

YOUR COMPANY HERE

NOW LEASING

PHILADELPHIA PA

3265 KENSINGTON AVENUE

5,000-SF RESTAURANT/RETAIL SPACE WITH PRIME LOCATION ON KENSINGTON AVENUE

SHIFT
CAPITAL

3265 KENSINGTON AVENUE

AVAILABLE FOR LEASE 5,000-SF RESTAURANT/RETAIL SPACE

Prime location on Kensington Avenue providing great visibility and a high volume of foot traffic

—
Vaulted 16' high ceilings with hardwood features and an artisan industrial aesthetic

—
Three 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)

—
Convertible rollup entrances providing ample opportunities for natural light

—
Easy access for deliveries and drop-offs

—
One block from two 100,000-sf mixed-use buildings, including studios, residential, retail, and community spaces





OPEN AND WELL LIT

PRIME LOCATION ON KENSINGTON AVENUE



3265 KENSINGTON AVENUE



3 BLOCKS FROM SEPTA ALLEGHENY EL STOP

SEPTA MARKET-FRANKFORD LINE ABOVE KENSINGTON AVENUE

ALLEGHENY 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
- RECENTLY COMPLETED PROJECTS
- NEW PROJECTS BUILT BY SHIFT
- 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.



3000 KENSINGTON AVENUE

956 E Erie Ave
Commercial/Industrial

Harrowgate Plaza
Grocery store

Juggernaut Studios
Glassblowing and studios

MaKen North
Home to 60 makers, small and creative businesses

MaKen South
Incubator for medium-sized creative businesses and production facility

Scanlon Playground
Planned improvements

Philadelphia Pretzel Factory
Retail

Kiddie Kollege
24/7 daycare

AC Sounds
Small business

J Street Loft Apartments
Residential

3500 Kensington Ave
Mixed-use development

Naturally Sweet Desserts
Retail

Walgreens

Wells Fargo
Bank of America

Pound Cake Heaven
Retail

Impact Services
Community services nonprofit

Deep Roots Charter School
Education

JOIN REGIONAL AND LOCAL BUSINESSES ALREADY ON THE AVENUE

3265 KENSINGTON AVENUE

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

COMMUNITY MEMBER



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