

1247 N 26TH STREET

Philadelphia, PA 19121



FLEX SPACE FOR LEASE
±5,490 SF BUILDING
0.5 ACRE LOT

PROPERTY OVERVIEW

This property, on a unique half acre lot, is located in the up-and-coming Brewerytown neighborhood of Philadelphia. It offers a rare combination of building size and usable land. The site provides availability for outdoor storage and features seven (7) drive-in bays, making it well-suited for businesses needing flexible access, yard space, and parking. The property has access to I-76 and benefits from strong connectivity to Center City and all its amenities.

DEMOGRAPHICS

1 MILE

2 MILE

3 MILE

POPULATION

67,198

250,200

525,102

EMPLOYEES

12,564

198,728

315,647

AVERAGE HHI

\$111,926

\$108,097

\$113,535

HOUSEHOLDS

31,559

113,070

241,811

TRAFFIC COUNTS: West Girard St (±10,000 VPD)

PROPERTY DETAILS

- SF: 5,490
- 0.46 Acre Fenced In Lot
- Brewerytown Neighborhood
- Across the Street from **Robert Morris School**
- Blocks Away from **Girard College**
- **Access** from **Both Sides of Lot**
- 7 Drive in Bays (10 ft)
- **RSA-5 Zoning**



MARKET AERIAL



FAIRMOUNT PARK



FINE WINE & GOOD SPIRITS

BREWERYTOWN

SITE

Girard Ave

Broad St

JAMES G. BLAINE SCHOOL

FREDERICK DOUGLASS ELEMENTARY SCHOOL

WILLIAM D. KELLEY SCHOOL

GENERAL GEORGE G. MEADE SCHOOL

ROBERT MORRIS SCHOOL

GIRARD COLLEGE

BACHE-MARTIN SCHOOL

PHILADELPHIA MUSEUM OF ART

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STATE COLLEGE OFFICE:

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State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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