

**AVAILABLE FOR LEASE**

PHILADELPHIA PA

# 3419 KENSINGTON AVENUE

12,000-SF FREE-STANDING BUILDING WITH PRIME LOCATION ON KENSINGTON AVENUE

3419 KENSINGTON AVENUE

## AVAILABLE FOR LEASE 12,000SF

Free-standing building with prime location on Kensington Avenue providing great visibility and high volume of foot traffic

Space is column free with towering 18' ceilings and a 400-sf mezzanine loft overlooking the main floor

One block from Septa Tioga El station providing easy access to residents and to visitors from Center City (15-20 minutes)

Ample street parking in front and near the property with easy access for deliveries and drop offs

Join Philadelphia Pretzel Factory, Naturally Sweet Desserts, Pound Cake Heaven, MaKen Studios South, soon-to-be J-centrel, and J Street Lofts already on your block

Once home to popular community spots including the Harrowgate Theater and Kensington Roller Rink







# GREAT SPACE FOR

INDOOR RECREATION

RESTAURANT

THEATER

STUDIO

GALLERY

...

COLUMN FREE INTERIOR WITH 18' CEILINGS

# PRIME LOCATION ON KENSINGTON AVENUE



3419 KENSINGTON AVENUE

SEPTA ALLEGHENY EL STOP

Bank of America

DUNKIN'

WELLS FARGO

Walgreens

SEPTA MARKET-FRANKFORD LINE ABOVE KENSINGTON AVENUE

Esperanza Health Center

1 BLOCK FROM SEPTA TIOGA EL STOP

MAKEN STUDIOS

MAKEN STUDIOS

LIVABILITY SCORES

WALK SCORE  
**91**  
WALKER'S PARADISE

TRANSIT SCORE  
**68**  
MANY PUBLIC TRANS. OPTIONS

BIKE SCORE  
**68**  
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

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

**COMMUNITY MEMBER**



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