

FOR LEASE: THE SHOPPES AT THE ROUSSEL

2,000 SF-40,500 SF

1901 N American St | Fishtown | Philadelphia, PA

EQUITY CRE



PROPERTY HIGHLIGHTS

- 2,000-40,500 SF available (divisible)
- Rare small shop space with great visibility and frontage along N American Street
- Ideal for F&B, recreation, fitness and retail tenants
- Outdoor seating potential
- Situated in the Fishtown/South Kensington neighborhood of Philadelphia
- A few blocks from Berks Station on the SEPTA Market-Frankford Line
- Ceiling Heights: 12'6"-14'
- Walking distance to some of the best bars and restaurants in Philadelphia including Frankford Hall, R&D, Next of Kin, Suraya, LMNO & Pizzeria Beddia



CONTACT

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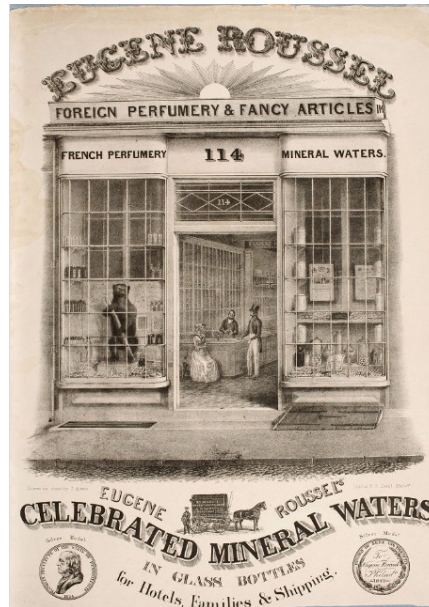
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HISTORY BEHIND THE NAME

Eugene Roussel

Bottler Eugene Roussel arrived in Philadelphia from France in 1838 and immediately set up a perfumery at 1901 N American Street. Roussel became known for bottling flavored soda water and is credited with starting the flavored soft drink industry in America. Many of his bottles have been found during the excavation of this site.

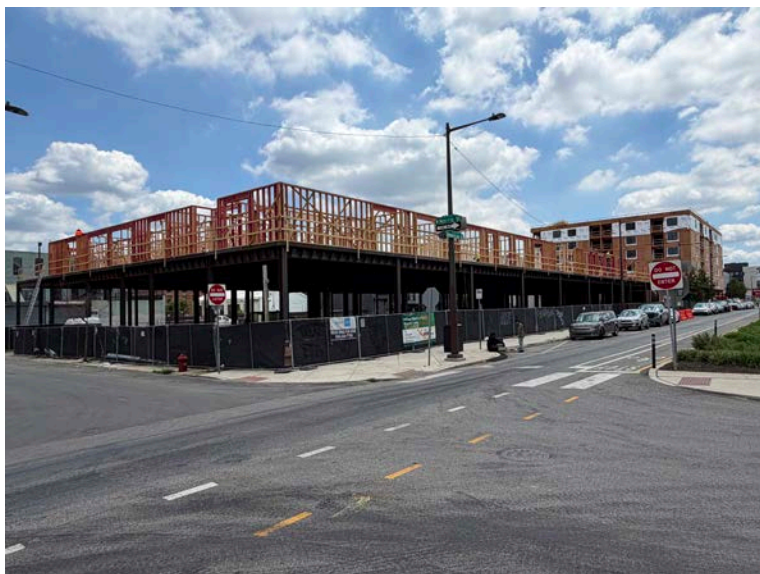


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JULY 2026 CONSTRUCTION PROGRESS



