

MSC × PEARL PROPERTIES

WALNUT STREET

RITTENHOUSE SQUARE | PHILADELPHIA, PA

2,160 SF GROUND FLOOR +
2,000 SF SECOND FLOOR



1515 WALNUT STREET

PROPERTY DETAILS

- ▶ Prime location on Walnut Street, Philadelphia's premier retail corridor
- ▶ Turn-key retail space with architectural detail throughout that offers full-building branding opportunities
- ▶ Incredible leasing activity on Walnut Street with new tenants including Veronica Beard, Levain, Aritzia, Herman Miller, Reformation, World of Flight, Flight Club, ALO, Mitchell & Ness, and more
- ▶ Available now

DEMOGRAPHICS

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

EST. POPULATION

188,131

EST. MEDIAN HH INCOME

\$99,150

EST. MEDIAN AGE

35

EST. EMPLOYEES

258,822

JOIN THESE WALNUT STREET TENANTS

alo

rag & bone
NEW YORK



NOSTALGIA CO.
Mitchell & Ness
PHILADELPHIA, PA.

WARBY PARKER



INDOCHINO

LaserAway

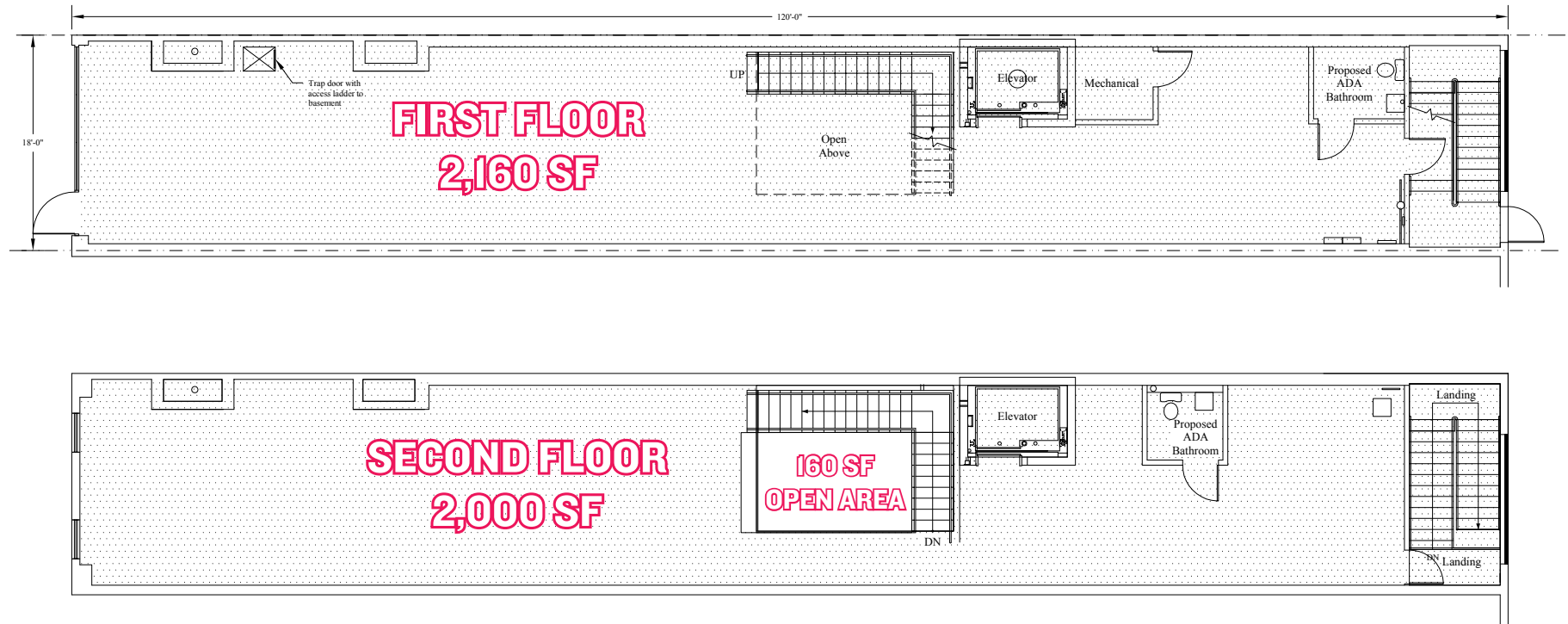
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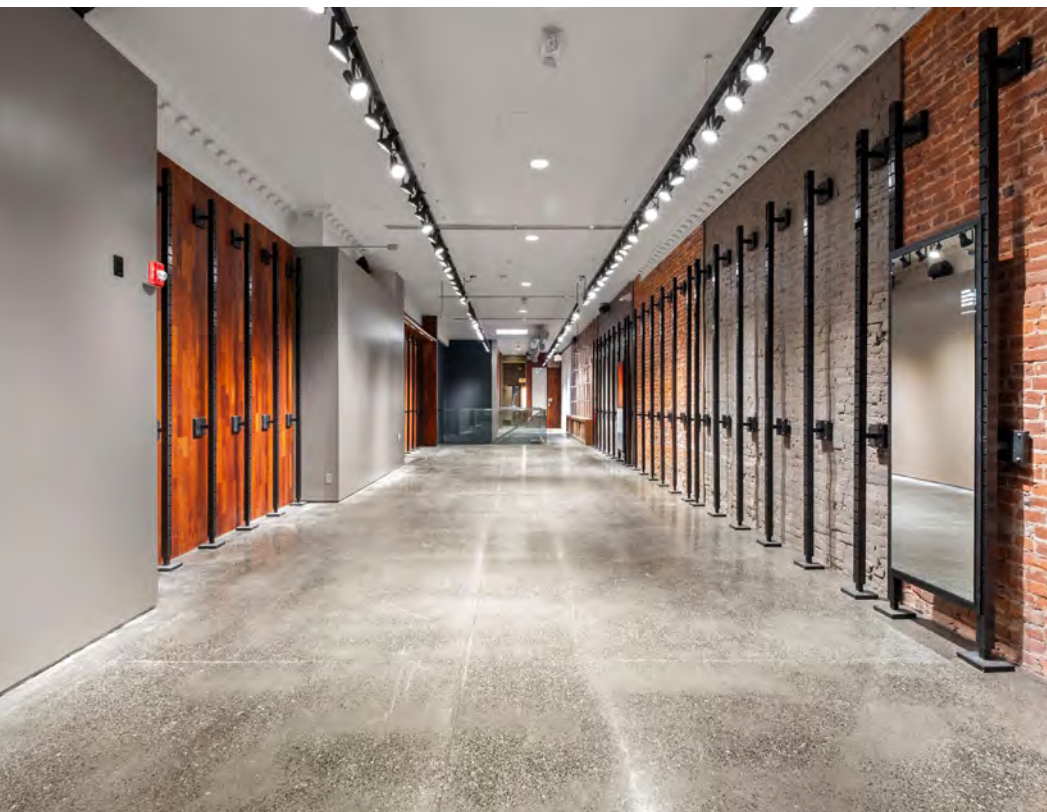
LevainBakery

