

## **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

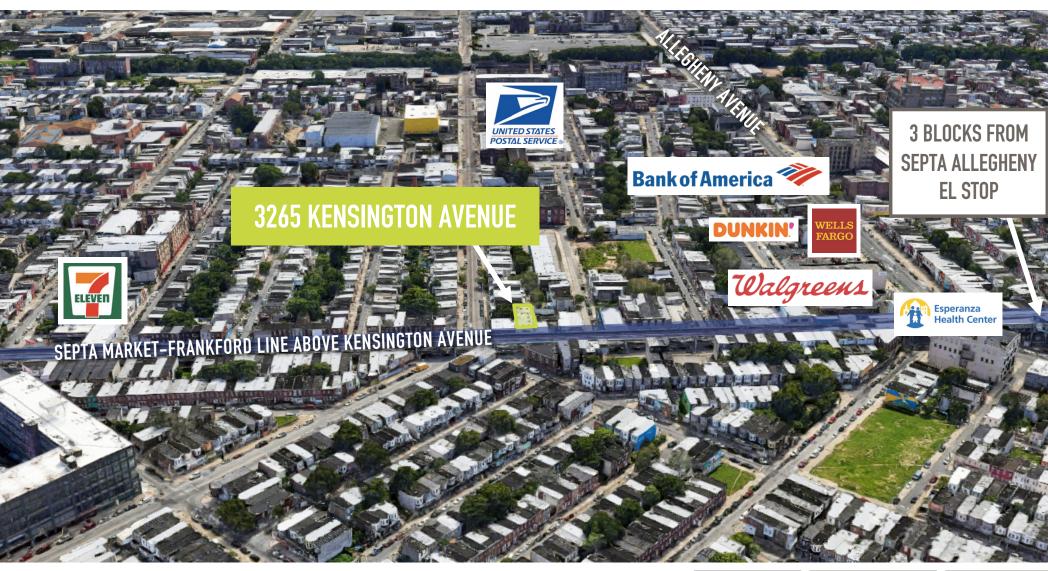
Easy access for deliveries and drop-offs

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





## PRIME LOCATION ON KENSINGTON AVENUE



LIVABILITY SCORES

92
WALKER'S PARADISE

TRANSIT SCORE

68

MANY PUBLIC TRANS. OPTIONS

BIKE SCORE

VERY
BIKEABLE



"THE TRUTH ABOUT **KENSINGTON AVENUE...** GREAT PEOPLE. GREAT FOOD. **VIBRANT AND GROWING POCKETS OF** COMMERCIAL ACTIVITY." COMMUNITY MEMBER



For leasing inquiries, please contact:

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