

MSC

ABBOTTS SQUARE

201 SOUTH STREET

SOCIETY HILL | PHILADELPHIA, PA

LARGE 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
- ▶ 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

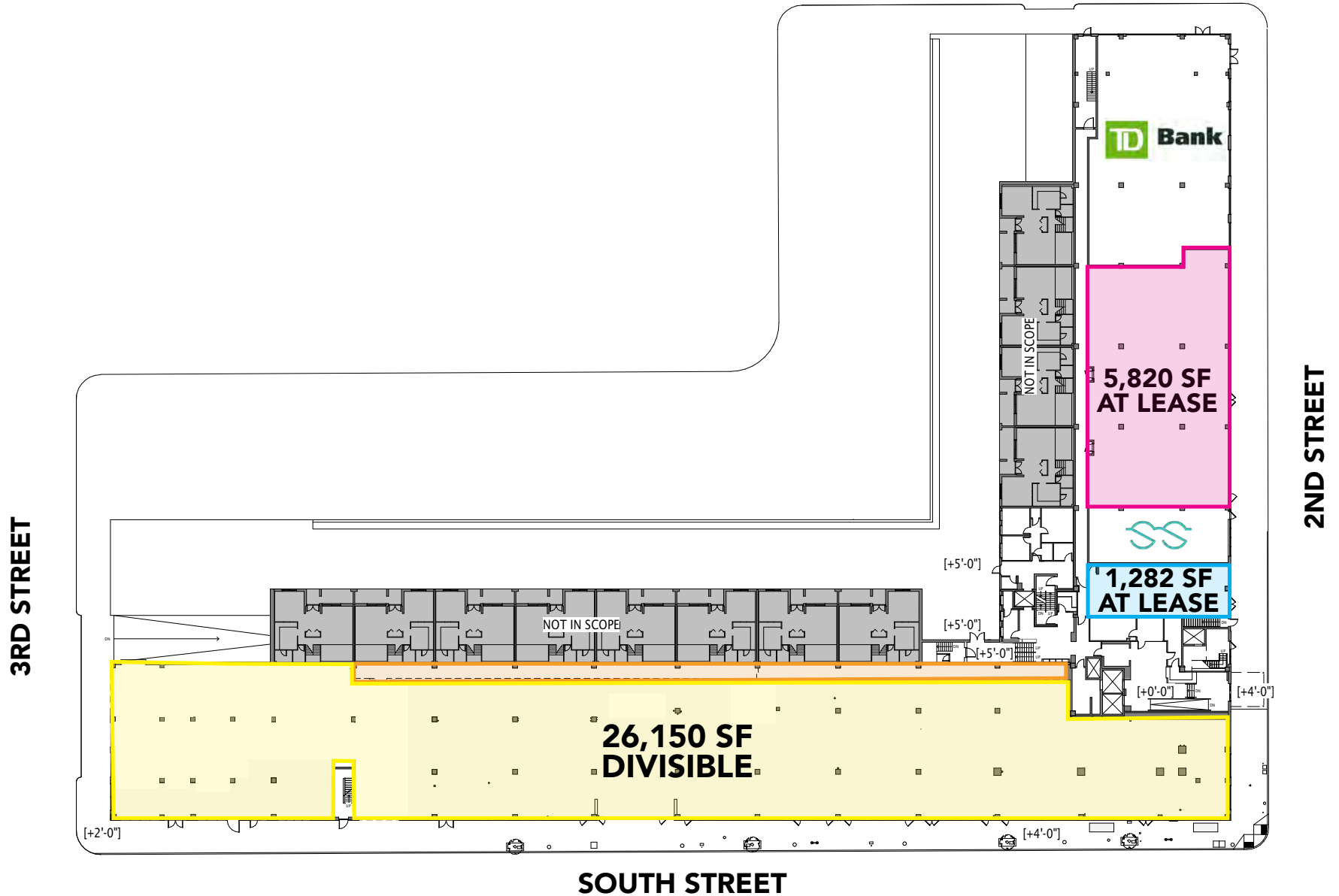
EST. EMPLOYEES

258,822

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SITE PLAN





SOUTH STREET

2ND STREET

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



