

MSC

PHILADELPHIA, PA

152

S. 17TH STREET

BETWEEN WALNUT AND SANSOM STREETS

— ±1,000 SF RITTENHOUSE CORNER RETAIL/ SERVICE FOR LEASE —

132 S. 17TH STREET

PROPERTY DETAILS

- ▶ Rare small footprint opportunity in the heart of Rittenhouse Square, surrounded by dense affluent residential, daytime office population, and numerous hotels
- ▶ Strategically positioned between bustling Sansom and Walnut Streets - Philly's most exciting retail, restaurant and entertainment corridors
- ▶ Ideal for boutique retail, showroom, and service/health and wellness
- ▶ Available immediately

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

JOIN NEIGHBORING TENANTS

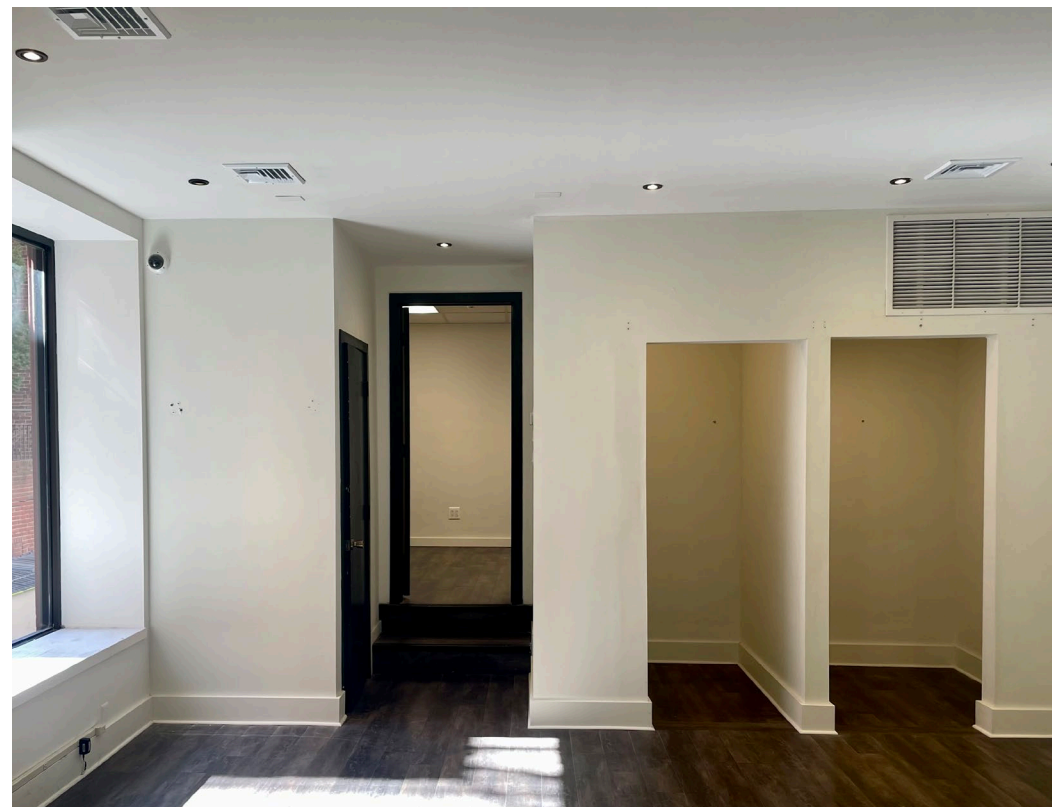
 **vuori**
brooklinen

Kismet
BAGELS
HEAD START SHOES

VINCE.
M.M. LAFLEUR

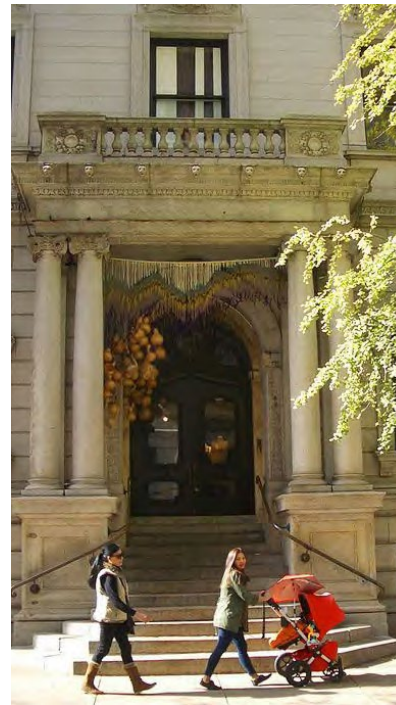
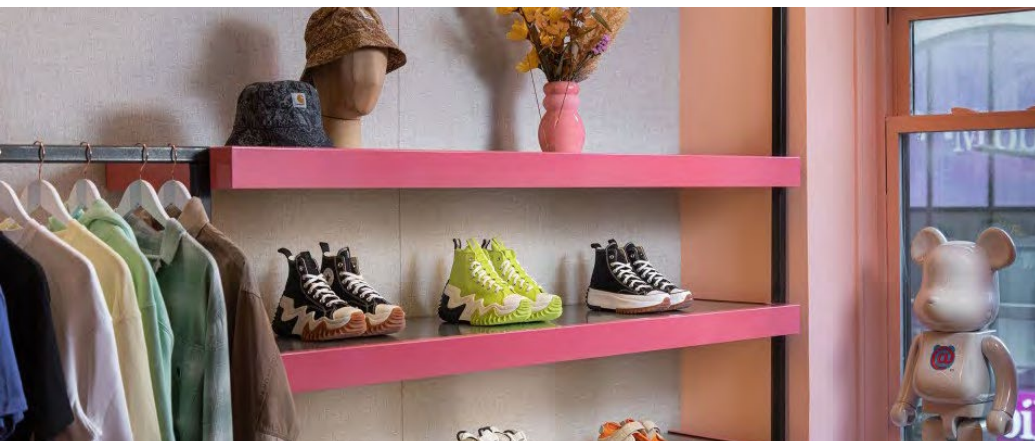

