

RITTENHOUSE SQUARE | PHILADELPHIA, PA

# SANSOM STREET

RARE AVAILABILITY ON SANSOM STREET  
2,245 SF, RITTENHOUSE SQUARE

MSC

x





# 1605 SANSOM STREET

## DEMOGRAPHICS

Center City Trade Area  
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

**188,131**

EST. MEDIAN AGE

**35**

EST. MEDIAN HH INCOME

**\$99,150**

EST. EMPLOYEES

**258,822**

## NEIGHBORING TENANTS

 Federal Donuts

**BARRY'S**

**DIZEN  
GOFF**

**SOULCYCLE®**

 **uchi**  
(coming soon)

**oyster  
house**  
est. 1976

## PROPERTY DETAILS

- ▶ Ground floor retail opportunity at The Sansom, a luxury residential tower in the heart of Rittenhouse Square with 104 units above
- ▶ Co-tenants on the ground floor of the building include Cook N Solo's expanded Dizengoff and Adolf Biecker salon
- ▶ Available now

# FLOOR PLANS



SANSOM STREET



# INTERIOR PHOTOS

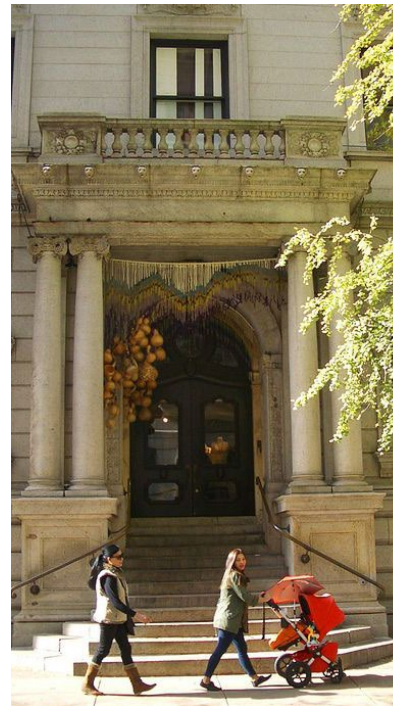
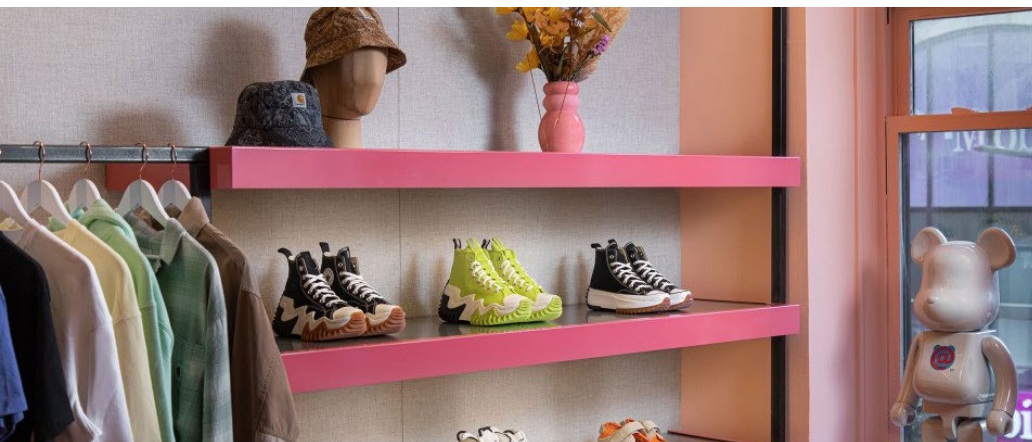




# RITTENHOUSE SQUARE NEIGHBORHOOD MAP







## **RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA**

serving as the epicenter of retail, dining, daytime office traffic, hotels, affluent residential, and nightlife. The trade area is positioned with unmatched access to Center City's most impactful traffic drivers. From an ultra-affluent residential base, to over **44M SF of office**, to an acclaimed arts district and a flourishing tourism base, it truly is a live/work/play 24 hour neighborhood. As the **5th most walkable downtown** in the country, it is easily accessed by the various other highly connected and flourishing Philadelphia neighborhoods. It provides maximum exposure along with unparalleled national co-tenancy in a downtown setting and serves as the ideal city entry point for most national retailers and restaurants.



