

512-18 E GIRARD AVE

FISHTOWN, PHILADELPHIA 19124



TURN-KEY DAYCARE FACILITY IN FISHTOWN

- » **Space 1:** 1,946 SF plus lower level asking \$5,200/month + NNN
- » **Space 2:** 1,070 SF plus lower level asking \$2,675/month + NNN
- » Both retail spaces were **previously occupied by a childcare operator** and have existing infrastructure needed for that use and are in turn-key condition
- » **3 Street Frontages**
 - » 155' on E Girard Ave
 - » 17' on E Palmer St
 - » 20' on E Eyre St
- » CMX-2 Zoning
- » Forbes magazine recently wrote about, "How Fishtown, Philadelphia Became America's Hottest New Neighborhood." Many parts of the area have seen a huge increase in both population and industry with several high-density development projects under construction. The area is full of culture, known for having some of Philadelphia's best restaurants, coffee shops, and art galleries in addition to a lively nightlife scene.
- » Located along SEPTA Trolley Line G1 on Girard Ave with easy access to I-95, Delaware Expressway, and Center City.



DEMOGRAPHICS:

Residents within 1 mile:	44,266
Avg household income:	\$132,240
Estimated daytime population: (workers within 1 mile)	13,982

NEIGHBORS INCLUDE:



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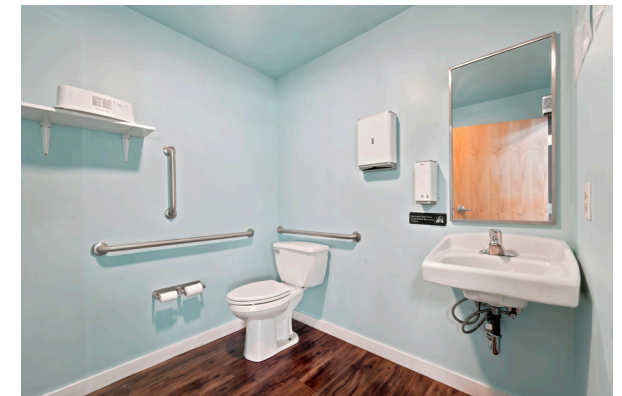
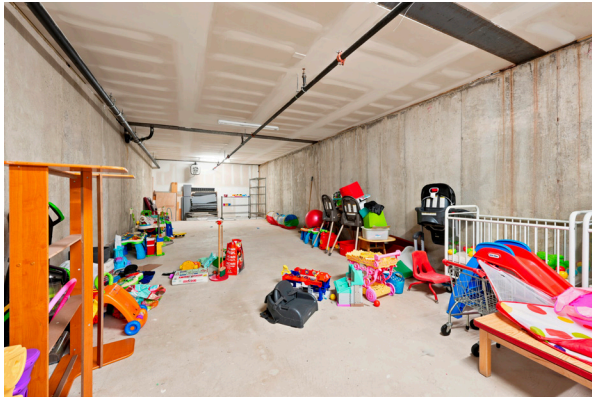


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PROPERTY PHOTOS (SPACE 1)



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PROPERTY PHOTOS (SPACE 2)



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RETAIL MAP



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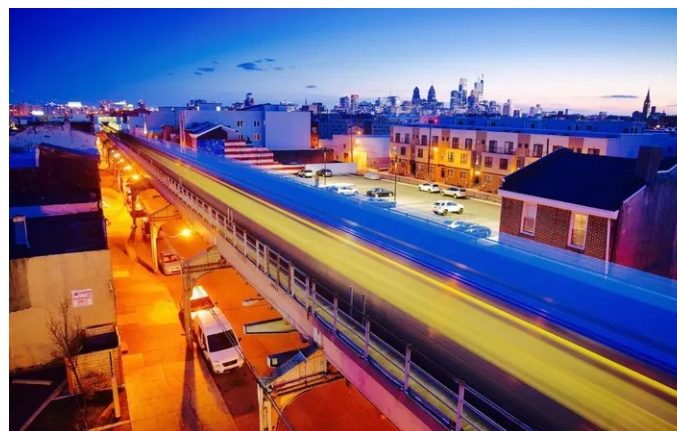
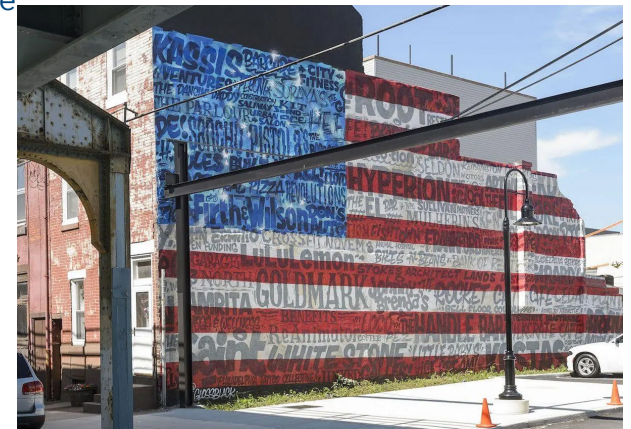
About the Neighborhood: Fishtown

Fishtown has quickly become one of Philadelphia's most sought-after destinations. Forbes magazine recently highlighted "How Fishtown, Philadelphia Became America's Hottest New Neighborhood," recognizing the area's incredible growth and vibrant energy. Once a quiet riverfront community, Fishtown has transformed into a cultural hub celebrated for its creative spirit, walkability, and unmatched local character.

The neighborhood has seen a major surge in both population and development, with several high-density projects currently under construction. This wave of new residential buildings, retail spaces, and modern mixed-use properties continues to elevate the area and attract newcomers from all over the city.

Fishtown is known for offering some of Philadelphia's best restaurants, coffee shops, boutiques, and art galleries. The food scene is thriving, and the neighborhood's lively nightlife features popular music venues, craft breweries, bars, and cocktail lounges. Despite its rapid growth, Fishtown maintains a strong sense of community, blending historic charm with a modern, creative edge.

In addition to its cultural offerings, Fishtown provides exceptional convenience and connectivity. Residents enjoy easy access to I-95, major bridges, and the Market-Frankford Line, making travel around the city simple and efficient. Walkable streets, local businesses, and proximity to the Delaware River Trail create an ideal urban lifestyle. With ongoing investment and new development shaping its future, Fishtown remains one of Philadelphia's most dynamic and desirable neighborhoods for both residents and investors alike.



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