

# MSC ARCH STREET

PREMIUM CORNER  
RETAIL SPACE IN  
COMCAST CENTER

CENTER CITY  
PHILADELPHIA, PA





# 1700 ARCH STREET

## JOIN THESE AREA TENANTS

  
**FOUR SEASONS**  
*Hotels and Resorts*

*Sean-Georges*  
PHILADELPHIA

*The*  
**JUICE**  
**POD**

*Mac Mart*  
MAC 'N CHEESERY

*Café Click*

  
**vernick fish**  
PHILADELPHIA

  
**BIEDERMAN'S**  
SPECIALTY FOODS

## PROPERTY DETAILS

- ▶ 2,100 SF on the corner of 17th and Arch Street at the ground floor of Comcast Center
- ▶ Comcast employees are required in office 4 days / week, and municipal workers are required 5 days per week, steadily increasing employee foot traffic during regular and after business hours
- ▶ Walking distance from Philadelphia's main tourist attractions such as Love Park, City Hall and the Museum area
- ▶ Available Now

## DEMOGRAPHICS

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

EST. POPULATION

**206,964**

EST. MEDIAN HH INCOME

**\$95,215**

EST. MEDIAN AGE

**35.5**

EST. EMPLOYEES

**227,743**

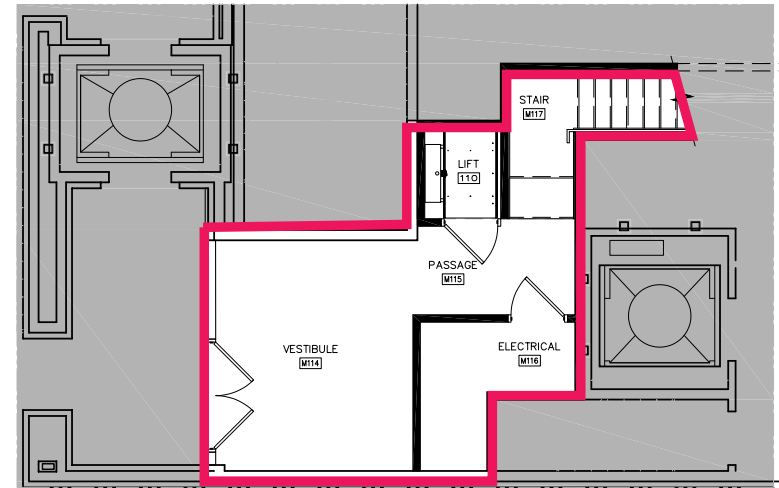
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**MSC**

