

MSC



SPRING ARTS | PHILADELPHIA, PA

# 1010 SPRING GARDEN STREET

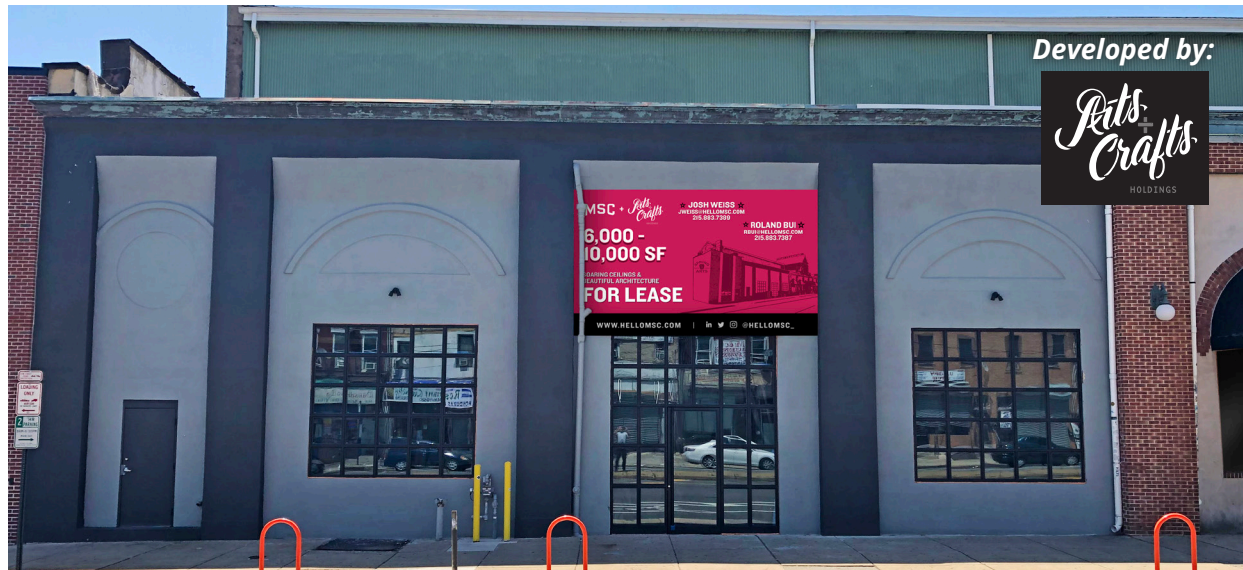
6,835 SF RETAIL WITH SOARING CEILINGS FOR LEASE



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JOSH WEISS  
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## JOIN THESE AREA TENANTS



- Unique retail space in converted Reading Railroad train shed with soaring 54' wooden A-frame ceilings and original timber trusses
- Immediately adjacent to Union Transfer concert venue with 250 shows and events per year
- Rear loading available on Nectarine Street
- 64' of frontage on Spring Garden Street, a major commercial corridor and vehicular artery (22,000 AADT), and in the heart of the emerging Spring Arts neighborhood
- Potential for parking


## DEMOGRAPHICS


### Center City Trade Area

From the River to River between Girard Avenue & Washington Avenue

 **EST. POPULATION**  
142,078

 **EST. MEDIAN AGE**  
33.8 yrs

 **EST. AVG HH INCOME**  
\$103,852

 **EST. TOTAL EMPLOYEES**  
271,523



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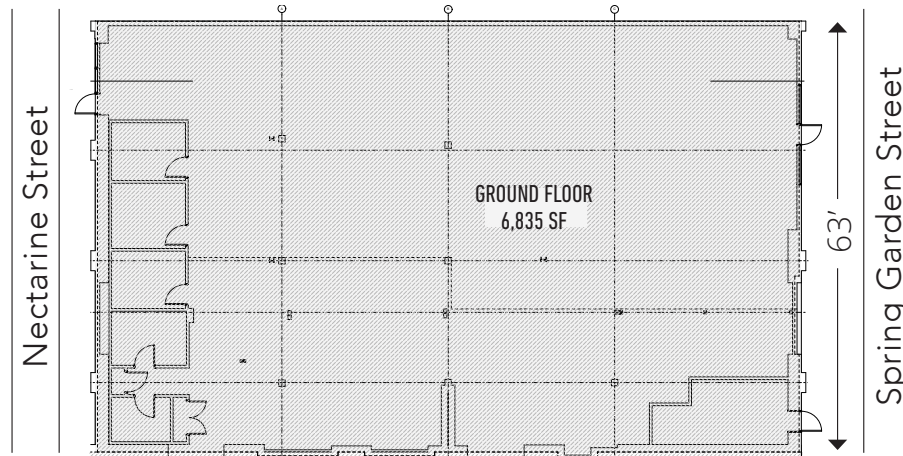


