

FOR LEASE: ±10,015 SF OF RETAIL SPACE

210 W Girard Ave, Philadelphia, PA 19123

EQUITY CRE

RENDERING



PROPERTY FEATURES & DETAILS

- Multiple demising and leasing configurations available
- Existing on site parking lot
- Existing loading dock
- Ability to deliver space based on tenant needs



Walk Score: 97



Transit Score: 70



Bike Score: 91



LOCATION DETAILS

- Retail space at the convergence of Germantown, 2nd Street, and W Girard signaling strong visibility from multiple directions.
- Established retail corridor with daily consumer traffic.
- Excellent storefront exposure to both vehicular and pedestrian traffic.
- Short drive to I 95 and Center City Philadelphia, supporting regional draw.
- Strong daytime and evening activity driven by nearby housing and neighborhood retail.

CONTACT

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EQUITY CRE**LEASING CONFIGURATIONS****Option 1: Three Tenant Layout**

- Tenant Space A: 6,861 SF
- Tenant Space B: 1,556 SF
- Tenant Space C: 1,598 SF

Option 2: Three Tenant Layout with Addition

- Tenant Space A: 6,861 SF
- Tenant Space B: 1,556 SF
- Tenant Space C: 1,598 SF
- Proposed building addition: 1,506 SF