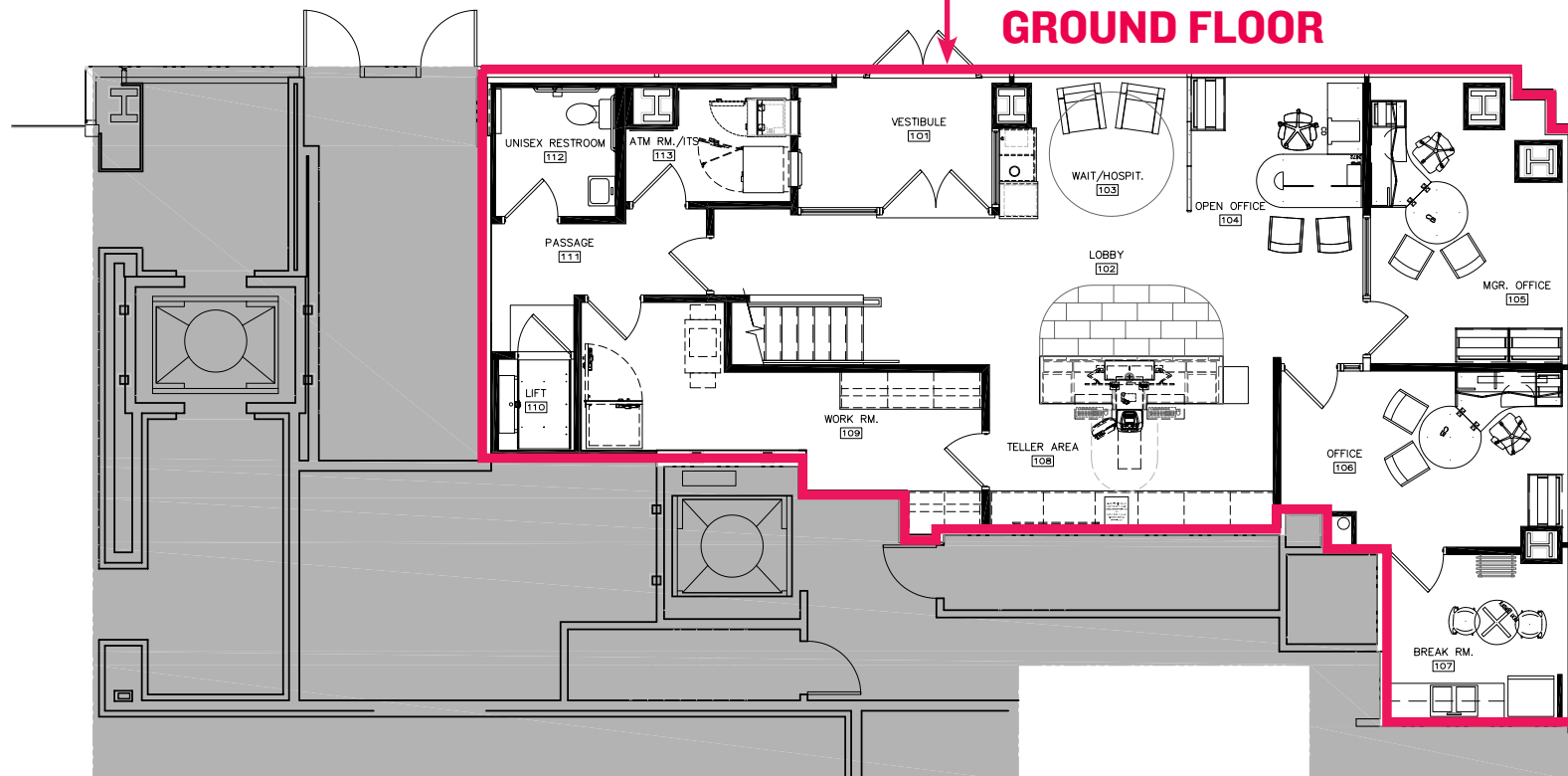
# FLOOR PLANS

**2,100 SF  
TOTAL**

## MEZZANINE



## GROUND FLOOR





PHOTOS





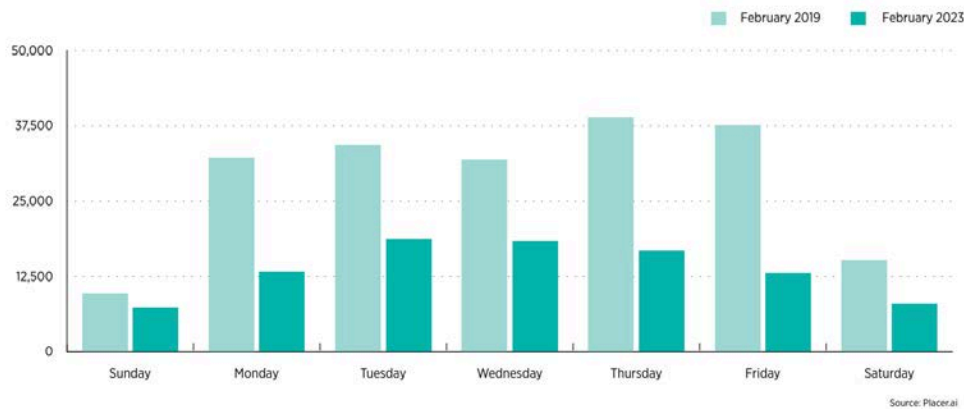
# MARKET AERIAL



# CENTER CITY DISTRICT: COVID STATISTICS AND RECOVERY

## West Market Office District, Daily Average By Day

Pedestrian volumes in the office district on Tuesdays, Wednesdays, and Thursdays have recovered most rapidly, with Wednesday volumes reaching 57% of the pre-pandemic level.

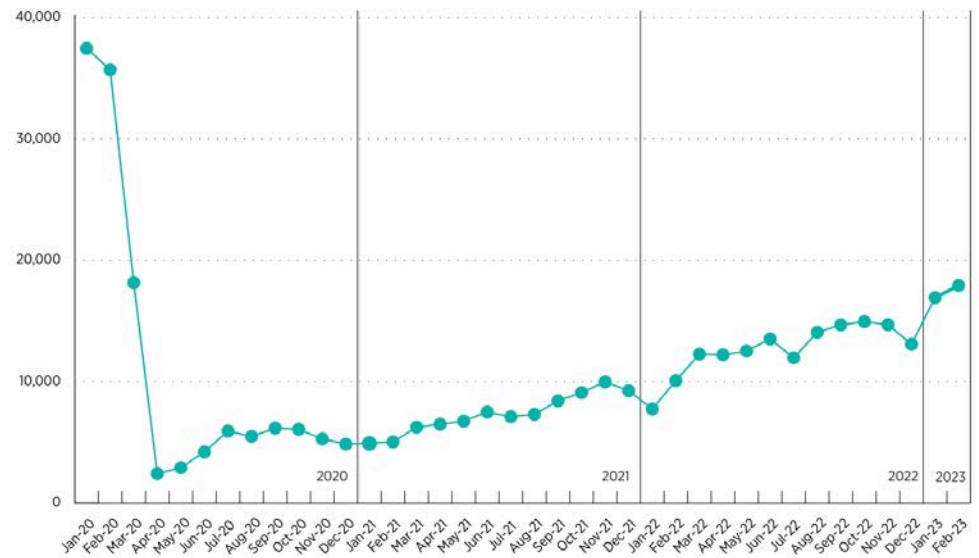


Approximately 38,500 daily pedestrian volumes in 2019, have now recovered to 47% of those totals on a weekly basis, and between 50%-60% during peak office days (Tuesday-Thursday).

The CCD reports a notable recovery to the volume of individuals in the Philadelphia office district since the COVID-19 Pandemic in the 2023 State of Center City Philadelphia report.

## West Market Office District Average Daily Worker Volume

By February 2023, the volume of people in Philadelphia's office district increased to 47% of 2019 totals.



## CENTER CITY TRADE DEMOGRAPHICS



ESTIMATED POPULATION

206,964



ESTIMATED BUSINESSES

17,731



ESTIMATED MEDIAN AGE

35.5



ESTIMATED AVG HH INCOME

\$157,815



ESTIMATED EMPLOYEES

227,743



# MSC

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