THE
Children's
BOUTIQUE

INTERIOR PICTURES



AERIAL





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

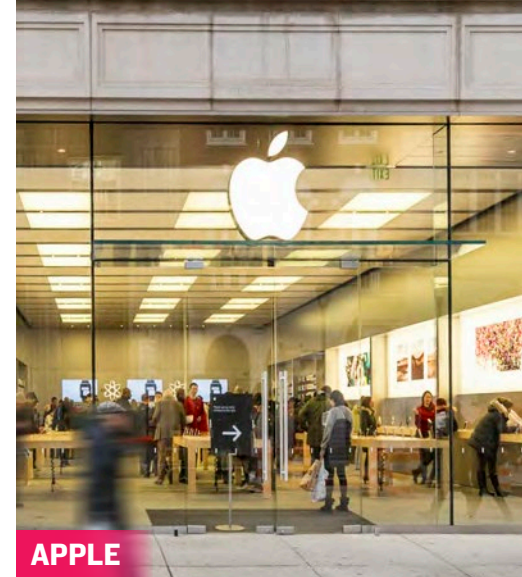


rag & bone
NEW YORK

ARITZIA



ALO



APPLE

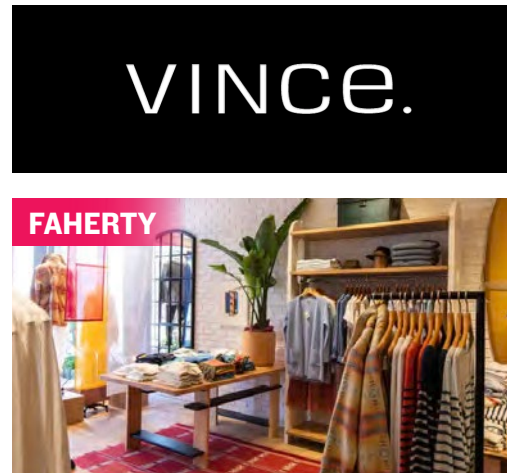
Glossier.



CB2



VINCE.



FAHERTY



ANTHROPOLOGIE

lululemon  athletica

WARBY PARKER



VERONICA BEARD

MADEWELL

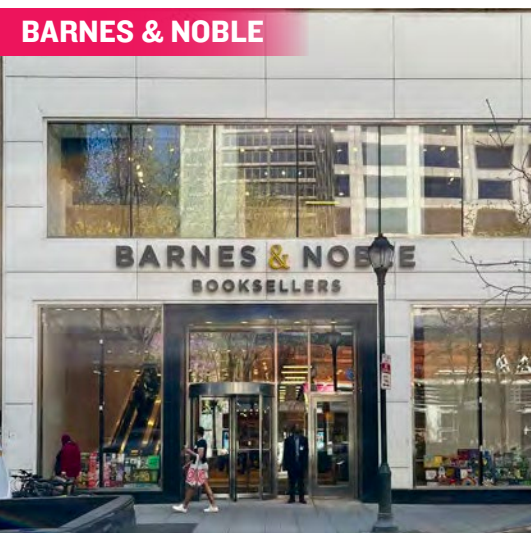


 gorjana

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 Boyd's Department Store, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.



HEYDAY



RESCUE SPA



BARRYS BOOTCAMP

FITNESS, HEALTH & WELLNESS



SOULCYCLE



COREPOWER YOGA



EQUINOX



SOLIDCORE

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

JULIA MCMANUS

jmcmanus@hellomsc.com

267.622.3098

BRITTANY GOLDBERG

bgoldberg@hellomsc.com

610.299.9729