Option 3: Two Tenant Layout

- Tenant Space A: 4,374 SF
- Tenant Space B: 5,476 SF

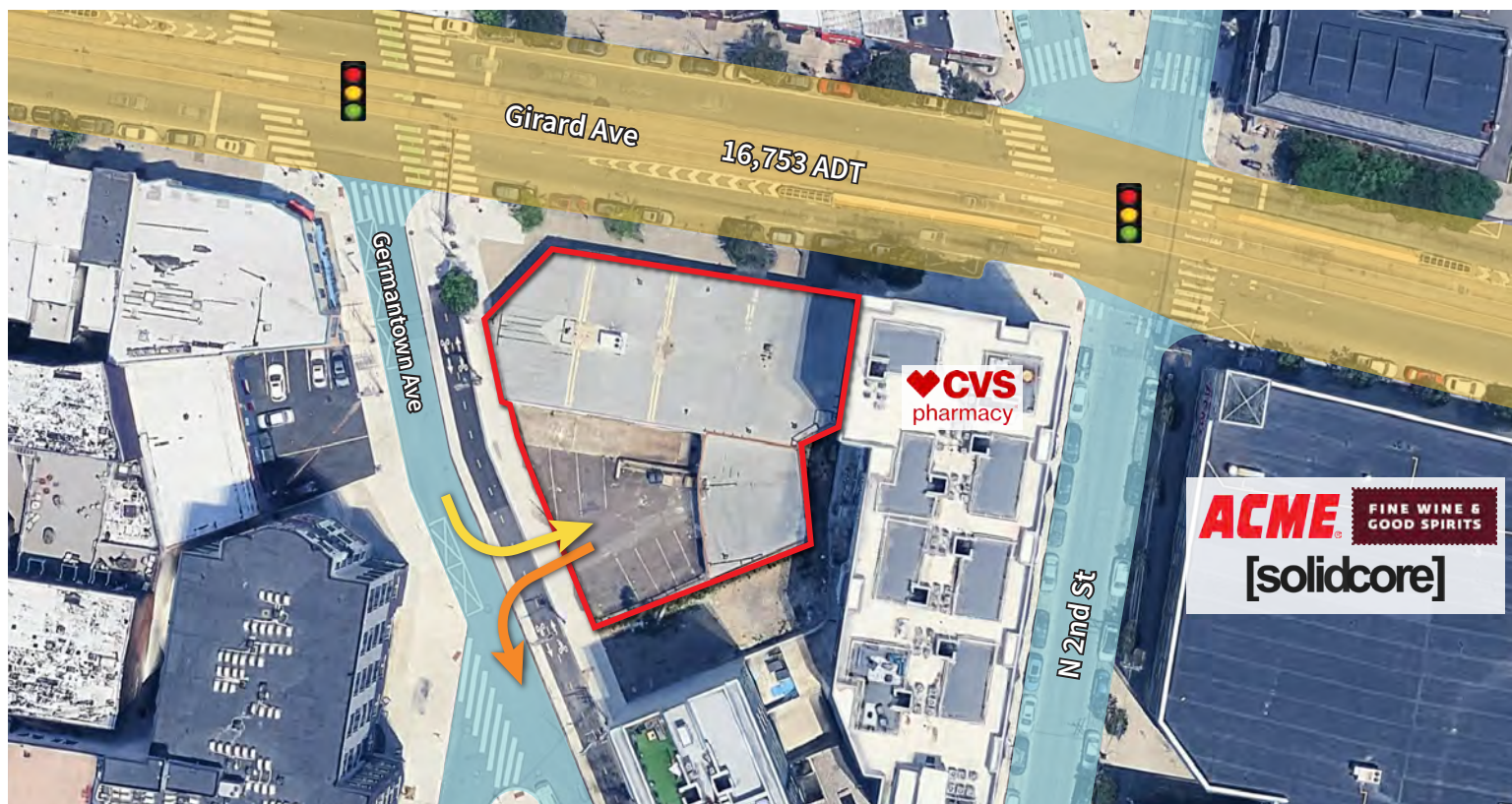
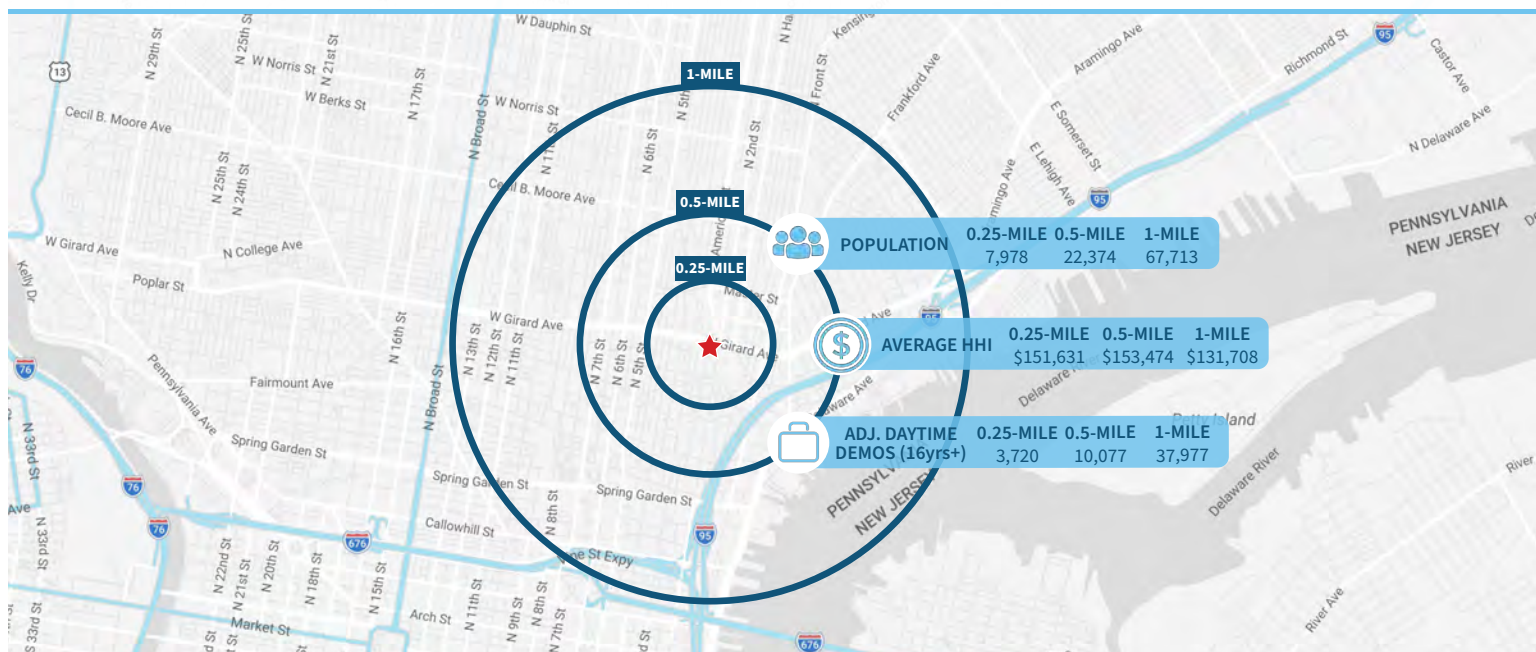
Option 3A: Two Tenant Layout with Addition

- Tenant Space A: 4,374 SF
- Tenant Space B: 5,476 SF
- Proposed building addition: 1,506 SF

Option 1 Site Plan | Proposed Configuration**Option 2 Site Plan | Proposed Configuration****Option 3 Site Plan | Proposed Configuration****Option 3a Site Plan | Proposed Configuration**

