

# 1833 N. HOWARD STREET PHILADELPHIA, PA

UP TO ±7,900 SF (DIVISIBLE) AVAILABLE FOR LEASE

NORTH HOWARD STREET



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

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

get in touch.

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**57,898**  
POPULATION  
WITHIN 1 MILE



**2022-2023**  
DELIVERY



**143**  
RESIDENTIAL  
UNITS



UP TO  
**±7,900**  
SQUARE FEET OF  
SPECIALTY RETAIL



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



**Unique mix of  
local retailers**



# 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**

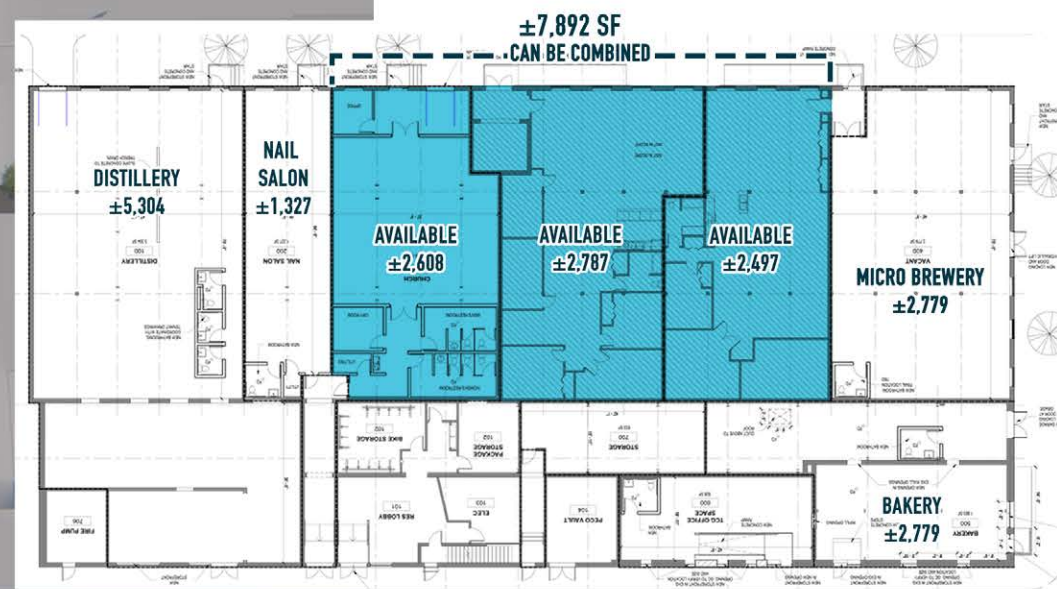
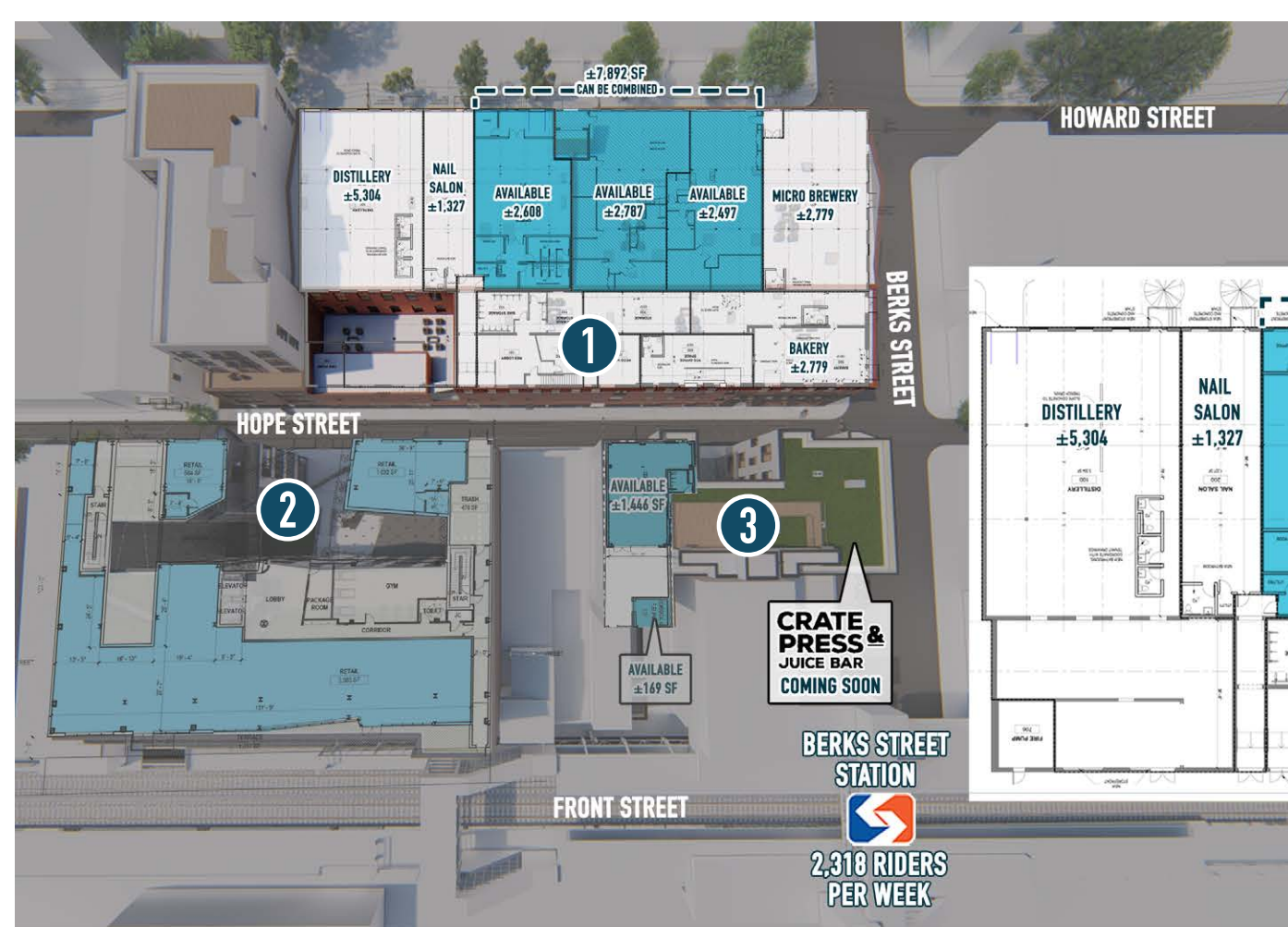
Open Business  
(2 Mile Radius)

