

NOW LEASING

PHILADELPHIA PA

3000 KENSINGTON AVENUE

1,575-SF RESTAURANT/RETAIL SPACE WITH PRIME LOCATION ON KENSINGTON AVENUE

SHIFT
CAPITAL

3000 KENSINGTON AVENUE

AVAILABLE FOR LEASE 1,575-SF RESTAURANT/RETAIL SPACE

Former restaurant in excellent condition with prime location on Kensington Avenue providing great visibility and a high volume of foot traffic

500-sf food grade commercial kitchen available with equipment and ample basement storage

Two blocks from Septa Allegheny El station, one of the busiest public transportation hubs in the city, providing easy access to residents and to visitors from Center City (15-20 minutes)

Ample street parking in front and near the property

Join Esperanza Health Center, Philadelphia Pretzel Factory, and Naturally Sweet Desserts already on your block

Located next to McPherson Square and the Free Library of Philadelphia



PRIME LOCATION ON KENSINGTON AVENUE



LIVABILITY
SCORES

WALK SCORE

92

WALKER'S
PARADISE

TRANSIT SCORE

68

MANY PUBLIC
TRANS. OPTIONS

BIKE SCORE

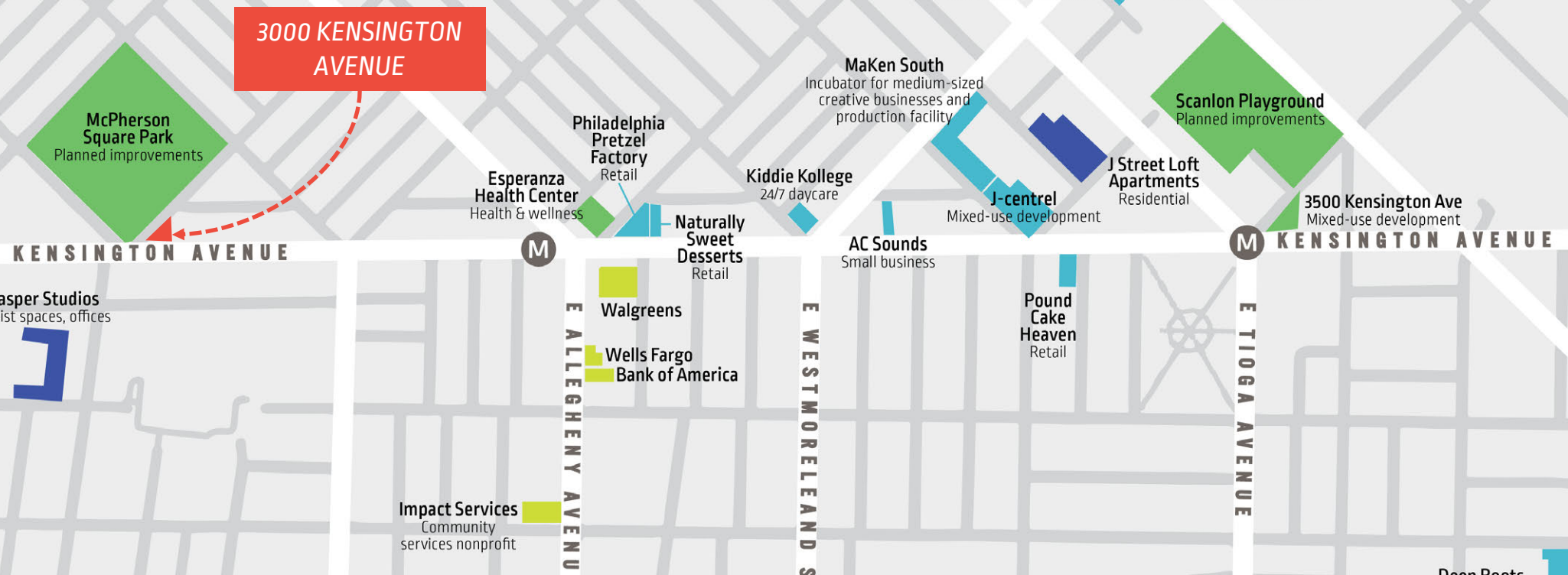
77

VERY
BIKEABLE

KENSINGTON AVENUE DEVELOPMENT

- NEW PROJECTS/IMPROVEMENTS
- NEW PROJECTS BUILT BY SHIFT
- RECENTLY COMPLETED PROJECTS
- ESTABLISHED BUSINESSES

Kensington Avenue is a walkable main street serving the growing neighborhoods of Harrowgate, Port Richmond, and East Kensington and connecting the major corridors of Fishtown and Olde Richmond. Its affordability, aesthetically unique storefronts, and accessibility to Center City provide potentially strong daytime business traffic, and nighttime and weekend recreational traffic.



JOIN REGIONAL AND LOCAL BUSINESSES ALREADY ON THE AVENUE

Deep Roots Charter School
Education

FRANKFORD AVENUE

**“THE TRUTH ABOUT
KENSINGTON AVENUE...
GREAT PEOPLE.
GREAT FOOD.
VIBRANT AND
GROWING POCKETS OF
COMMERCIAL ACTIVITY.”**

COMMUNITY MEMBER



shiftcapital.us

For leasing inquiries, please contact:

JEFF KAHN
PRINCIPAL

jeff@shiftcapital.us
215.350.0500

STUART HEAN
LEASING AGENT

stuart@shiftcapital.us
267.405.2140

The data in this document has been obtained from sources deemed reliable. We cannot verify it, and we make no guarantee, warranty or representation about its accuracy. Projections, opinions, assumptions or estimates provided are for discussion purposes only and do not represent the current or future performance of a property, location or market.

