

MSC × GREYSTAR Mesirow

# 12TH & SANSON

JESSUP HOUSE  
MIDTOWN VILLAGE | PHILADELPHIA, PA

9,180 SF (DIVISIBLE) NEW CONSTRUCTION  
RETAIL/RESTAURANT FOR LEASE





12<sup>TH</sup> & SANSOM

## PROPERTY DETAILS

- Premium new construction corner retail/restaurant space available for lease
- Situated in center of Midtown Village neighborhood, accessible to the PA Convention Center, Washington Square West and Rittenhouse Square
- Up to 90' of frontage along 12th Street and 138' on Sansom Street, with dramatic glass exposure and signage opportunities
- Available Now

## DEMOGRAPHICS

Center City Trade Area

From the River to River between Girard Avenue & Tasker Avenue (6 Square Miles)

EST. POPULATION

188,131

EST. MEDIAN HH INCOME

\$99,150

EST. MEDIAN AGE

35

EST. EMPLOYEES

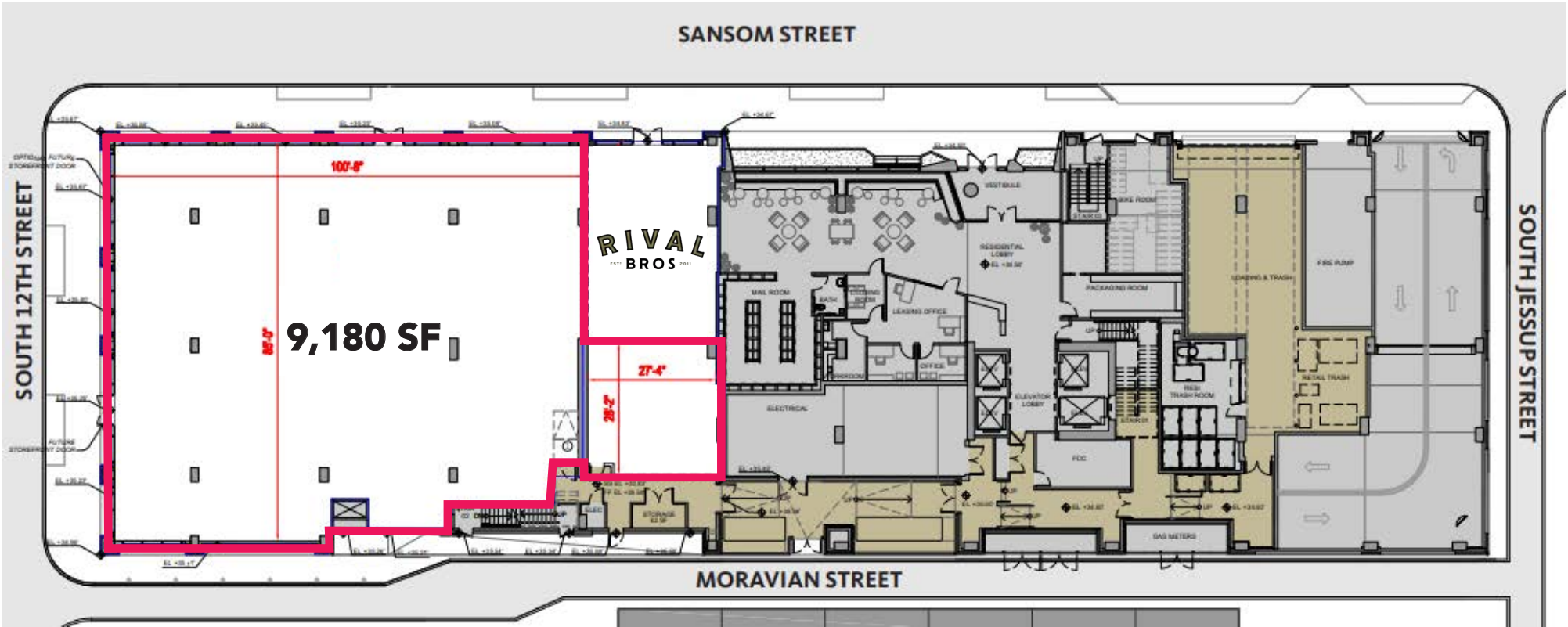
258,822

## NEIGHBORING SANSOM STREET TENANTS



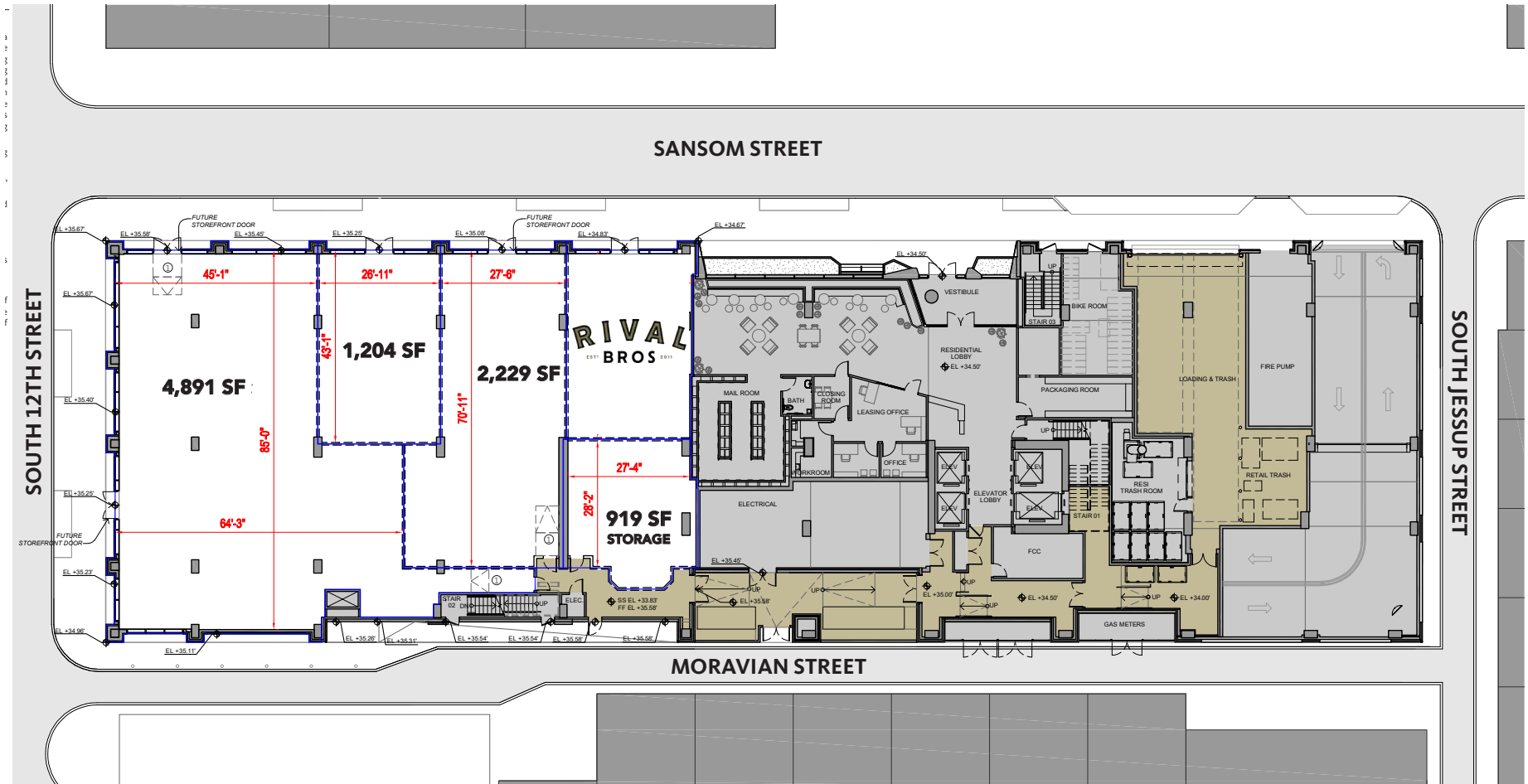
## FLOOR PLANS

## OPTION 1 - SINGLE TENANT



# FLOOR PLANS

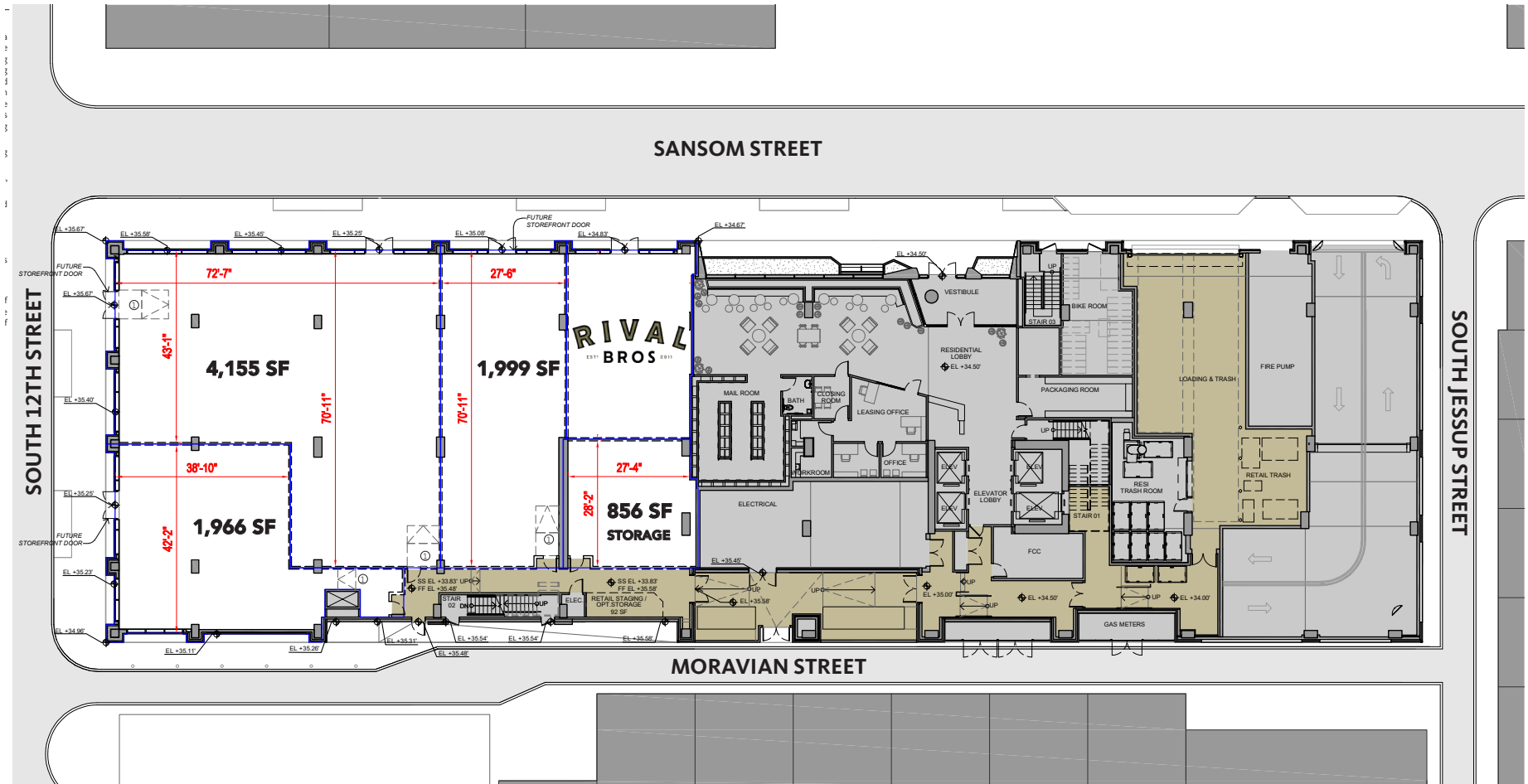
## OPTION 2



\*LEASE PLAN IS BASED ON CONFORMED SET DATED 09/19/2023 & CAD RECEIVED 11/22/2023. GRADING BASED ON GRADING PLAN DATED 11/17/2023, REV 5.

