

1828 N. FRONT STREET PHILADELPHIA, PA

UP TO ±5,400 (SF DIVISIBLE) AVAILABLE FOR LEASE



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

get in touch.

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57,898
POPULATION
WITHIN 1 MILE



2024
DELIVERY



70
RESIDENTIAL
UNITS



±5,400
SQUARE FEET OF
SPECIALTY RETAIL



**Adjacent to the vibrant
Northern Liberties
neighborhood of
Philadelphia**



132'
OF FRONTAGE ON
FRONT STREET



HIGHLIGHTS

205,731

Population (2 Mile Radius)

\$134,341

Average Household Income

33.4

Median Age

\$488,276

Average Home Value

42.5%

Population Growth
(2010-2020)

14,985

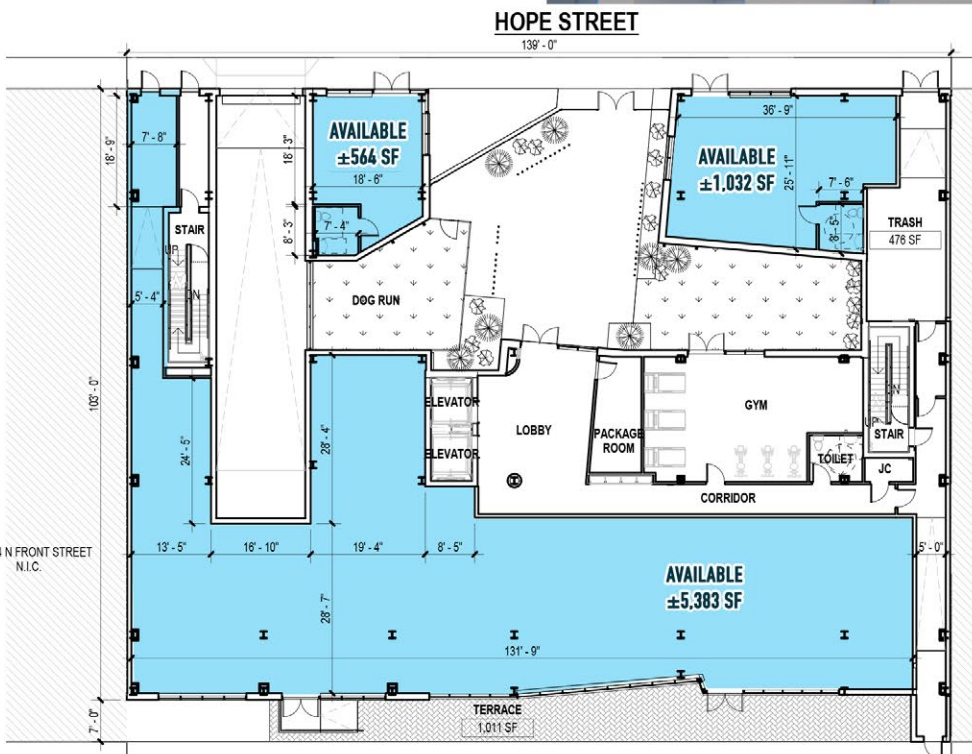
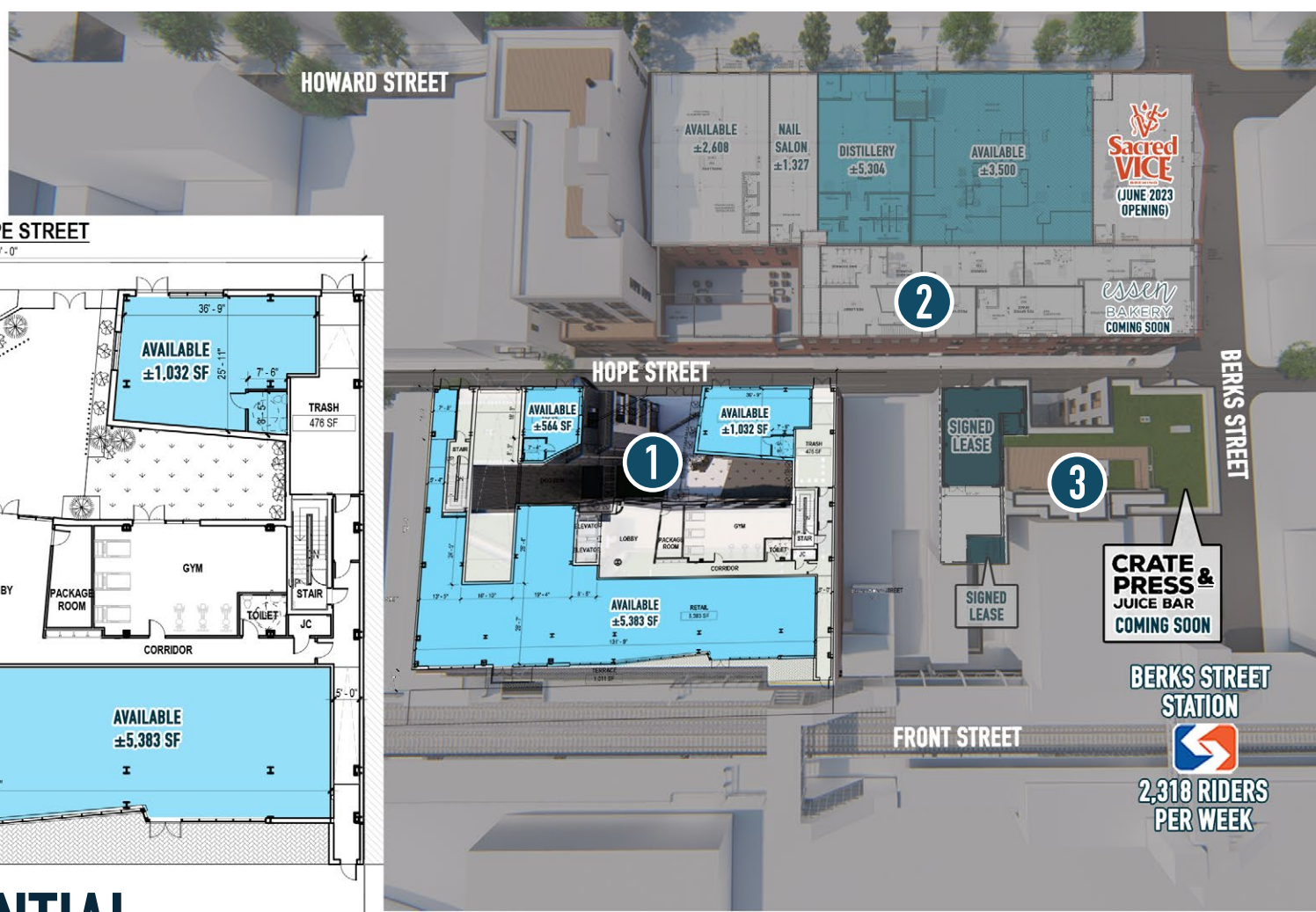
Open Business
(2 Mile Radius)

