

# JESSUP HOUSE

12TH & SANSOM STREETS

MSC

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GREYSTAR

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4,036 SF RETAIL/RESTAURANT SPACE FOR LEASE

MIDTOWN VILLAGE  
PHILADELPHIA, PA



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)

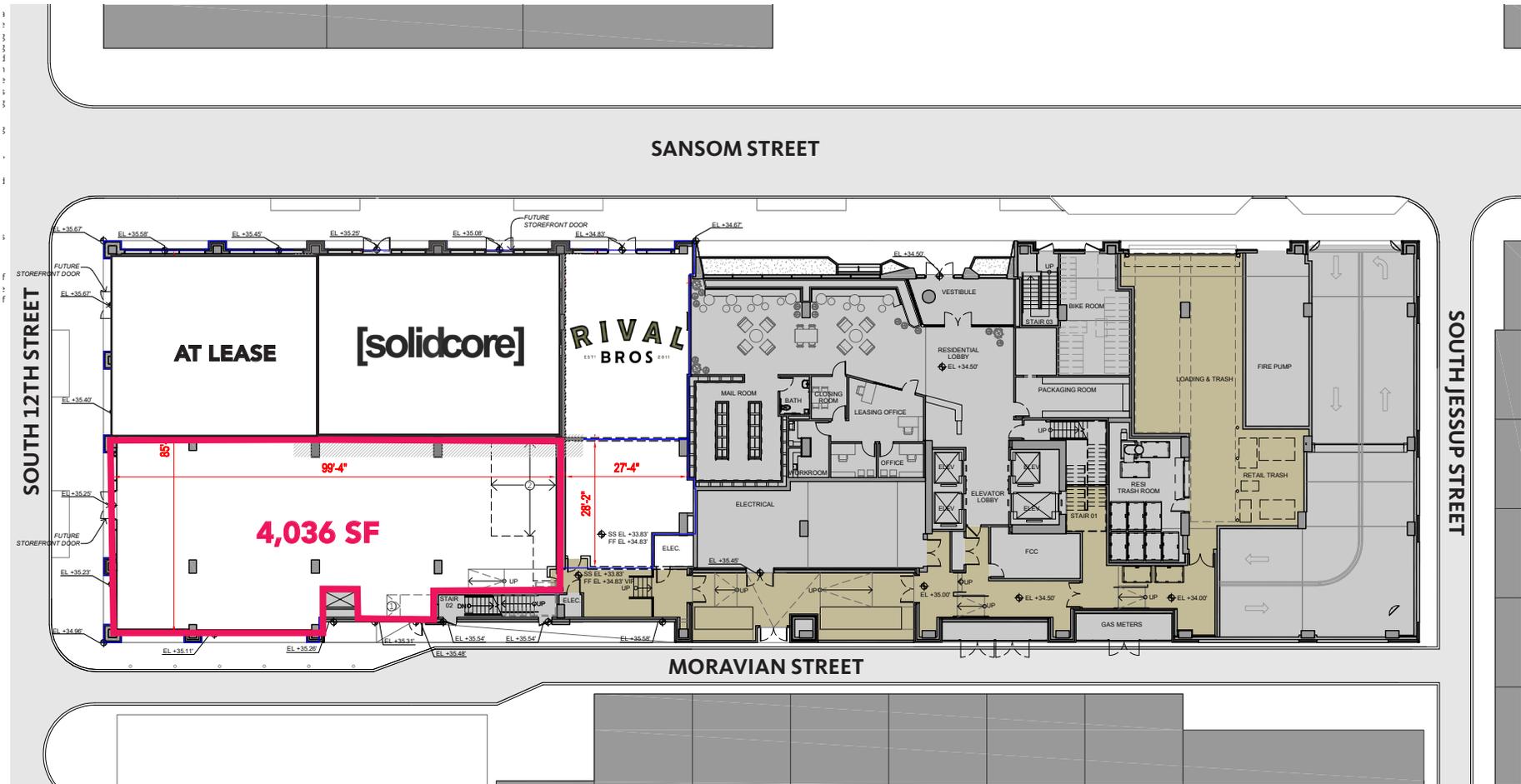
EST. POPULATION	EST. MEDIAN HH INCOME
<b>188,131</b>	<b>\$99,150</b>
EST. MEDIAN AGE	EST. EMPLOYEES
<b>35</b>	<b>258,822</b>

