

Philadelphia Neighborhood Guide

Where to Live, What to Know, and How to Get There

Disclaimer: This guide was prepared by The Barach Real Estate Group. The price ranges listed may have changed since the guide was created.

Washington Square

Washington Square is an open-space park in Center City, Philadelphia. It is one of the five original planned squares laid out on the city grid by William Penn's surveyor in 1682. The Square is now part of Independence National Historical Park. The neighborhood boasts the nation's oldest hospital, Pennsylvania Hospital which still operates today. The district is also home to Philadelphia's Antique Row on Pine Street and Jewelers' Row on Sansom Street, the country's first diamond district. Not only is Washington Square rich in American history, but there many things to do around the Square. Farm-to-table restaurants such as Talula's Garden, Vedge, and The Farmer's Cabinet offer unique culinary experiences that highlight local fare.

How to get to Campus

- Public Transportation – 27 minutes
- Drive – 10 minutes, 3 miles
- Walk – 53 minutes, 2.6 miles



Boundaries

6th Street to 8th Street, Walnut St to Spruce St.

Advantages/Disadvantages of Location

- Cultural Attractions
- Beautiful park setting
- Historic Location

Price Ranges

- Studio Average: \$1,150 Range: \$1,000-\$1,300
- 1 Bedroom Average: \$1,500 Range: \$1,100-\$1,895
- 2 Bedroom Average: \$2,500 Range: \$1,800-\$3,975
- 3 Bedroom Average: \$3,100 Range: \$2,100-\$4,000

Washington Square West

Washington Square West's real estate is characterized by **two, three, and four-story townhouses interspersed with condominiums, mid-rise apartments, and offices with ground-floor retail.** The neighborhood follows William Penn's original grid layout for the city, with many one-lane and pedestrian side streets added later as the population became more dense. In addition to the block sized Washington Square Park to the East, the neighborhood contains the smaller Kahn Park, named after the Philadelphia architect Louis Kahn.

In addition to being a desirable residential community, it is considered a hip, trendy neighborhood that offers a diverse array of shops, restaurants, and coffee houses. The area takes its name from Washington Square, a historic urban park in the northeastern corner of the neighborhood. Educational and medical facilities associated with, Thomas Jefferson University, a leading regional medical university and health care center, are located within the neighborhood. The one-time headquarters of the former Curtis Publishing Company and the University of the Arts lie at the edges of the neighborhood.

How to get to Campus

- Public Transportation – 11 minutes
- Drive – 9 minutes, 2.8 miles
- Walk – 52 minutes, 2.5 miles



Boundaries

8th Street to Broad Street, Market Street to Lombard Street.

Advantages/Disadvantages of Location

- Residential options in downtown setting
- Cabs available

Price Ranges

- 1 Bedroom Average: \$1,550 Range: \$1,150-\$2,800
- 2 Bedroom Average: \$2,100 Range: \$1,550-\$2,800
- 3 Bedroom Average: \$2,200 Range: \$1,700-\$2,550

Graduate Hospital

Graduate Hospital is home to several community service organizations, many churches, a few retail establishments, and some light industry. The neighborhood consists primarily of nineteenth and twentieth-century row homes interspersed with corner stores, 22 churches and a few larger architectural landmarks. With a neighborhood feel, this area offers local restaurants, bars, and cafes. South of the bustling life of Center City, street parking is more easily available in this area.

How to get to Campus

- Public Transportation – 22 minutes
- Drive – 13 minutes, 3.5 miles
- Walk – 1 hour 8 minutes, 3.3 miles



Boundaries:

Broad Street to 25th Street, South Street to Washington Avenue

Advantages/Disadvantages of Location

- New Construction
- Street Parking Available
- Have to Call for Cabs

Price Ranges

- 1 Bedroom Average: \$1,450 Range: \$1,200-\$1,750
- 2 Bedroom Average: \$1,600 Range: \$1,150-\$2,375
- 3-4 Bedroom Average: \$2,250 Range: \$1,575-\$2,995

Whether you're looking to rent or to buy, its free to use a realtor to find an apartment!

Contact us at 267-254-0633 or visit www.thebarachgroup.com to start your search.

Art Museum Area

The Art Museum Area is an area generally associated with the area along the north side of the Ben Franklin Parkway, including Logan Circle/Square and the Fairmount Area. Located within close proximity to Kelly Drive, this active area is great for running, biking, and more. In addition to its namesake, the Philadelphia Museum of Art, this area is also home to the Franklin Institute, Academy of Natural Sciences, the Rodin Museum, the Free Library of Philadelphia, and more. Neighborhood restaurants and bars amongst historic restored brownstones and highrise apartments along the parkway give this area a lively feel.

