

MSC

ABBOTTS SQUARE

201 SOUTH STREET

SOCIETY HILL | PHILADELPHIA, PA

LARGE AND SMALL FORMAT RETAIL OPPORTUNITIES
WITH EXCEPTIONAL FRONTAGE FOR LEASE

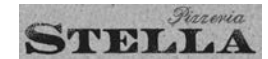


ABBOTTS SQUARE

JOIN NEIGHBORING TENANTS



BANK OF AMERICA



PROPERTY DETAILS

- ▶ Rare large format space consisting of 26,150 SF (divisible) with 450' of frontage on South Street and 21' ceilings
- ▶ 5,820 SF with existing non-vented food use buildout and 1,282 SF with existing retail buildout for lease along 2nd Street facing Headhouse Square
- ▶ Ample parking connected to ground floor retail spaces
- ▶ Raised loading dock available for retail tenants
- ▶ Uniquely positioned between Society Hill and Queen Village, two of Philadelphia's most dense and affluent neighborhoods
- ▶ Ground floor of 171-unit Abbotts Square condominium building
- ▶ New, well-capitalized ownership

DEMOGRAPHICS

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

EST. POPULATION

188,131

EST. MEDIAN HH INCOME

\$99,150

EST. MEDIAN AGE

35

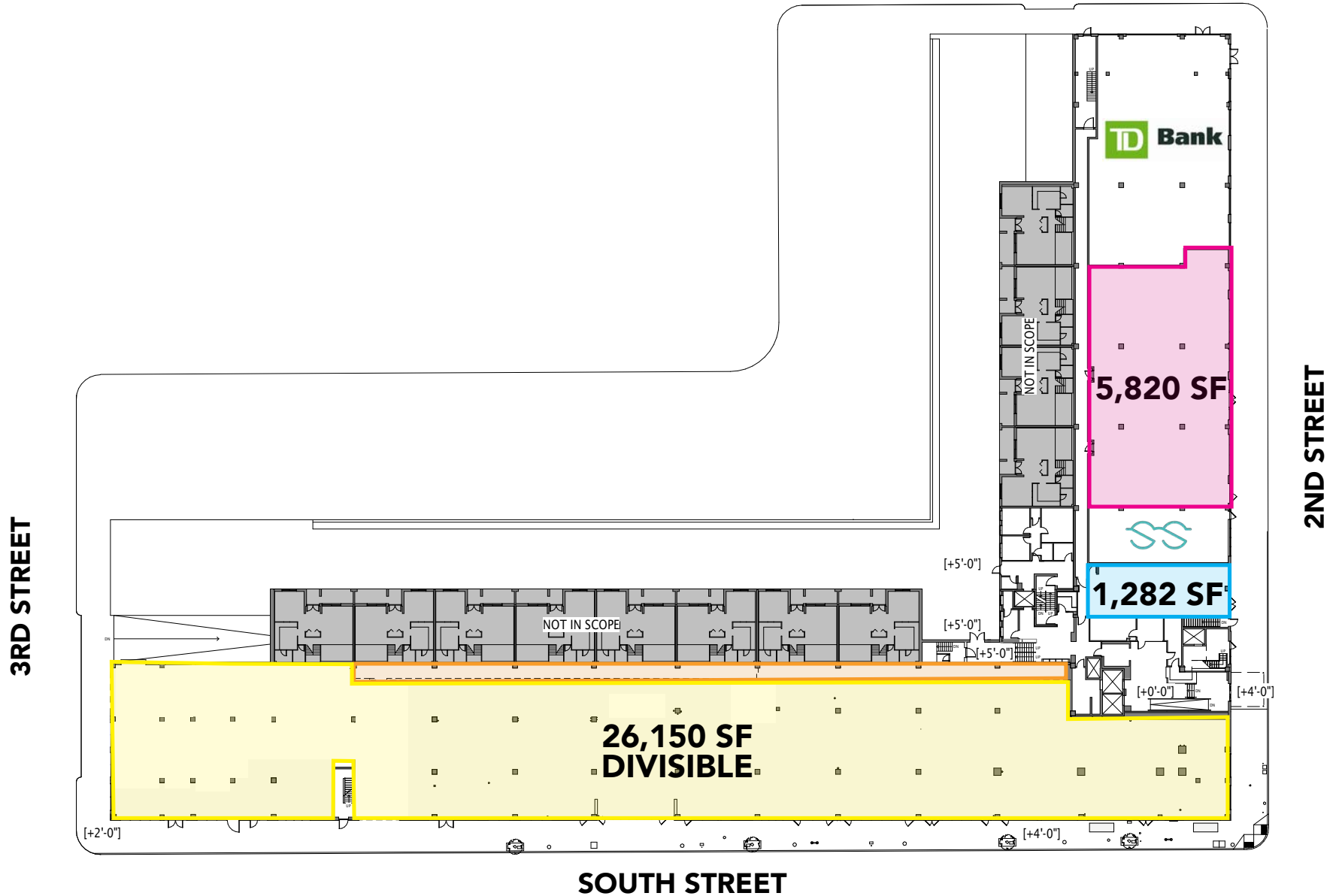
EST. EMPLOYEES

258,822

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SITE PLAN





SOUTH STREET

RESIDENTIAL
LOBBY

2ND STREET

VIEW FROM THE CORNER OF 2ND AND
SOUTH STREET LOOKING NORTHWEST



RETAIL
LOADING

SOUTH STREET

3RD STREET

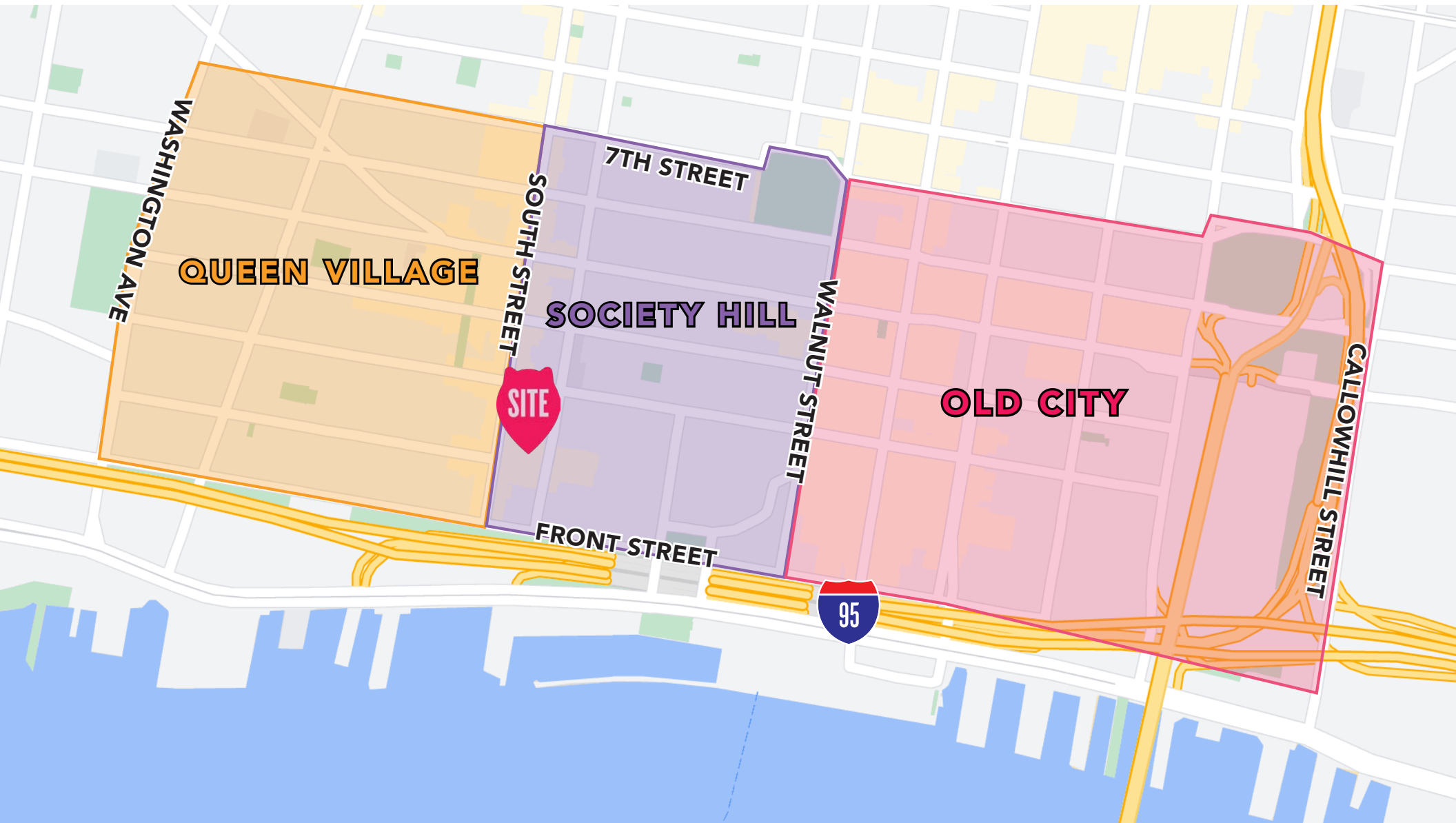
VIEW FROM THE CORNER OF 3RD AND
SOUTH STREET LOOKING NORTHEAST



CORNER OF 2ND AND SOUTH STREETS

NEIGHBORHOOD DEMOGRAPHICS

COMBINED TRADE AREA: **POPULATION 23,467** **EST. EMPLOYEES 27,346** **AVG HH INCOME \$180,557**



AERIAL



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