NEIGHBORING SANSOM STREET TENANTS



12<sup>TH</sup> & SANSOM STREETS

# MULTI-TENANT FLOOR PLAN



\*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. ELECTRIC ROOM IS BASED ON THE 10/07/2024 RETAIL ELECTRIC ROOM RESUBMISSION

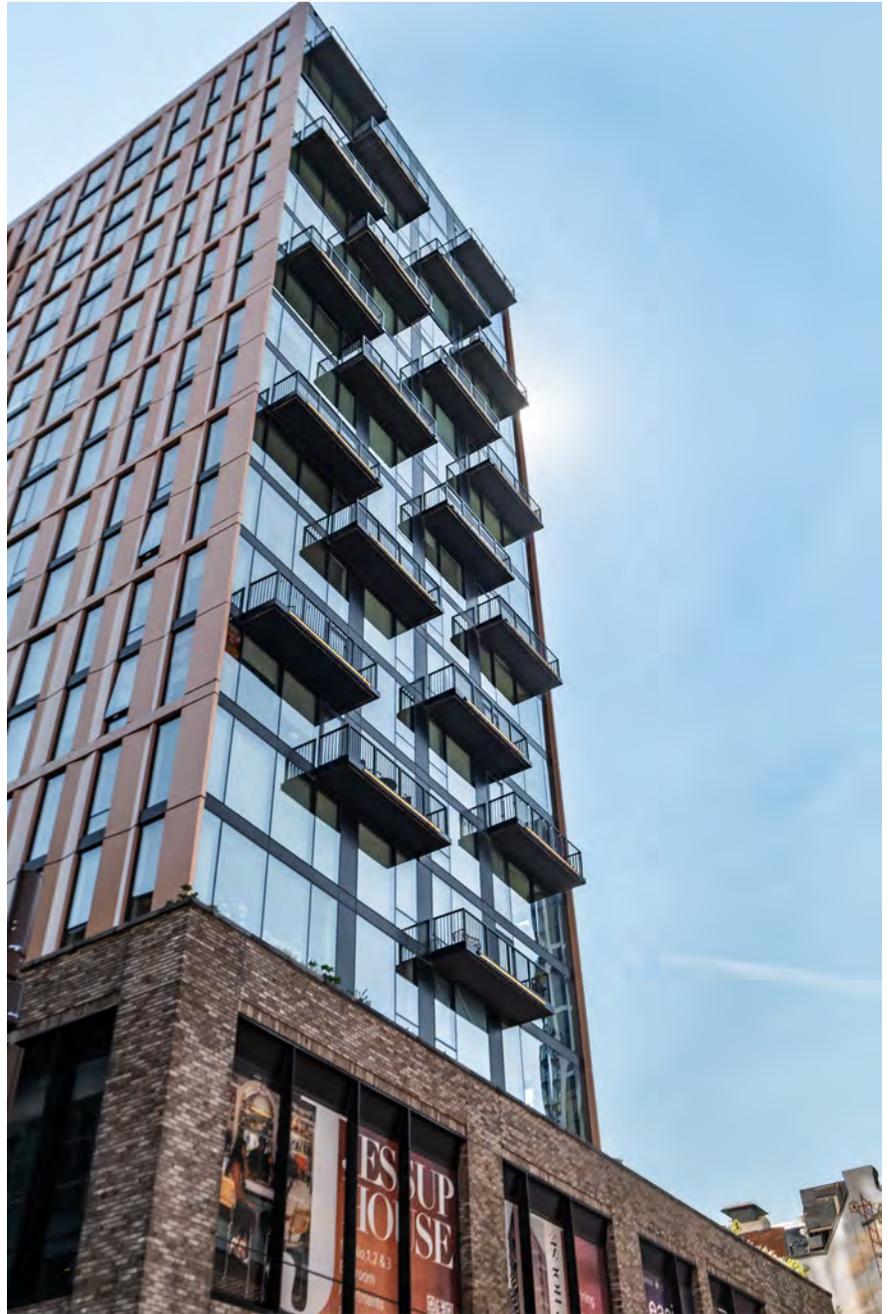
PHOTOS



PHOTOS



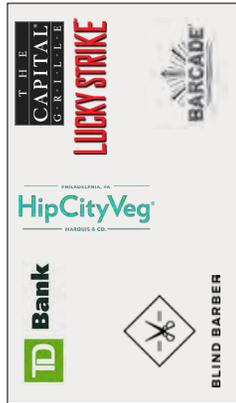
PHOTOS



# MIDTOWN VILLAGE RESTAURANT MAP

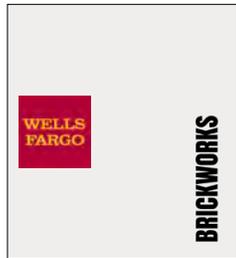


Chestnut Street



Sansom Street

Broad Street



Juniper Street



13th Street

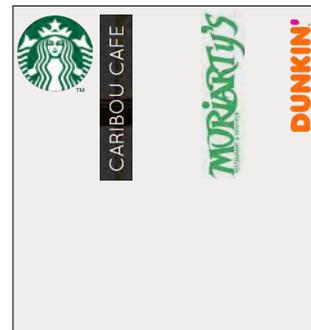
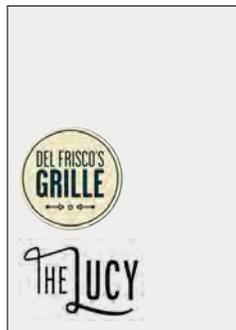