How to get to Campus

- Public Transportation – 27 minutes
- Drive – 8 minutes, 2.3 miles
- Walk – 40 minutes, 2 miles



Advantages/Disadvantages of Location

- Close to Kelly Drive (Running)
- Easy Access to Major Highways
- Walk to neighborhood restaurants and bars
- Must call for cabs

Boundaries:

15th Street to 25th St, Callowhill Street to Poplar Street

Price Ranges

- 1 Bedroom Average: \$1,350 Range: \$1,000-2,000
- 2 Bedroom Average: \$1,750 Range: \$1,200-2,500
- 3+ Bedroom Average: \$1,900 Range: \$1,500-3,300

Northern Liberties

Northern Liberties is a major enclave of young professionals, students, artists, and design professionals. Large improvement and revitalization projects have also been undertaken recently, causing a large jump in property values. The neighborhood's proximity to Center City has made it one of the city's most desirable development districts, both for commercial and residential real estate. Like most Philadelphia neighborhoods, the housing stock is primarily made up of row houses, although new development in recent times has brought apartment and condominium complexes.

How to get to Campus

- Public Transportation – 19 mins
- Drive – 8 minutes, 2.2 miles
- Walk – 37 minutes, 1.8 miles



Advantages/Disadvantages of Location

- Walking distance to restaurants and bars
- Call for Cabs
- Shorter Commute

Boundaries:

Front Street to 5th St, Spring Garden St. to Germantown Ave

Price Ranges

- 1 Bedroom Average: \$1,600 Range: \$1,100-\$2,200
- 2 Bedroom Average: \$2,050 Range: \$1,350-\$3,100
- 3 Bedroom Average: \$2,250 Range: \$1,295-\$4,250

Fishtown

The name "Fishtown" is derived from the area's former role as the center of the shad fishing industry on the Delaware River. Just north of Northern Liberties, this area is home to many hip bars, restaurants, and local music venues. With easy access to Center City via the the Market-Frankford subway/elevated rail line, many young professionals are attracted to the area, which is comprised of residential homes and new construction low rise condominiums.

How to get to Campus

- Public Transportation – 21 minutes
- Drive – 8 minutes, 2.2 miles
- Walk – 38 minutes, 1.8 miles



Advantages/Disadvantages of Location

- Call for Cabs
- Shorter Commute

Boundaries:

Girard to Lehigh, Front Street to 4th Street

Price Ranges

- 1 Bedroom Average: \$950 Range: \$900-\$1,200
- 2 Bedroom Average: \$1,200 Range: \$1,025-\$1,995
- 3 Bedroom Average: \$2,250 Range: \$1,100-\$2,500

Whether you're looking to rent or to buy, it's free to use a realtor to find an apartment!

Contact us at 267-254-0633 or visit www.thebarachgroup.com to start your search.



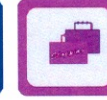
Bella Vista & Queen Village

Bella Vista is home to the Italian Market. Annual festivals in the neighborhood include the Italian Market Festival and Bella Vista Festa. Arts and cultural events in Bella Vista are centered around public concerts, coffeehouses, Mew Gallery, and Fleischer Art Memorial. The neighborhood is considered the brunch capital of Philadelphia, and features a permanent community garden at 10th & Kimball.

Queen Village is home to South Street, one of Philadelphia's busiest nightlife and shopping areas. Most of Queen Village is quieter, however, featuring residential streets peppered with restaurants, shops and historic buildings.

How to get to Campus

- Public Transportation: 11 mins
- Drive – 12 minutes, 3.4 miles
- Walk – 1 hour, 3 miles



Boundaries:

Queen Village: Front St to 6th St, South St to Washington Ave

Bella Vista: 6th St to Broad St., South St to Washington Ave

Advantages/Disadvantages of Location

- *Walking distance to restaurants and bars*
- *Cabs usually available*
- *Neighborhood feel*

Price Ranges

- 1 Bedroom Average: \$1,300 Range: \$1,095-\$1,550
- 2 Bedroom Average: \$2,100 Range: \$1,375-\$3,000
- 3 Bedroom Average: \$2,300 Range: \$1,500-\$3,950

Passyunk Square & South Philadelphia

Just blocks from Pat's Steaks and Geno's Steaks, the famed cheesesteak venues of South Philadelphia, this lively residential area on Passyunk Square is home to a number of boutique shops, corner cafes, restaurants, and local bars. Just east of Broad Street and the Broad Street subway line, this area provides easy transportation to Center City with a residential, community feel. Larger brownstones dating back to the 1870s/'80s dot the main streets, and trinitities built as early as the 1880s line the smaller streets and alleys, with many renovations and updates bringing young professionals into this area, who prefer a residential home over a condominium or apartment.

How to get to Campus

- Public Transportation: 13 minutes
- Drive – 12 minutes, 3.9 miles
- Walk – 1 hour 18 minutes, 3.8 miles



Boundaries:

Passyunk Square: 10th Street to 13th Street, Federal Street to Tasker Street.