FLOOR PLANS

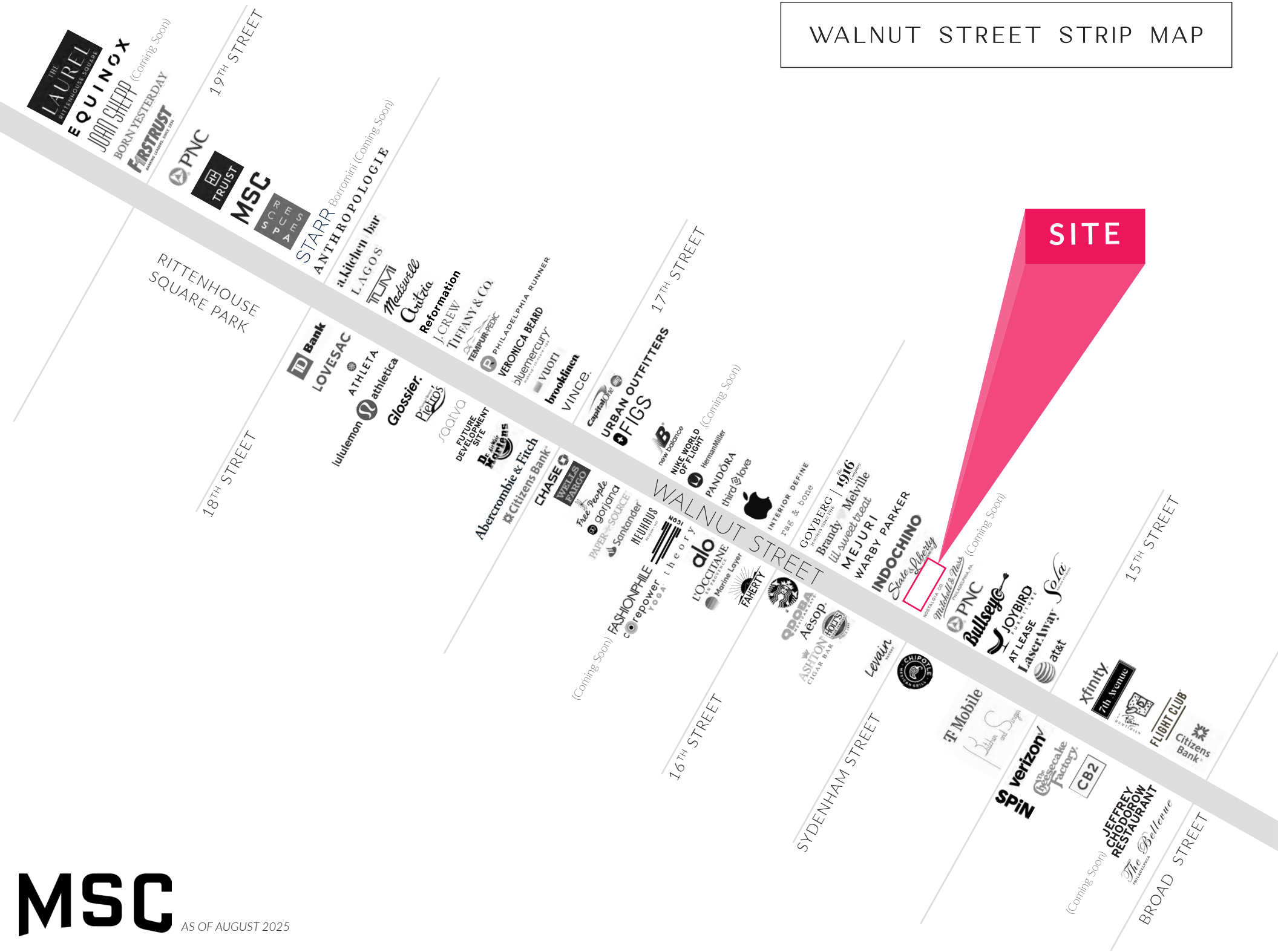
WALNUT STREET



PHOTOS

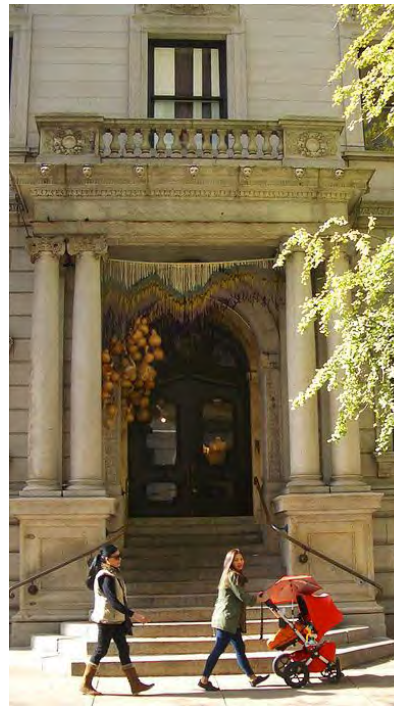
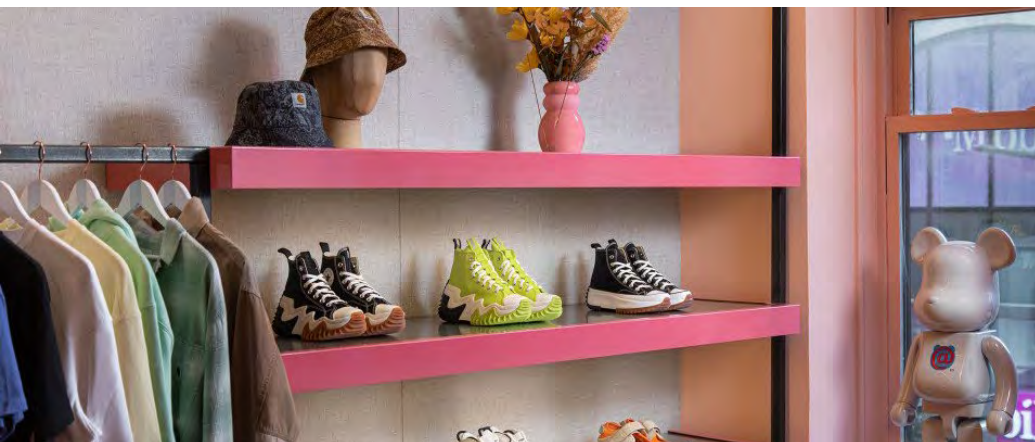
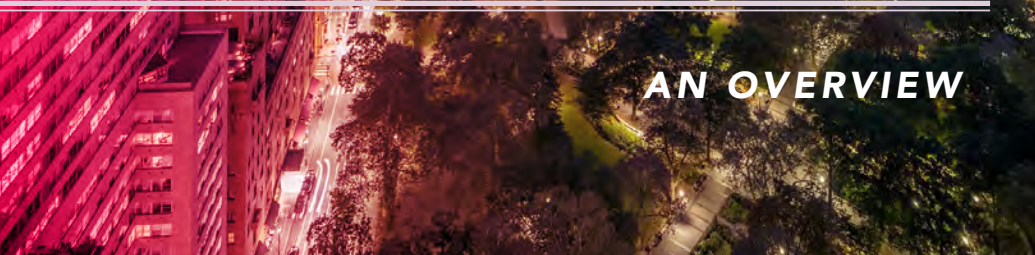


WALNUT STREET STRIP MAP



RITTENHOUSE SQUARE NEIGHBORHOOD MAP





RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA

serving as the epicenter of retail, dining, daytime office traffic, hotels, affluent residential, and nightlife. The trade area is positioned with unmatched access to Center City's most impactful traffic drivers. From an ultra-affluent residential base, to over **44M SF of office**, to an acclaimed arts district and a flourishing tourism base, it truly is a live/work/play 24 hour neighborhood. As the **5th most walkable downtown** in the country, it is easily accessed by the various other highly connected and flourishing Philadelphia neighborhoods. It provides maximum exposure along with unparalleled national co-tenancy in a downtown setting and serves as the ideal city entry point for most national retailers and restaurants.