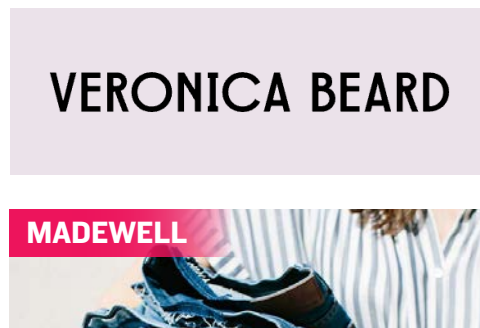
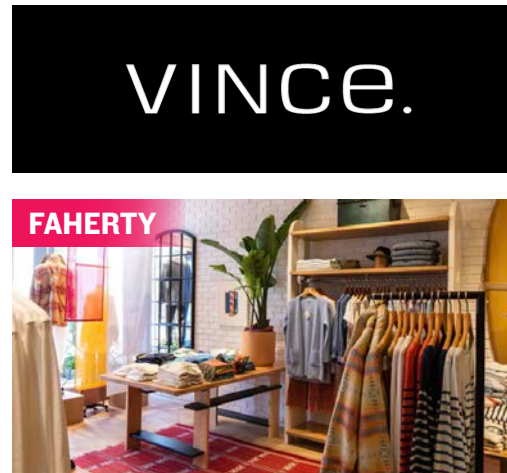
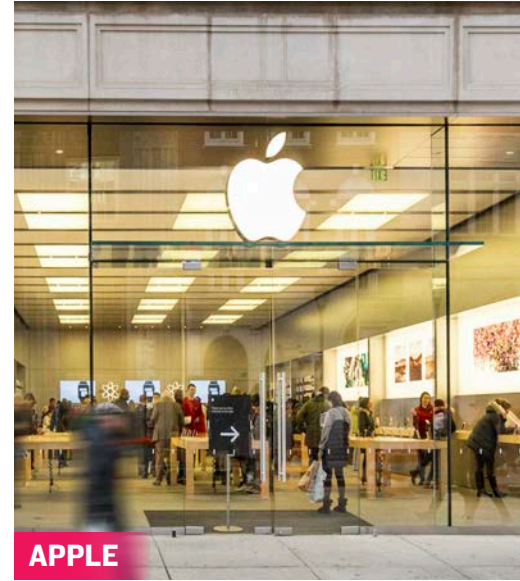
# WALNUT STREET

RETAIL



rag & bone  
NEW YORK

ARITZIA



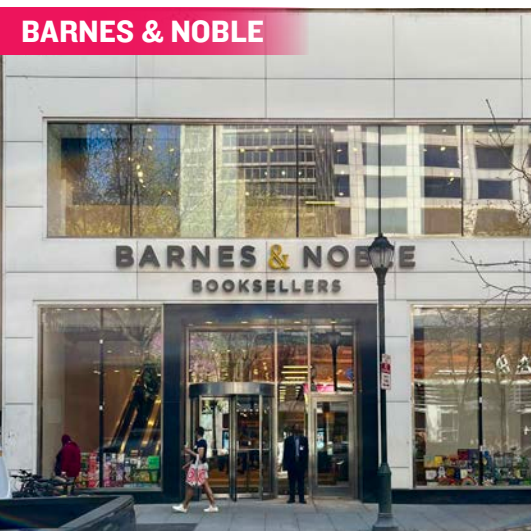
lululemon  athletica

Walnut and Chestnut Streets, along with the connecting numbered streets, have become attractive locations for both high-end and fast-fashion retailers who value the city's highly concentrated, cosmopolitan and diverse customer base. Walnut Street is the city's premier "high street" retail corridor with four primary blocks that span Broad Street to 18th Street. With a mix of upscale apparel/contemporary stores, athleisure, digitally native brands, jewelry, and furniture, **WALNUT STREET'S LEASING ACTIVITY IS THE STRONGEST IT HAS EVER BEEN.**



# CHESTNUT STREET

## RETAIL



## BIGGER BOX TENANTS

such as Barnes & Noble, Bloomingdale's Outlet, Uniqlo, Nordstrom Rack and Sephora mixed with local fashion institutions such as Boyds Department Store, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.

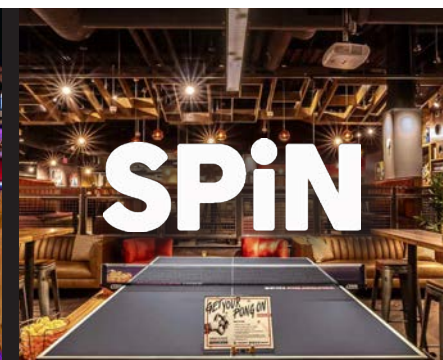




# FITNESS, HEALTH & WELLNESS



# HOTELS



# NIGHT LIFE



## RESTAURANTS

From renowned Stephen Starr, Michael Schulson and Cook N Solo restaurants to local James Beard award-winning chefs, Rittenhouse Square is a culinary mecca and receives national recognition for its booming restaurant scene.



**vernick**  
food & drink



## QSR / SPECIALTY

Rittenhouse Square's density, day-time population and unparalleled exposure makes it an ideal location for national QSRs looking to enter the Philadelphia market.

*Van Leeuwen*



**CAVA**





# MSC

×



**BRITTANY GOLDBERG**

[bgoldberg@hellomsc.com](mailto:bgoldberg@hellomsc.com)

215.883.7405

**JACOB COOPER**

[jcooper@hellomsc.com](mailto:jcooper@hellomsc.com)

215.883.7402



**MSC**  
• RETAIL FOR LEASE •  
**215.568.2600**