# FLOOR PLANS

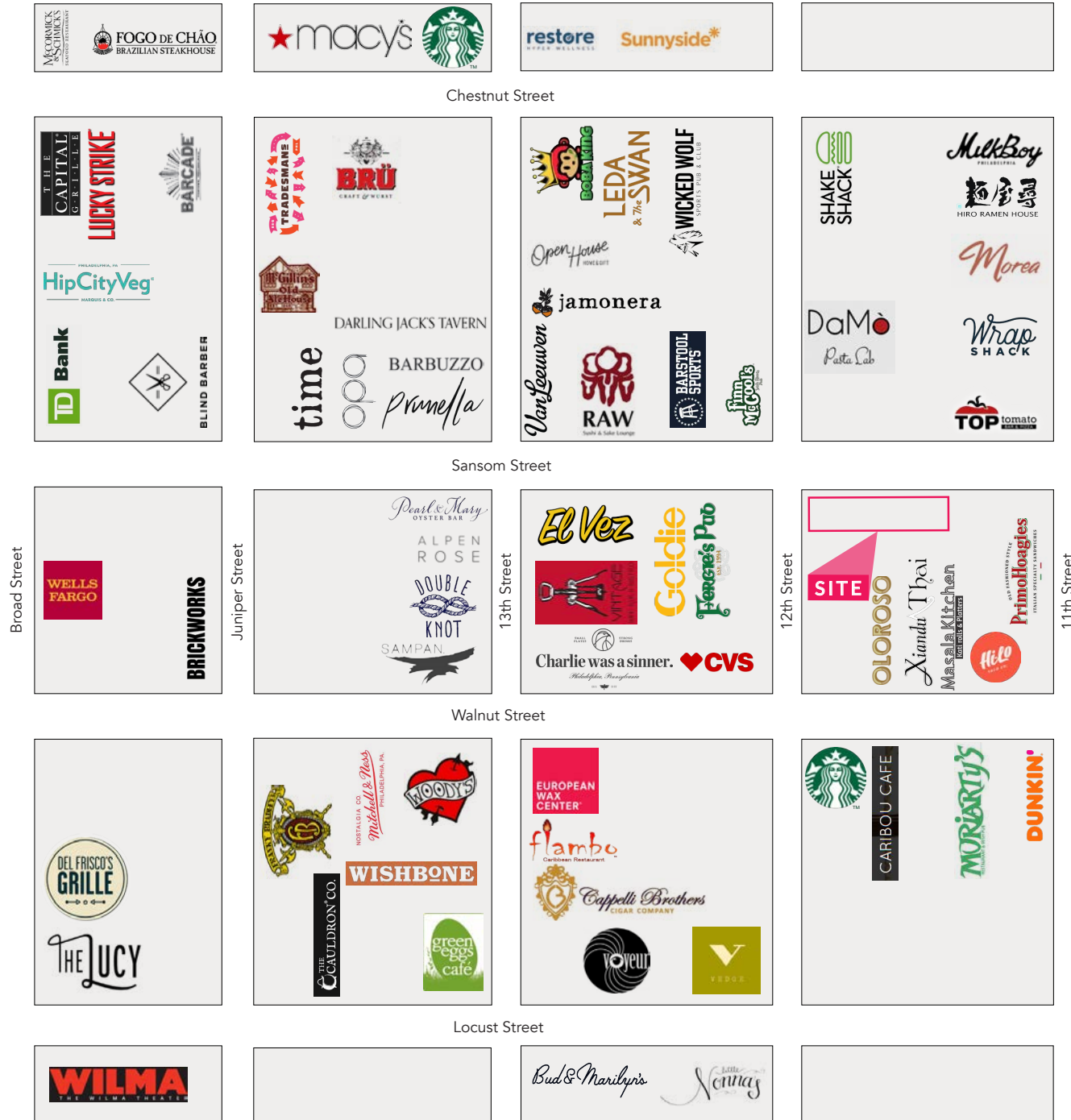
## OPTION 3



\*LEASE PLAN IS BASED ON CONFORMED SET DATED 09/19/2023 & CAD RECEIVED 11/22/2023. GRADING BASED ON GRADING PLAN DATED 11/17/2023, REV. 5.