255,530

Employees (2 Mile Radius)

324,097

Daytime Population



NOTABLE RESIDENTIAL

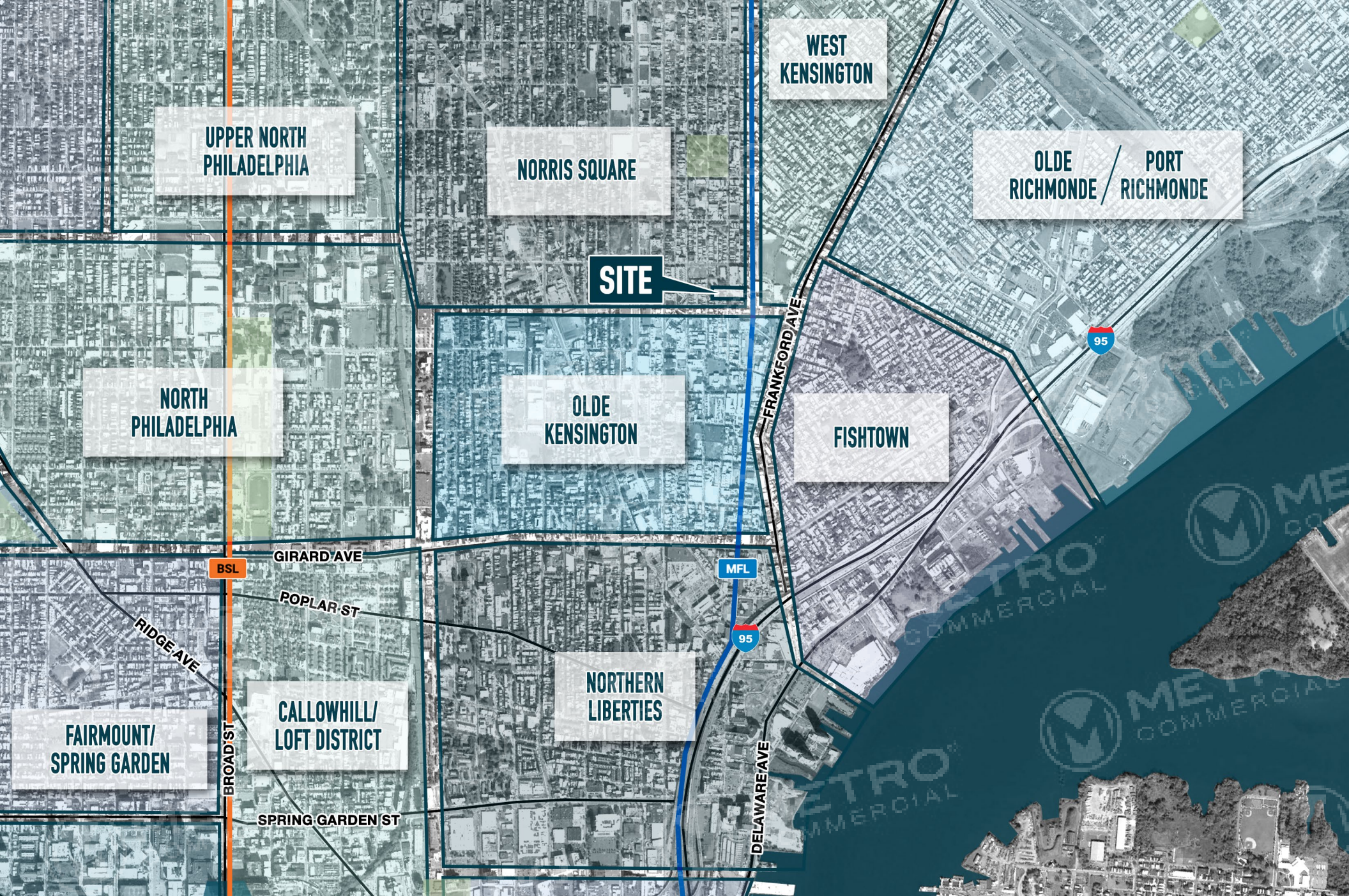
- 1** 1828 North Front Street - 70 Units (Under Construction, 2023 Delivery)
- 2** 1833 North Howard Street - 45 Units (Under Construction)
- 3** 102 West Berks Street - 28 Units (Completed)

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 Images may be out-of-date and not current. 5.11.23

