

LEASE

The Icehouse

1247 E. Columbia Avenue Philadelphia, PA 19125



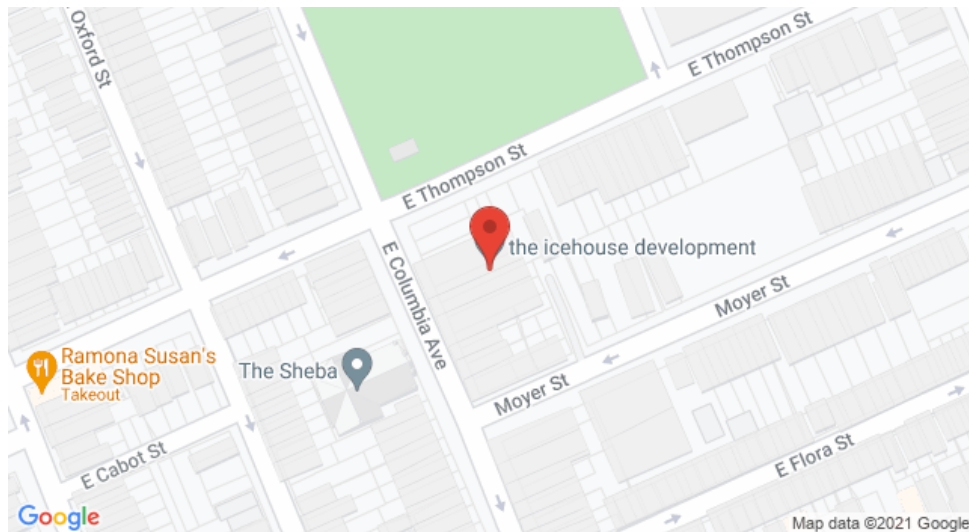
FEATURES

- Prime retail/office space located on the ground level of The Icehouse in the heart of Fishtown
- Bi-level former office space perfect for real estate office, general office or coffee shop
- Located on a corner directly across the street from Hetzell Playground
- 2,153 square feet of total space

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DEMOGRAPHICS

Residents within 1 mile	163,339
Average household income	\$71,810
Est. daytime population (workers within 1 mile)	99,745

NEIGHBORS INCLUDE

La Colombe Coffee Roasters, Suraya, Frankford Hall, Johnny Brendas, Garage, Adaire Elementary School, Milkcrate, Pizza Shackamaxxon and more

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