**255,530**

Employees (2 Mile Radius)

**324,097**

Daytime Population



# NOTABLE RESIDENTIAL

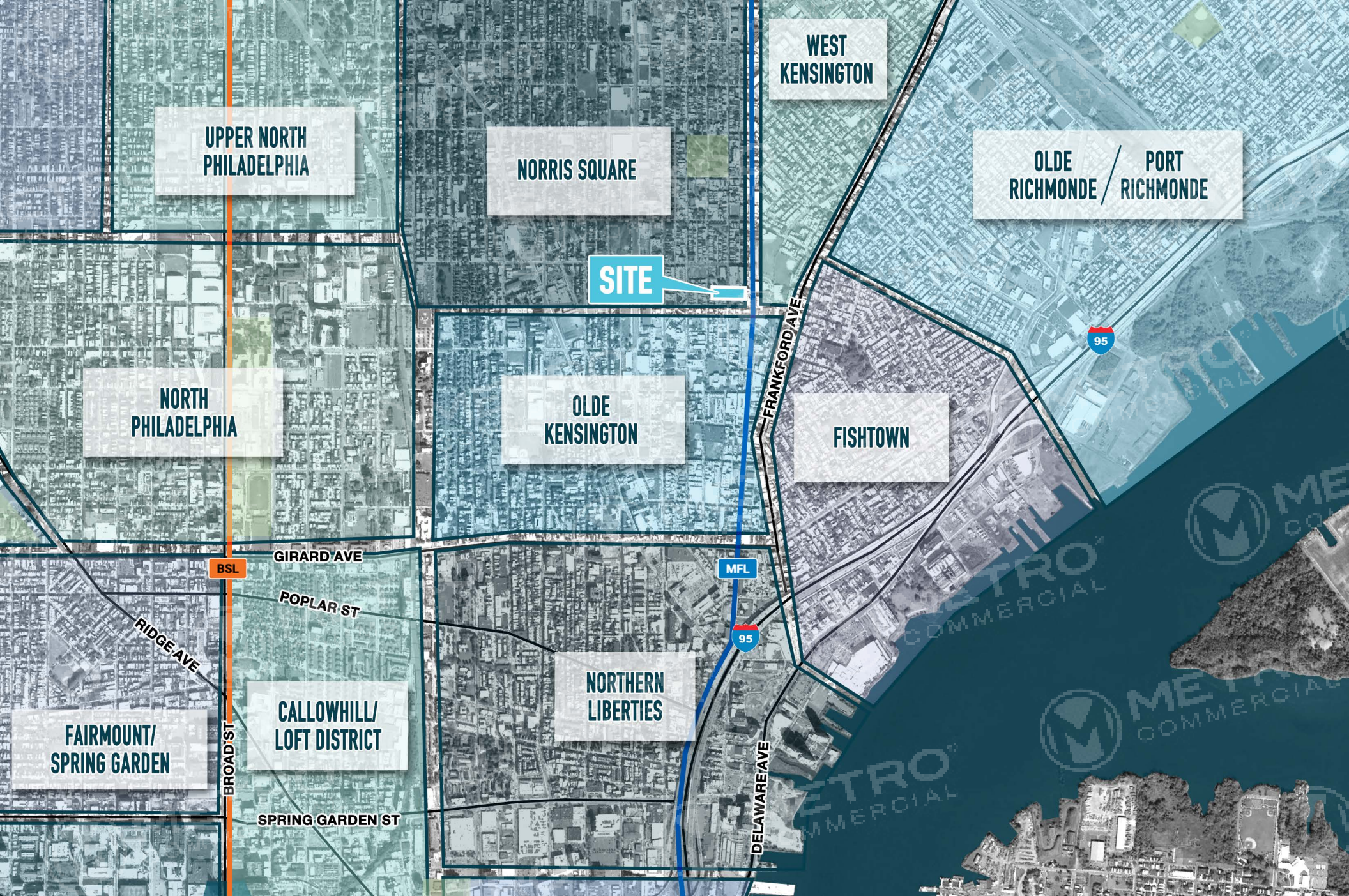
- 1** 1833 North Howard Street - 45 Units (Under Construction)
- 2** 1828 North Front Street - 70 Units (Under Construction, 2023 Delivery)
- 3** 102 West Berks Street - 28 Units (Completed)

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 Images may be out-of-date and not current. 1.24.22

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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

POPLAR ST

95

RIDGE AVE

NORTHERN LIBERTIES

FAIRMOUNT / SPRING GARDEN

CALLOWHILL / LOFT DISTRICT

BROAD ST

SPRING GARDEN ST

DELAWARE AVE

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### NOTABLE AREA RESIDENTIAL