Price Ranges

- 1 Bedroom Average: \$1,150 Range: \$850-\$1,200
- 2 Bedroom Average: \$1,300 Range: \$1,200-\$1,400
- 3 Bedroom Average: \$1,850 Range: \$1,350-\$2,250

Advantages/Disadvantages of Location

- *Walking distance to restaurants and bars*
- *Neighborhood feel*

Loft District

The Loft District was formerly home to large-scale manufacturing and other industries, of which an architectural history has been left in the form of grand old abandoned factories. Developers have begun to employ adaptive reuse projects, converting these factories into open loft style living. With easy access to the Broad Street subway line, downtown Center City is just a few minutes ride away.

How to get to Campus

- Public Transportation: 11 minutes
- Drive – 4 minutes, 1.5 miles
- Walk – 29 minutes, 1.4 miles



Boundaries:

11th to Broad, Callowhill Street to Brown Street.

Price Ranges

- Loft Space Average: \$1,550 Range: \$1,100-\$3,000

Advantages/Disadvantages of Location

- *Loft conversions provide lots of space*
- *Short commute to campus*
- *Short distance to downtown*

Whether you're looking to rent or to buy, it's free to use a realtor to find an apartment!

Contact us at 267-254-0633 or visit www.thebarachgroup.com to start your search.



University City and West Philadelphia

University City is the easternmost region of West Philadelphia. The eastern side of University City is home to the Penn and Drexel campuses, several medical institutions, independent centers of scientific research, 30th Street Station, and the Cira Centre. The western side, with its Victorian and early 20th-century housing stock, is primarily residential and is home to an ethnically and economically diverse population.

How to get to Campus

- Public Transportation: 25 minutes
- Drive – 12 minutes, 4.2 miles
- Walk – 1 hour 9 minutes, 3.9 miles



Price Ranges

- 🏠 1 Bedroom Average: \$1,250 Range: \$700-\$1,495
- 🏠 2 Bedroom Average: \$1,350 Range: \$1,000-\$1,995
- 🏠 3-5 Bedroom Average: \$2,100 Range: \$1,250-\$2,600

Advantages/Disadvantages of Location

- *Can find apartments with other college students*
- *Further commute to campus*

North Philadelphia

University City is the easternmost region of West Philadelphia. The eastern side of University City is home to the Penn and Drexel campuses, several medical institutions, independent centers of scientific research, 30th Street Station, and the Cira Centre. The western side, with its Victorian and early 20th-century housing stock, is primarily residential and is home to an ethnically and economically diverse population.

How to get to Campus

- Public Transportation: 3 minutes
- Drive – 1 minute, 0.4 miles
- Walk – 8 minutes, 0.4 miles



Price Ranges

- 🏠 1 Bedroom Average: \$650 Range: \$500-\$1,000
- 🏠 2 Bedroom Average: \$900 Range: \$800-\$1,100
- 🏠 3+ Bedroom Average: \$1,100 Range: \$900-\$1,300

Advantages/Disadvantages of Location

- *Can find apartments with other college students*
- *Short commute to campus*
- *Housing tends to be older, less renovated*

Visit our website to search all available listings in the city:

www.thebarachgroup.com

Whether you're looking to rent or to buy, it's free to use a realtor to find an apartment!

Contact us at 267-254-0633 or visit www.thebarachgroup.com to start your search.

SYMBOL LEGEND



Walk to nearby attractions



Parking Available



Bars



Bike



Subway Access



Bars/Nightlife



Taxis Available



Near Bus Route



Shopping



Call for Taxi



Restaurants



Museums/Historical Landmarks

CONTACT US



Prudential
THE BARACH GROUP

Christine Bonanno
REALTOR®

Fox & Roach, REALTORS®
530 Walnut Street, Suite 260
Philadelphia, PA 19106
Cell 978-821-3068 Direct 215-521-1614
Bus 215-627-6005 Fax 215-627-3142
christine.bonanno@prufoxroach.com
www.thebarachgroup.com



Prudential
THE BARACH GROUP

Jonathan Barach
REALTOR®

Fox & Roach, REALTORS®
530 Walnut Street, Suite 260
Philadelphia, PA 19106
Cell 267-254-0633 Direct 215-521-1527
Bus 215-627-6005 Fax 215-627-3142
jonathan.barach@prufoxroach.com
www.thebarachgroup.com



Prudential
THE BARACH GROUP

Lauren Pilla
REALTOR®

Fox & Roach, REALTORS®
530 Walnut Street, Suite 260
Philadelphia, PA 19106
Cell 215-609-6529 Direct 215-440-2386
Bus 215-627-6005 Fax 215-627-3142
lauren.pilla@prufoxroach.com
www.thebarachgroup.com



Whether you're looking to rent or to buy, its free to use a realtor to find an apartment!
Contact us at 267-254-0633 or visit www.thebarachgroup.com to start your search.