



Corner of 12<sup>th</sup> & Morris Streets • East Passyunk, Philadelphia

# 1646-48 S. 12<sup>TH</sup> STREET

1,800 SF Restaurant/Retail Space + Basement for Lease

For more info, please contact:

**BRANDON FOX**  
bfox@MSCretail.com  
215.568.2600 x726

**JACOB COOPER**  
jcooper@MSCretail.com  
215.568.2600 x714

**JANEY GOLDBERG**  
jgoldberg@MSCretail.com  
215.568.2600 x741



## PROPERTY DETAILS

- ▶ Liquor license at property and available
- ▶ Potential for build-to-suit with kitchen infrastructure
- ▶ Full-height basement
- ▶ Situated on East Passyunk Avenue's most prominent corner in the heart of Philadelphia's new 'Restaurant Row'
- ▶ Corner visibility with opportunity for outdoor seating

- ▶ Summer 2015 delivery

## JOIN THESE AREA RETAILERS





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## POTENTIAL SEATING PLAN

For more info, please contact:

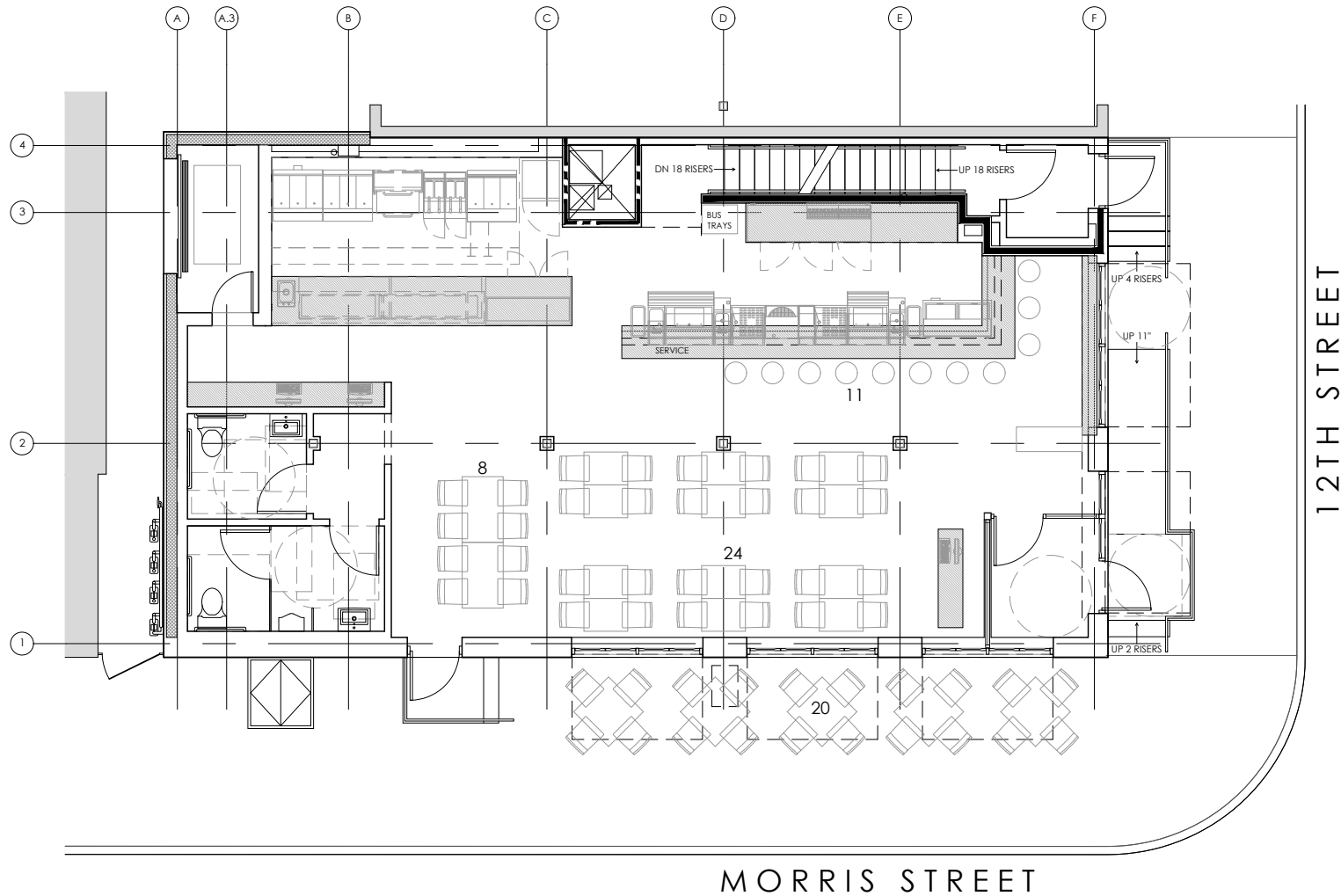
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### GROUND FLOOR

43 SEATS INSIDE  
20 SEATS OUTSIDE



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## AERIAL

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