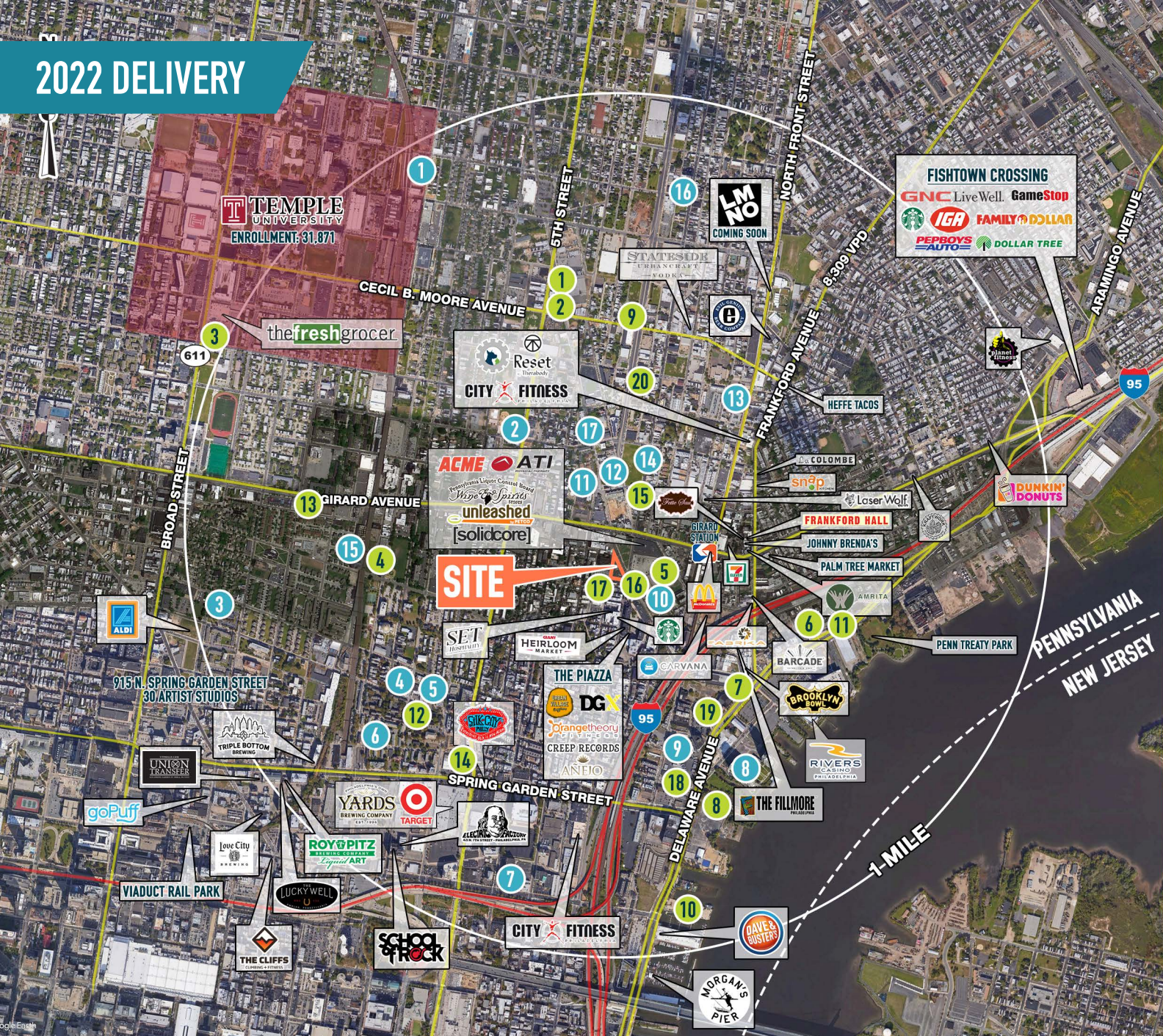
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2022 DELIVERY



NOTABLE AREA RESIDENTIAL		
1	Paseo Verde South	120 Units
2	The Umbrella Building	181 Units
3	1221 Fairmount Ave	155 Units
4	Liberties West Condos	172 Units
5	Fairmount Manor Apartments	110 Units
6	Spring Garden Apartments	202 Units
7	444 Lofts	132 Units
8	Waterfront Square	484 Units
9	1 Brown Street	224 Units
10	The Piazza	656 Units
11	Olde Kensington Pavillion	103 Units
12	Liberty Square	201 Units
13	Oxford Mills	114 Units
14	Dwell at 2nd St	198 Units
15	The Poplar	350 Units
16	The Gotham	130 Units
17	Moscow&Monica Apartment Complex	120 Units

PROPOSED/UNDER CONSTRUCTION RESIDENTIAL		
1	1700 Germantown Avenue	138 Units
2	Avenue V	147 Units
3	1451 N Broad Street	225 Units
4	900 N 8th St	388 Units
5	1075 Germantown Avenue	697 Units
6	1100 Delaware Avenue	169 Units
7	Welhaus	500 Units
8	Festival Pier Apartments	550 Units
9	1700 N American Street	265 Units
10	325 N Columbus Blvd	250 Units
11	1130-1154 N Delaware Ave	249 Units
12	650 W Fairmount Ave	297 Units
13	1000-1038 W Girard Ave - Phase 1	112 Units
14	501-539 Spring Garden Street	550 Units
15	1222 N 2nd St	71 Units
16	Piazza Terminal	1,100 Units
17	1102 Germantown Ave	51 Units
18	710 N Delaware Ave	488 Units
19	918-980 N Delaware Ave	462 Units
20	1525 N America St	110 Units

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LOCATED ALONG LIVELY 2ND STREET CORRIDOR IN THE NORTHERN LIBERTIES NEIGHBORHOOD



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± 4,100 SQUARE FEET ON GROUND FLOOR



N 2ND STREET 10,490 VPD

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PROPERTY RENDERINGS



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