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UPPER NORTH PHILADELPHIA

NORRIS SQUARE

WEST KENSINGTON

OLDE RICHMONDE / PORT RICHMONDE

SITE

NORTH PHILADELPHIA

OLDE KENSINGTON

FISHTOWN

BSL

GIRARD AVE

MFL

95

95

POPLAR ST

RIDGE AVE

NORTHERN LIBERTIES

FAIRMOUNT / SPRING GARDEN

CALLOWHILL / LOFT DISTRICT

BROAD ST

SPRING GARDEN ST

DELAWARE AVE

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NOTABLE AREA RESIDENTIAL

1	Paperbox Studios	Artist Lofts
2	Crane Arts Building	Artist Lofts
3	Billy Penn Studios	Artist Lofts
4	The Clay Studio	Artist Lofts
5	Piazza Alta	1,100
6	North Liberty Triangle	84
7	102-06 W Berks St	28
8	Dwell	320
9	Liberty Square	200
10	Umbrella Factory	180
11	Onion Flats	88
12	Bank Flats	28
13	Northern Treaty Lofts	18
14	2021-35 N Front St	30
15	Harbisons Dairy	86
16	680NE	50
17	N5 Square	61
18	2110 E Norris St	95
19	1817-1841 E York St	106
20	2037 E Lehigh Ave	155
21	The Rally	88
22	1712-28 N 2nd Street	54
23	The Gotham	142
24	171 W Berks St	152
25	Moscow & Monica	125
26	Ave V	147
27	The Frankford	50
28	The Magnet	43
29	2013-15, 2037-41 & 2038-54 N Front St	87
30	1805 N Howard St	45
31	2020 Dreer St	24
32	Oxford Flats	30
33	1817-1819 N 2nd St	28
34	408 Cecil B. Moore Ave	146
35	1307-53 Germantown Ave	190
36	1929-1945 E York St	107
37	2966-68 Richmond Street	10
38	3045-51 Richmond Street	38