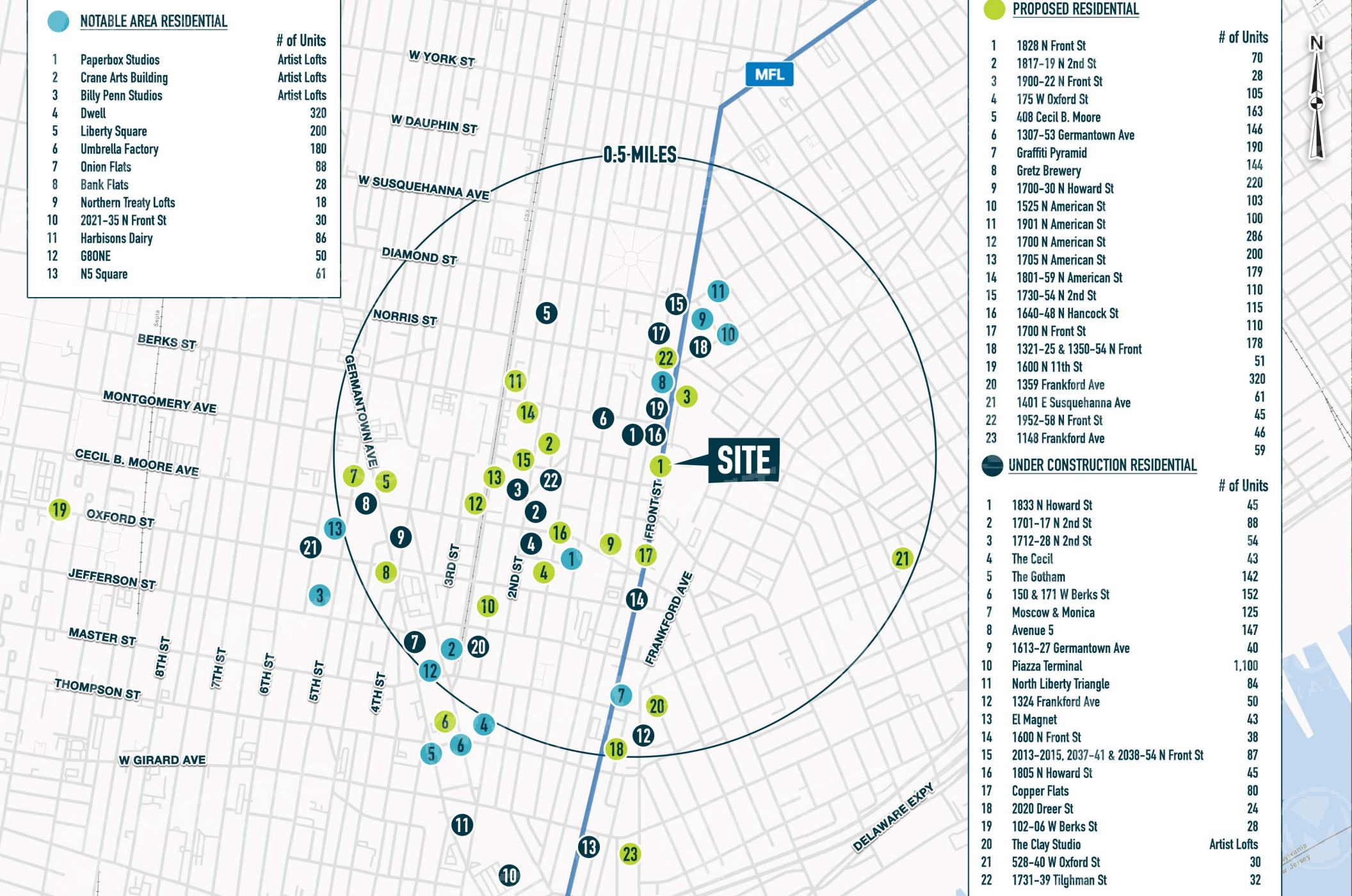
	# of Units
1 Paperbox Studios	Artist Lofts
2 Crane Arts Building	Artist Lofts
3 Billy Penn Studios	Artist Lofts
4 Dwell	320
5 Liberty Square	200
6 Umbrella Factory	180
7 Onion Flats	88
8 Bank Flats	28
9 Northern Treaty Lofts	18
10 2021-35 N Front St	30
11 Harbisons Dairy	86
12 G80NE	50
13 N5 Square	61

### PROPOSED RESIDENTIAL

	# of Units
1 1828 N Front St	70
2 1817-19 N 2nd St	28
3 1900-22 N Front St	105
4 175 W Oxford St	163
5 408 Cecil B. Moore	146
6 1307-53 Germantown Ave	190
7 Graffiti Pyramid	144
8 Gretz Brewery	220
9 1700-30 N Howard St	103
10 1525 N American St	100
11 1901 N American St	286
12 1700 N American St	200
13 1705 N American St	179
14 1801-59 N American St	110
15 1730-54 N 2nd St	115
16 1640-48 N Hancock St	110
17 1700 N Front St	178
18 1321-25 & 1350-54 N Front	51
19 1600 N 11th St	320
20 1359 Frankford Ave	61
21 1401 E Susquehanna Ave	45
22 1952-58 N Front St	46
23 1148 Frankford Ave	59

