

**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



# 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



# GREAT SPACE FOR

INDOOR RECREATION

RESTAURANT

THEATER

STUDIO

GALLERY

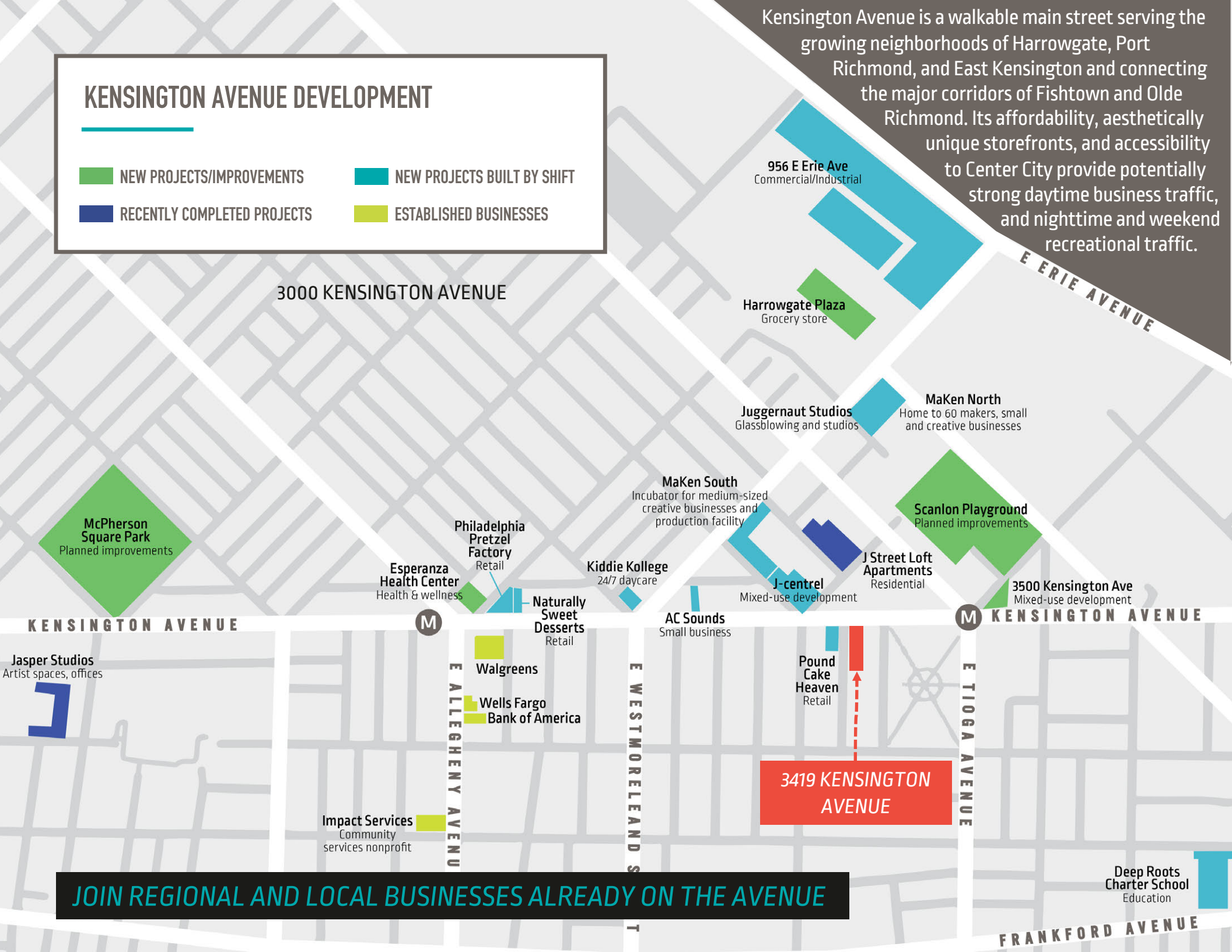
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COLUMN FREE INTERIOR WITH 18' CEILINGS

# 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.



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

Esperanza Health Center  
Health & wellness

Kiddie Kollege  
24/7 daycare

Naturally Sweet Desserts  
Retail

AC Sounds  
Small business

J-centrel  
Mixed-use development

J Street Loft Apartments  
Residential

3500 Kensington Ave  
Mixed-use development

KENSINGTON AVENUE

KENSINGTON AVENUE

Jasper Studios  
Artist spaces, offices

Walgreens  
Wells Fargo  
Bank of America

Pound Cake Heaven  
Retail

Impact Services  
Community services nonprofit

Deep Roots Charter School  
Education

3419 KENSINGTON AVENUE

JOIN REGIONAL AND LOCAL BUSINESSES ALREADY ON THE AVENUE

FRANKFORD AVENUE

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

**COMMUNITY MEMBER**



[shiftcapital.us](http://shiftcapital.us)

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