12th Street



11th Street

Walnut Street



Locust Street



# MIDTOWN VILLAGE NEIGHBORHOOD MAP



FILBERT STREET

MARKET STREET

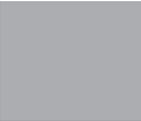
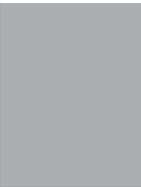
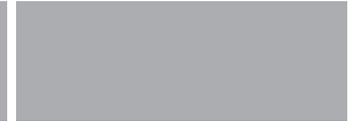
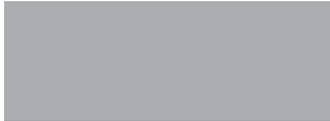
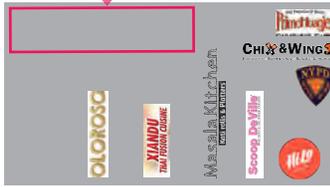
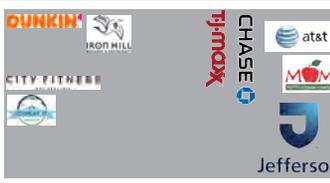
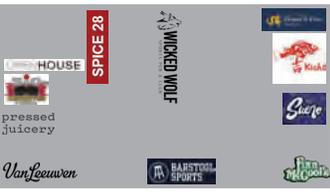
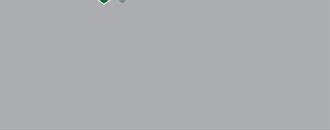
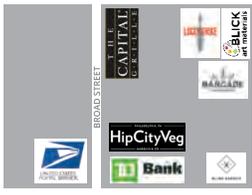
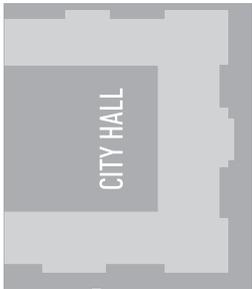
CHESTNUT STREET