SOUTH STREET

3RD STREET

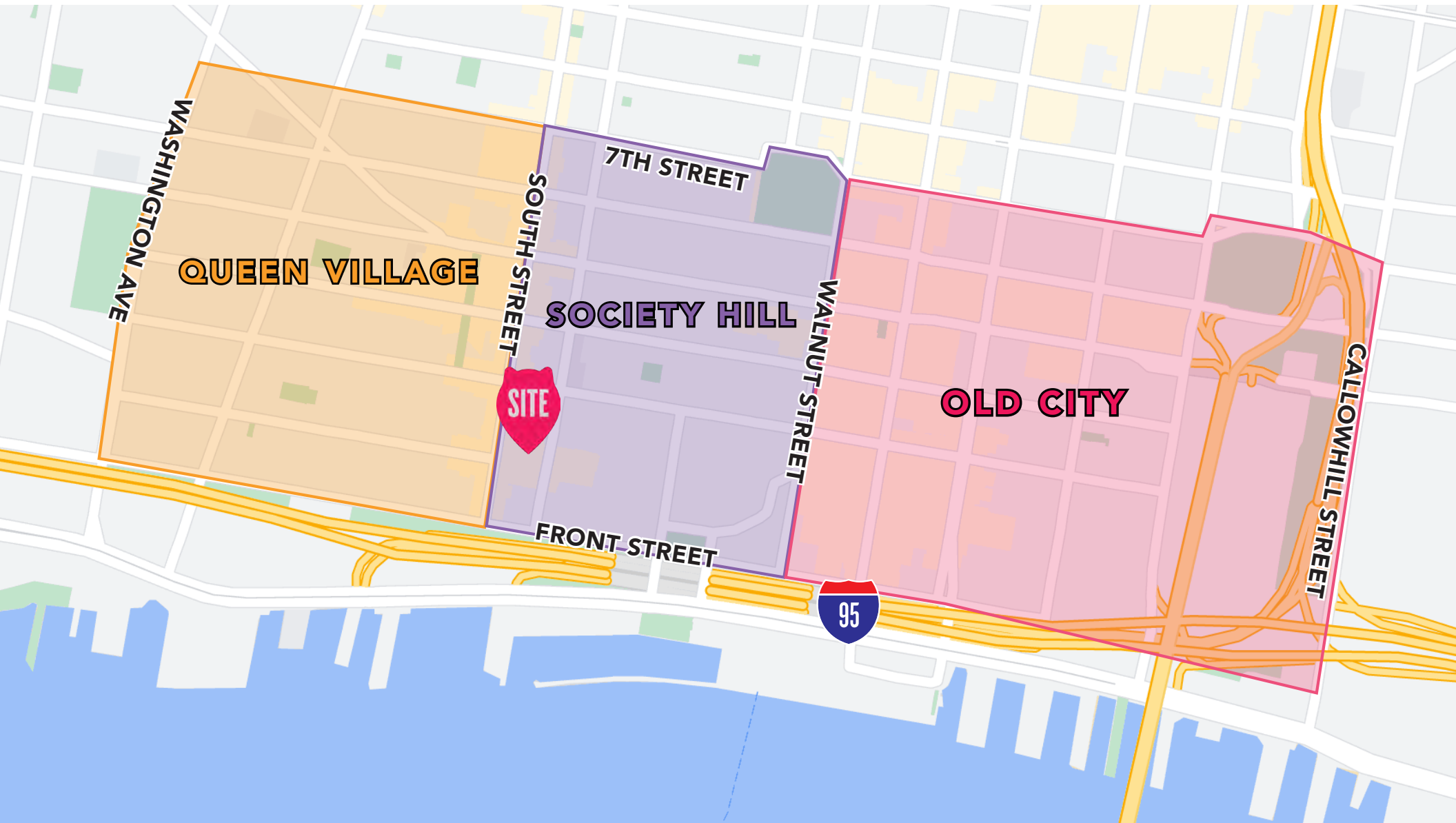
VIEW FROM THE CORNER OF 3RD AND
SOUTH STREET LOOKING NORTHEAST



CORNER OF 2ND AND SOUTH STREETS

NEIGHBORHOOD DEMOGRAPHICS

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



AERIAL



MSC

JOSH WEISS

jweiss@hellomsc.com

215.883.7402

DOUGLAS GREEN

dgreen@hellomsc.com

215.883.7400