# MIDTOWN VILLAGE RESTAURANT MAP



# MIDTOWN VILLAGE NEIGHBORHOOD MAP



FILBERT STREET

MARKET STREET

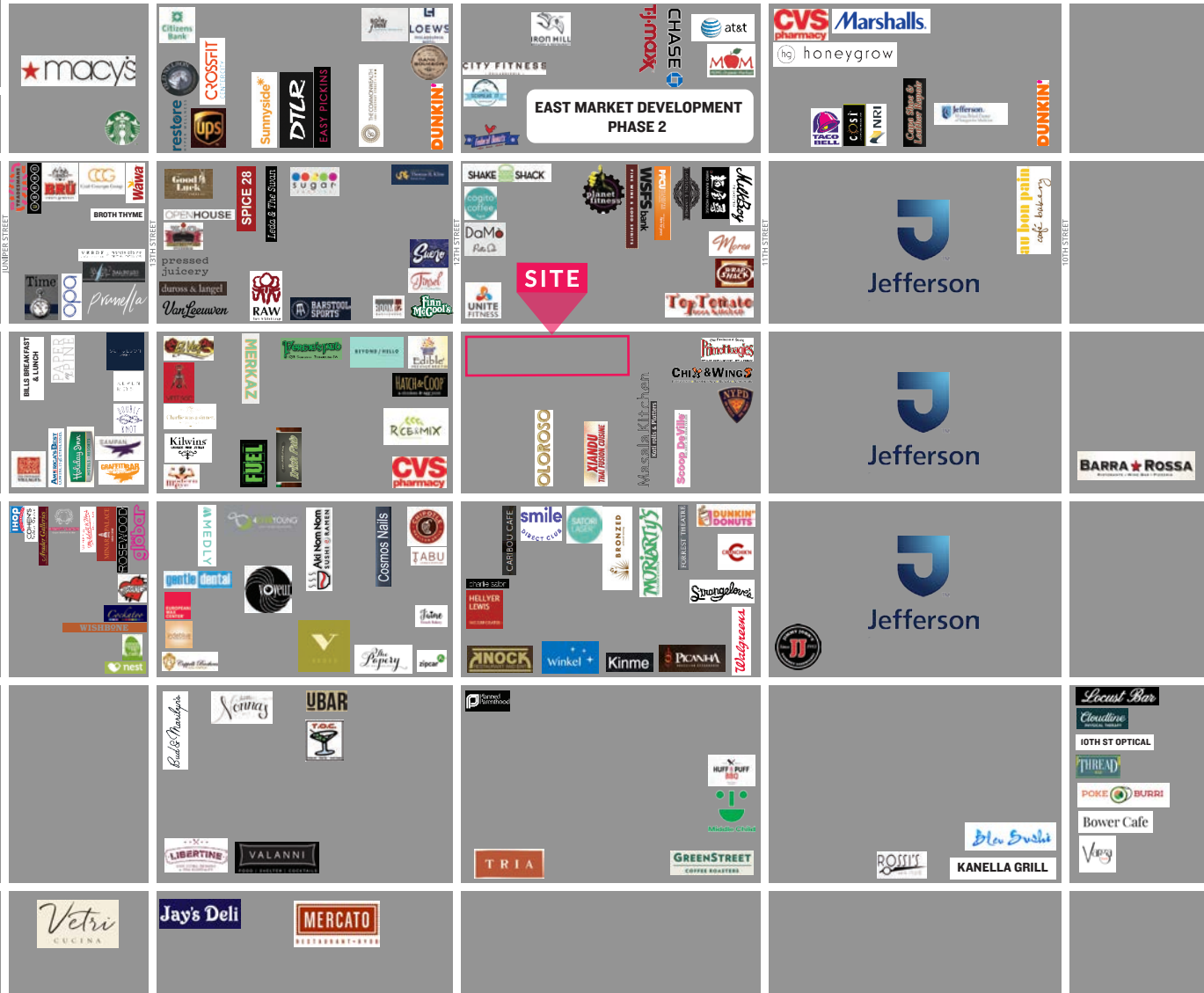
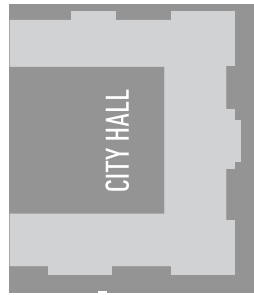
CHESTNUT STREET