SANSOM STREET

WALNUT STREET

LOCUST STREET

SPRUCE STREET



BROAD STREET

JUNIPER STREET

13<sup>TH</sup> STREET

12<sup>TH</sup> STREET

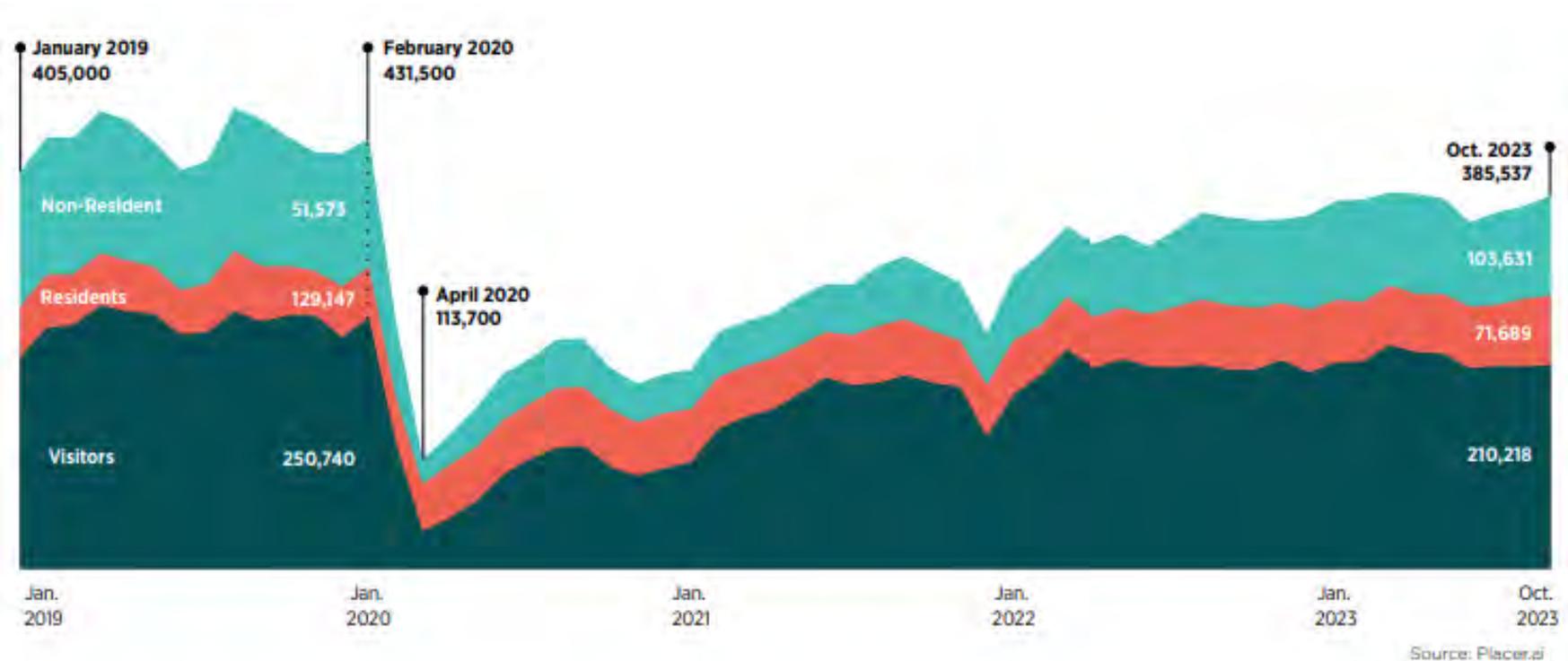
11<sup>TH</sup> STREET

10<sup>TH</sup> STREET

MIDTOWN VILLAGE NEIGHBORHOOD MAP

# 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.

MSC

**MSC**

## 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.



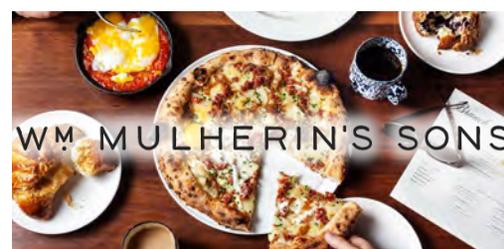
## EXPLOSIVE COMMERCIAL & RESIDENTIAL DEVELOPMENT

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

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*VanLeeuwen*



WITH  
**MORE**  
COMING  
SOON!





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**MSC**

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**GREYSTAR™**

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