### UNDER CONSTRUCTION RESIDENTIAL

	# of Units
1 1833 N Howard St	45
2 1701-17 N 2nd St	88
3 1712-28 N 2nd St	54
4 The Cecil	43
5 The Gotham	142
6 150 & 171 W Berks St	152
7 Moscow & Monica	125
8 Avenue 5	147
9 1613-27 Germantown Ave	40
10 Piazza Terminal	1,100
11 North Liberty Triangle	84
12 1324 Frankford Ave	50
13 El Magnet	43
14 1600 N Front St	38
15 2013-2015, 2037-41 & 2038-54 N Front St	87
16 1805 N Howard St	45
17 Copper Flats	80
18 2020 Dreer St	24
19 102-06 W Berks St	28
20 The Clay Studio	Artist Lofts
21 528-40 W Oxford St	30
22 1731-39 Tilghman St	32



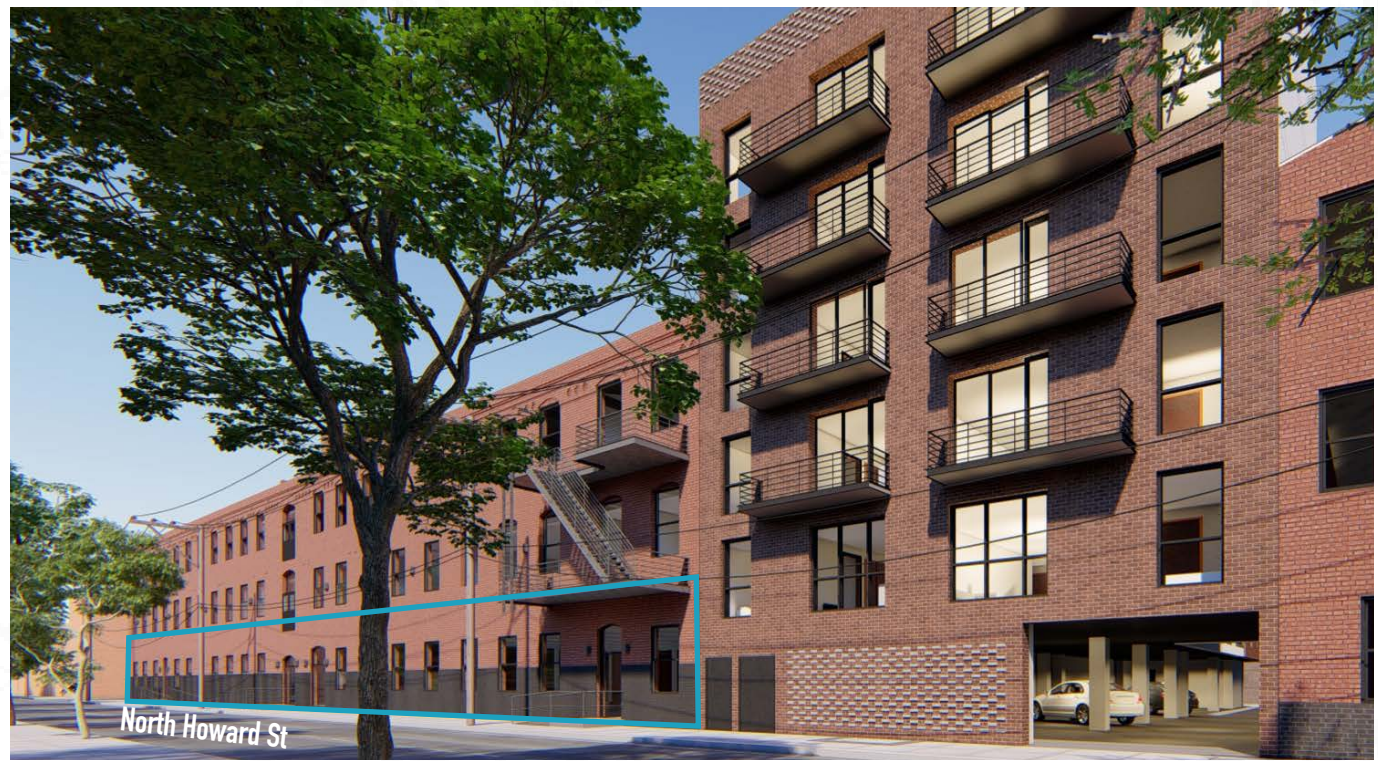
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# North Howard Street View



# Overall Perspective