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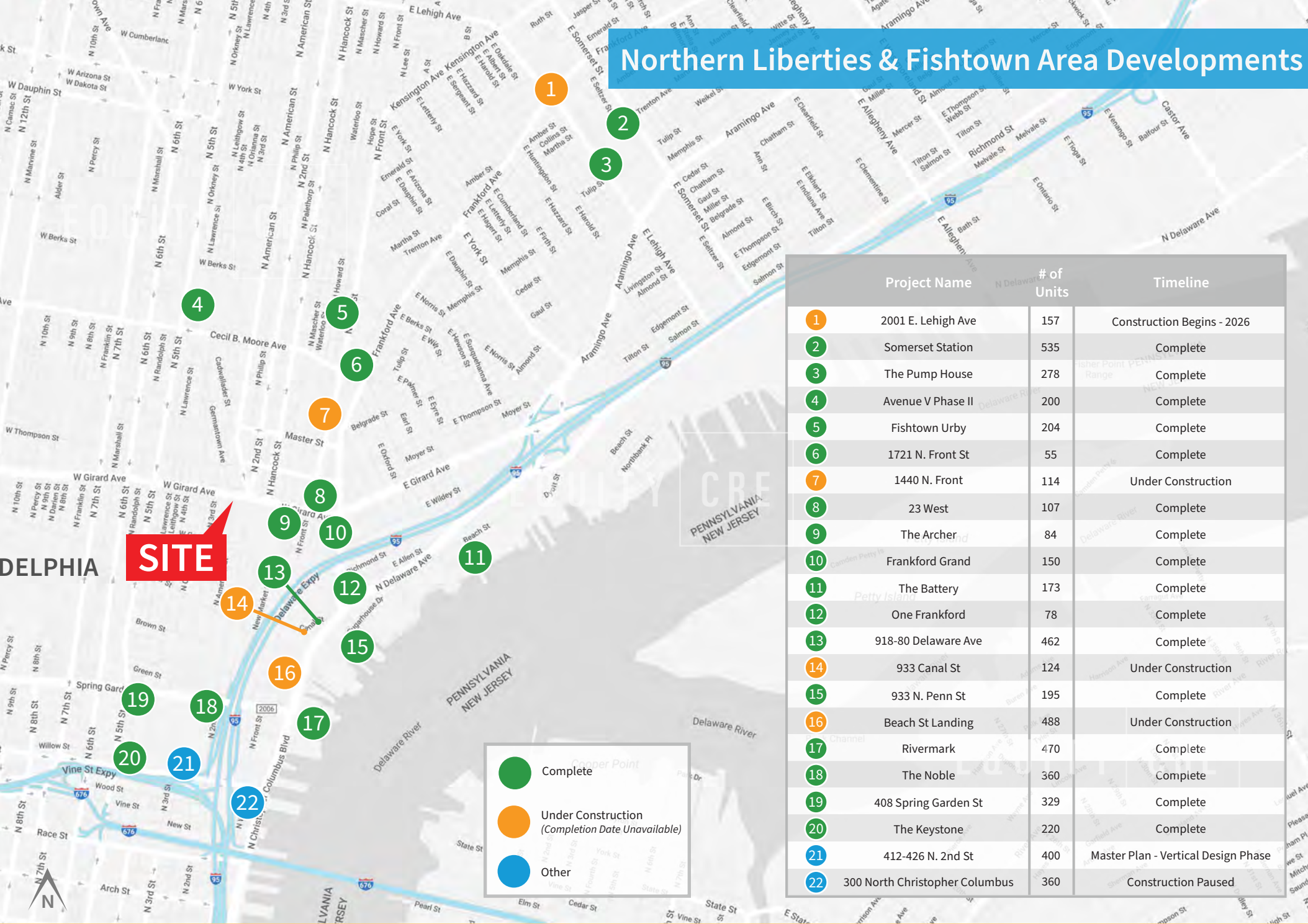
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EQUITY CRE**Demographic Overview (0.25, 0.5, 1-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS
REAL ESTATE NETWORK

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Northern Liberties & Fishtown Area Developments



FISHTOWN ATTRACTION & RETAIL MAP

Incredible co-tenancy throughout the neighborhood, where James Beard award-winning and other top restaurants rub elbows with favorite local bars, music studios, concert venues, entertainment centers, galleries, health & wellness spots, and other must-visit destinations; anchored by Frankford Avenue, the main retail corridor and the heart of Fishtown