SANSOM STREET

WALNUT STREET

LOCUST STREET

SPRUCE STREET



BROAD STREET

JUNIPER STREET

13TH STREET

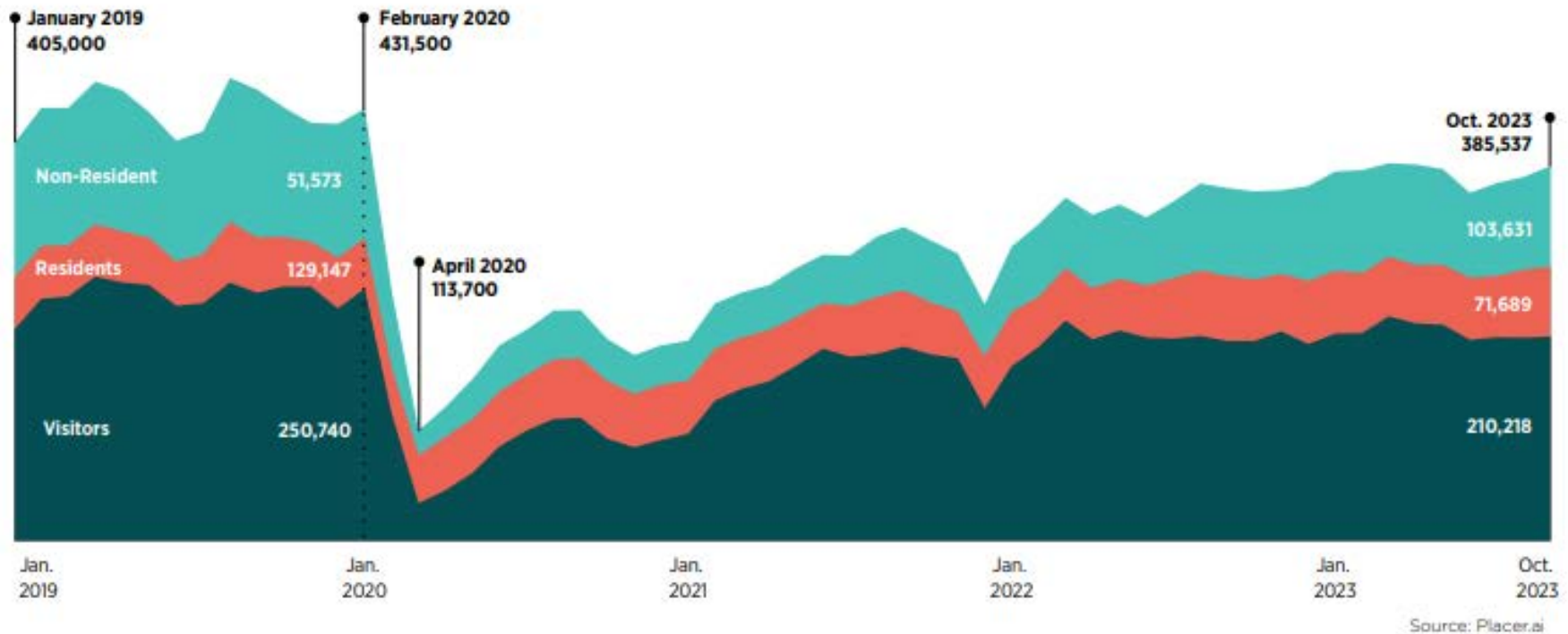
12TH STREET

11TH STREET

10TH STREET

## CENTER CITY DISTRICT REPORT

- By October 2023, daily foot traffic in core center city reached 82% of 2019 levels
- Weekend evening pedestrian volumes are at 89% of 2019 volumes and weekends are at 95% of 2019 volumes.
- Average daily population: 385,537



**Figure 7: Average Daily Population in Center City**

According to Placer.ai, the combined pedestrian volume of workers, residents, and students in Center City at the end of October reached 385,537 – 83% of 2019 levels.



# MIDTOWN VILLAGE IN THE MIDDLE OF IT ALL



## OVERVIEW

Breakfast, brunch or business lunch; date night or late night, you're guaranteed to find fun at any time of day in Midtown Village. The gathering place, anchored by vibrant 13<sup>th</sup> Street, has been bustling with renovations and new openings since an ambitious revival mission began in 2006. The contagious momentum continues today, bringing noteworthy independent boutiques and contemporary cuisine to this pocket of Philadelphia.

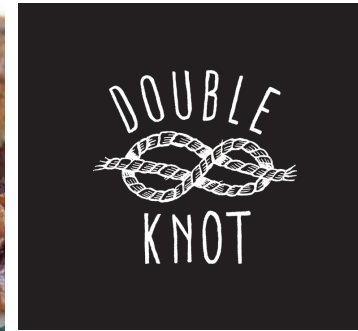
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## PHILLY'S FAVORITE RESTAURANTS

Midtown Village is home to some of Philadelphia's best eateries. Helmed by top-notch restaurateurs like Marcie Turney and Val Safran, Stephen Starr and Michael Schulson, few neighborhoods rival the concentration of fun, eclectic dining options that Midtown boasts. Whether you're grabbing a snack on the go or booking reservations for a celebratory dinner, Midtown Village is sure to hit the spot.