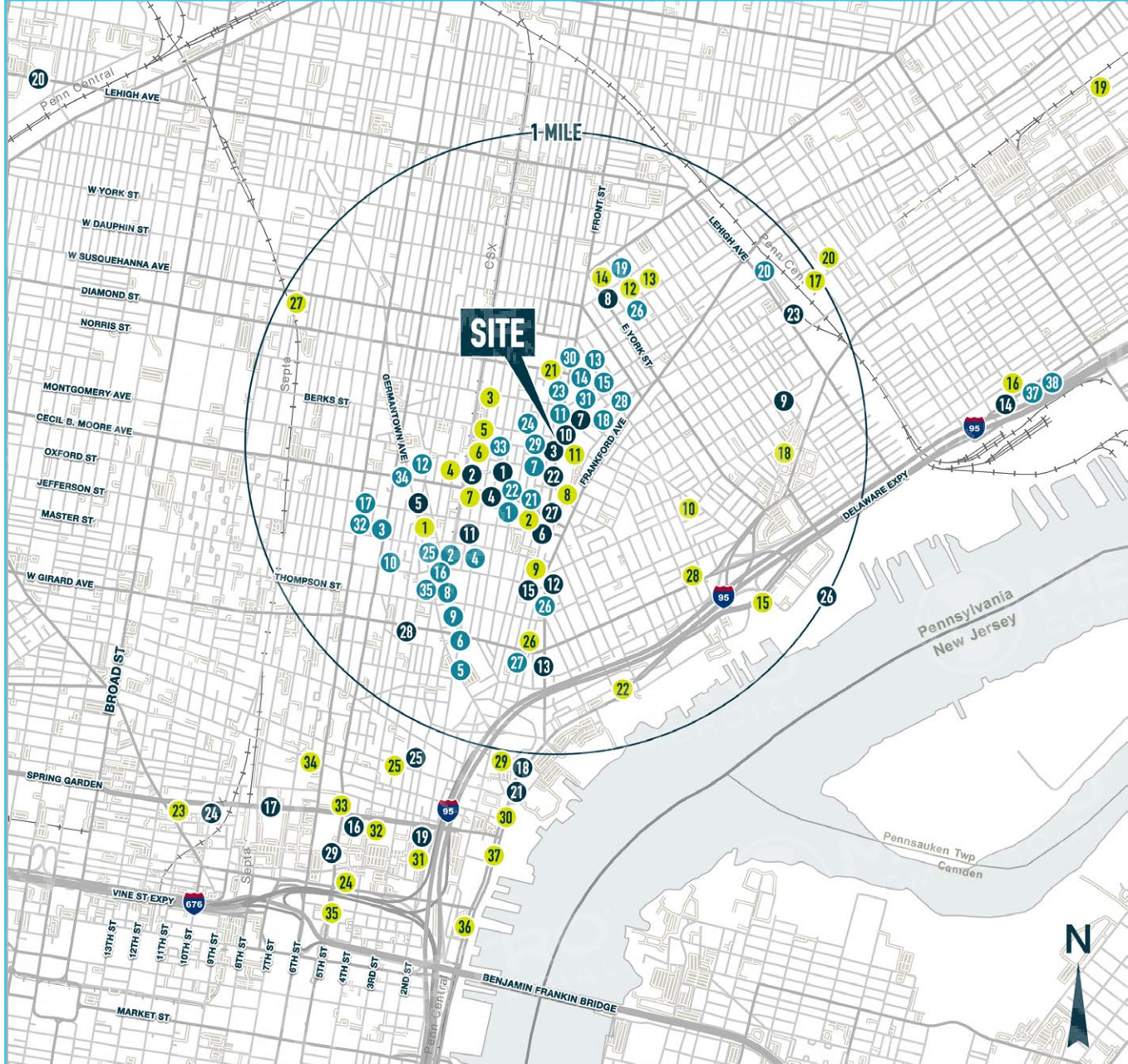
PROPOSED RESIDENTIAL

1	Gretz Brewery	220
2	1700-30 N Howard St	103
3	1901 N American St	286
4	1700 N American St	200
5	1801-59 N American St	110
6	1730-54 N 2nd St	115
7	1640-68 N Hancock St	110
8	1700 N Front St	178
9	1321-25 & 1350-54 N Front St	51
10	1401 E Susquehanna Ave	45
11	1952-58 N Front St	46
12	2000 E Hagert St	108
13	1922-1944 E Hagert St	147
14	1825 E Boston St	138
15	2001 Richmond St	170
16	3037-43 Richmond St	31
17	2200-58 Somerset Street	528
18	2507 Almond Street	155
19	2201 East Tioga Street	73
20	2149-73 East Rush Street	72
21	2112 North Front Street	31
22	1212-16 North Delaware Avenue	48
23	1106 Spring Garden Street	79
24	417-25 Callowhill Street	220
25	808-18 North 3rd Street	18
26	23 West Girard Avenue	107
27	2132-38 North 10th St	35
28	701 East Girard Avenue	53
29	918-980 Delaware Avenue	426
30	700 Delaware Avenue	482
31	200 Spring Garden St	355
32	418 Spring Garden	329
33	501-539 Spring Garden Street	382
34	650 Fairmount St	297
35	502 Wood St	55
36	300 North Christopher Columbus Boulevard	360
37	500 North Christopher Columbus Boulevard	470

UNDER CONSTRUCTION RESIDENTIAL

1	1731-39 Tilghman St	32
2	1705 N American St	179
3	1828 N Front St	70
4	The Cecil	43
5	1613-27 Germantown Ave	40
6	1600 N Front St	38
7	Copper Flats	80
8	1901 E York St	127
9	2400 E Huntingdon St	150
10	1900-22 N Front St	105
11	1525 N American St	100
12	1359 Frankford Ave	61
13	1148 Frankford Ave	59
14	2966-68 Richmond Street	10
15	1350 North Front Street	14
16	418 Spring Garden	329
17	741 Spring Garden	146
18	918 North Delaware Avenue	426
19	200 Spring Garden	355
20	2046-50 Lehigh Avenue	21
21	700-30 North Delaware Avenue	488
22	1700 North Front Street	200
23	2157 East Lehigh Avenue	278
24	1000 Spring Garden	21
25	817-21 North 3rd St	48
26	Northbank	491
27	The Box Factory	63
28	342 West Girard Avenue	50
29	456 North 5th Street	49

NORTHEAST PHILADELPHIA RESIDENTIAL



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Front St North View



Overall Perspective