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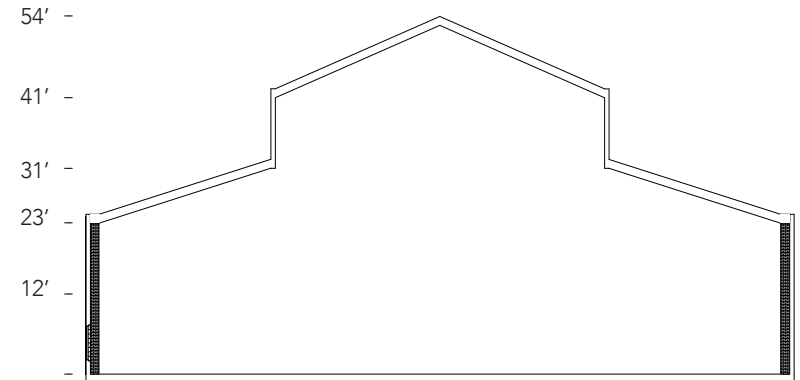
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GROUND FLOOR



SIDE ELEVATION

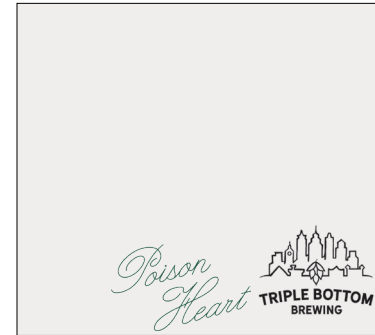
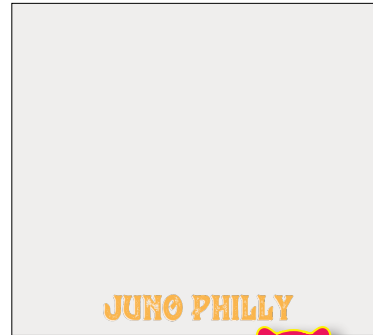




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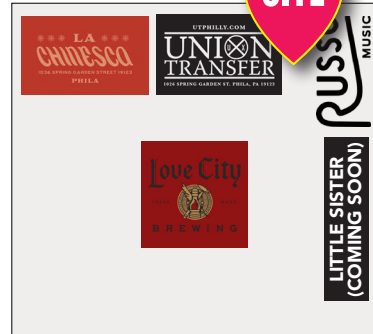
SPRING GARDEN STREET



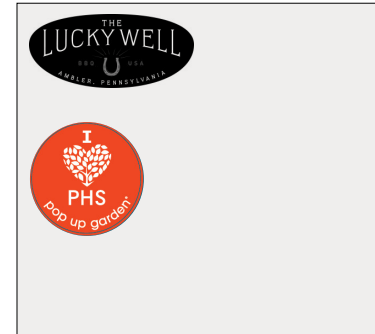
12TH STREET



11TH STREET

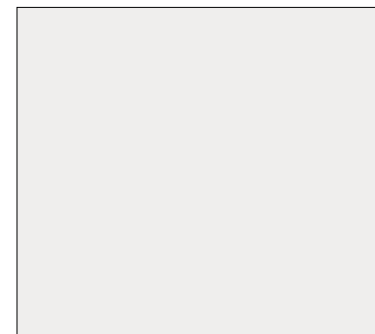
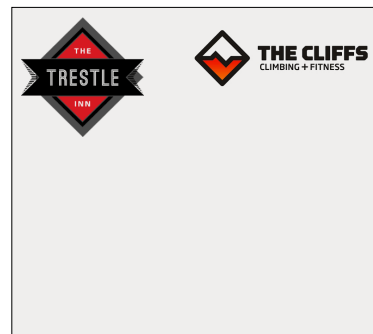
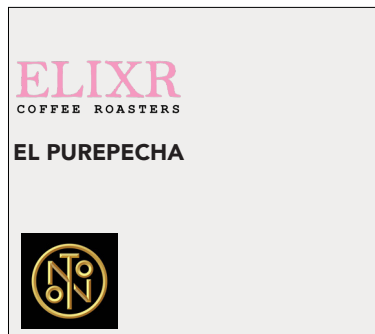


10TH STREET



9TH STREET

CALLOWHILL STREET





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