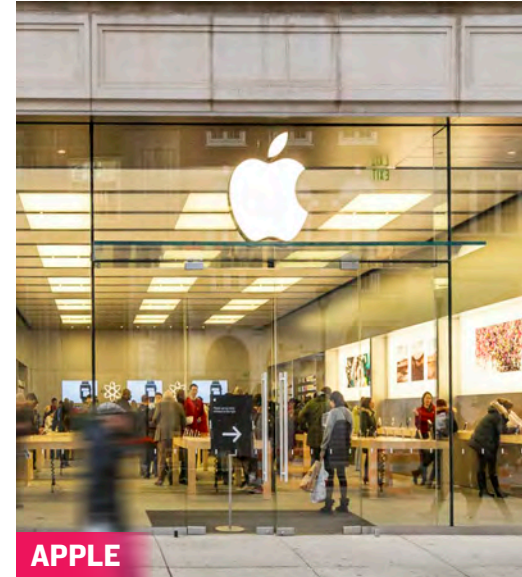
WALNUT STREET

RETAIL



rag & bone
NEW YORK

ARITZIA



CB2



ALO

VINCE.

FAHERTY



ANTHROPOLOGIE

lululemon  athletica

Glossier.



WARBY PARKER



VERONICA BEARD

MADEWELL

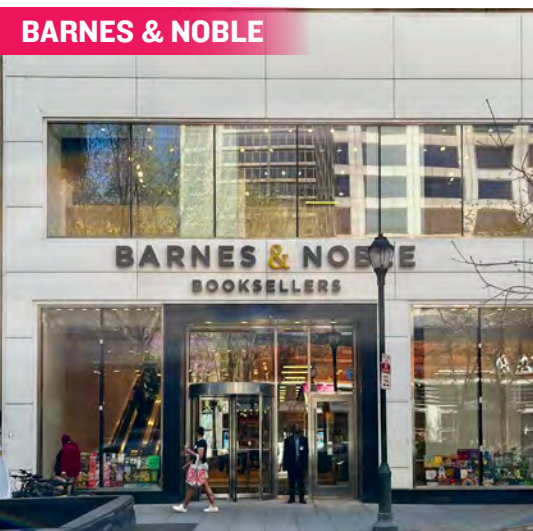


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Walnut and Chestnut Streets, along with the connecting numbered streets, have become attractive locations for both high-end and fast-fashion retailers who value the city's highly concentrated, cosmopolitan and diverse customer base. Walnut Street is the city's premier "high street" retail corridor with four primary blocks that span Broad Street to 18th Street. With a mix of upscale apparel/contemporary stores, athleisure, digitally native brands, jewelry, and furniture, **WALNUT STREET'S LEASING ACTIVITY IS THE STRONGEST IT HAS EVER BEEN.**

CHESTNUT STREET

RETAIL



BIGGER BOX TENANTS

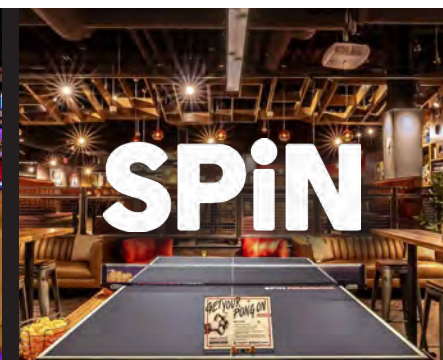
such as Barnes & Noble, Bloomingdale's Outlet, Uniqlo, Nordstrom Rack and Sephora mixed with local fashion institutions such as Boyds Department Store, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.



FITNESS, HEALTH & WELLNESS



HOTELS



NIGHT LIFE

RESTAURANTS

From renowned Stephen Starr, Michael Schulson and Cook N Solo restaurants to local James Beard award-winning chefs, Rittenhouse Square is a culinary mecca and receives national recognition for its booming restaurant scene.



vernick
food & drink



QSR / SPECIALTY

Rittenhouse Square's density, day-time population and unparalleled exposure makes it an ideal location for national QSRs looking to enter the Philadelphia market.

VanLeeuwen



CAVA



MSC

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PEARL PROPERTIES

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BROOKS BROTHERS

THE
NORTH
FACE

HMLYN
30th Anniversary
Parka