## THE CITY'S BEST NIGHTLIFE

When locals and tourists are looking for a good time, Midtown Village is where they go! From the best happy hour haunts, to tried and true sports bars, all the way to underground nightclubs, bowling alleys, and magic-themed taverns, Midtown Village has something for everyone!

## FANTASTIC RETAIL FROM NEAR AND FAR

Midtown Village sits at the crossroads of commerce which connects multiple retail districts such as Rittenhouse Square, the Fashion District and Old City. Midtown village is the epicenter of Philly shopping, where national and local brands meet. Quaint storefronts nestled between the hottest restaurants are inviting to both locals and visitors. Do not skip out on the chance to join tenants such as Macy's, Mitchell & Ness and BOTLD in this bustling neighborhood.



## EXPLOSIVE COMMERCIAL & RESIDENTIAL DEVELOPMENT

With so much exciting retail and restaurant activity happening, it's no surprise that Midtown Village is experiencing monumental residential and employment growth to match. Booned by the construction of Jefferson University's new medical pavilion and the thousands of employees coming with it, few neighborhoods are witnessing the same number of residential towers, development projects and vertical momentum of this corridor.



# FRESH ON THE SCENE

pressed  
juicery

*VanLeeuwen*



WITH  
**MORE**  
COMING  
SOON!







# MSC

x

## GREYSTAR™

Mesirow 

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