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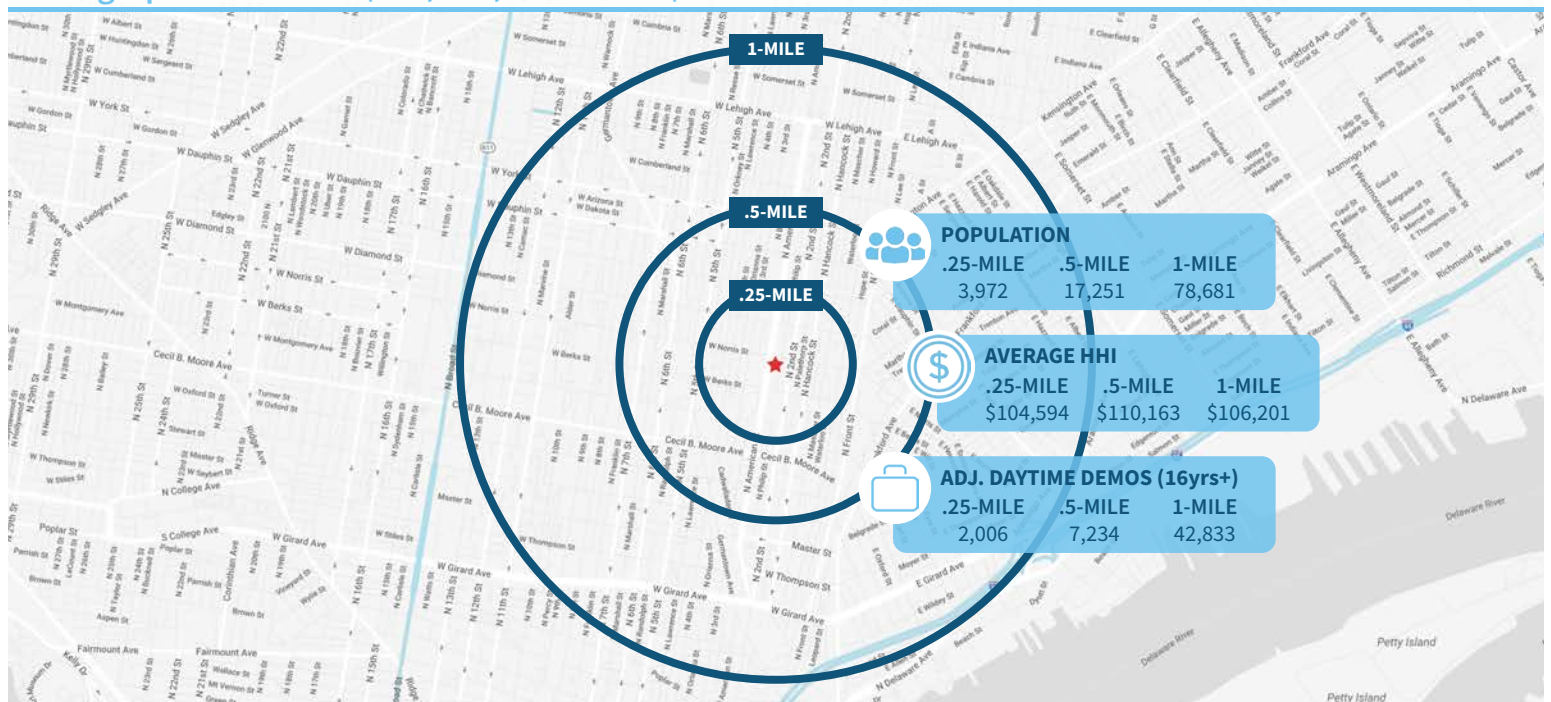
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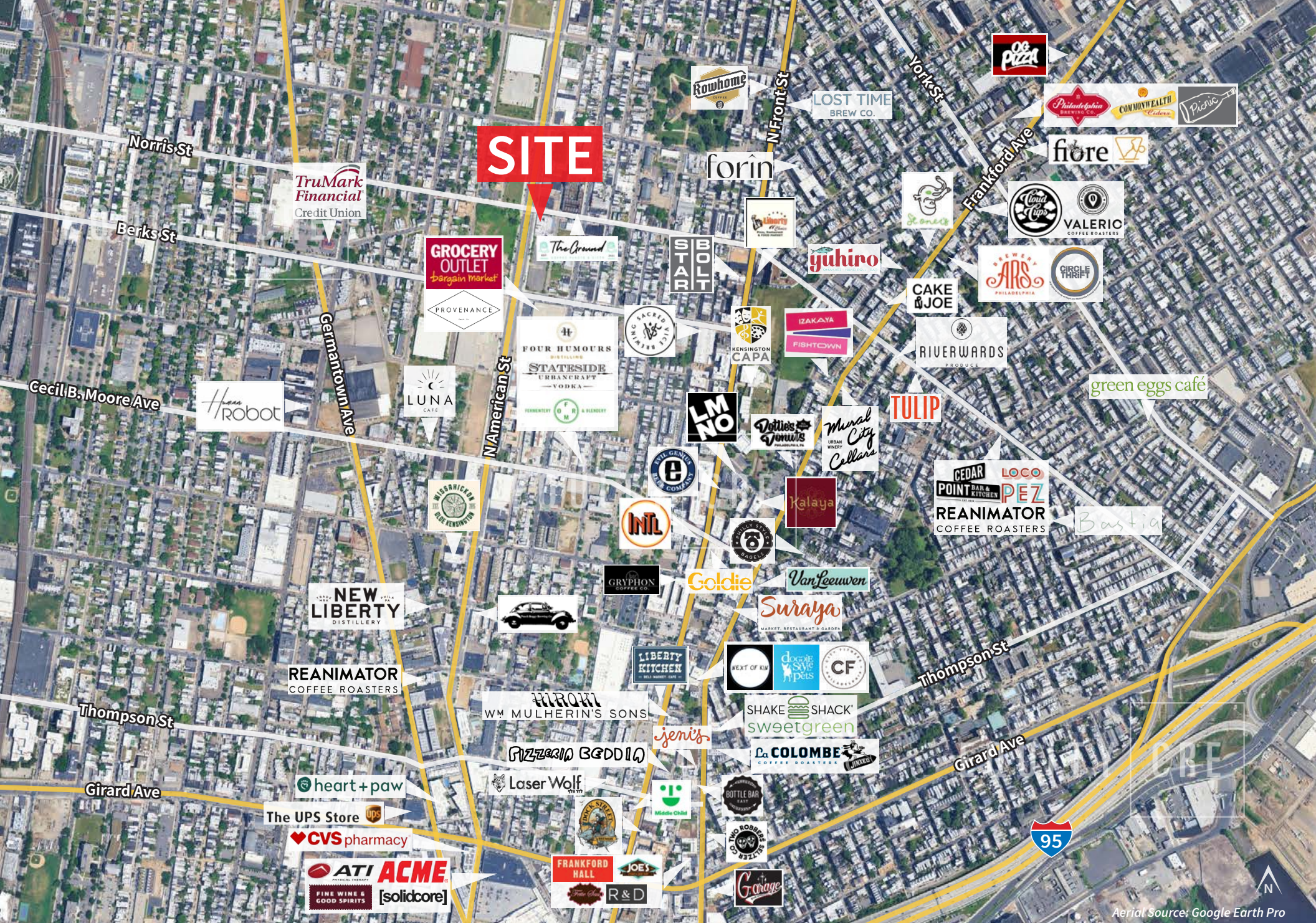


Demographic Overview (0.25, 0.50, 1-mile radius)



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Aerial Source: Google Earth Pro