

MSC

 Midwood



S. 18TH STREET

(BETWEEN CHESTNUT & SANSOM)

RITTENHOUSE SQUARE | PHILADELPHIA, PA



111 S. 18TH STREET

## PROPERTY DETAILS

- ▶ 694 SF ground floor plus lower level (901 SF) and partial mezzanine (237 SF)
- ▶ Positioned at the convergence of dense affluent residential, national retail, daytime office, and Philadelphia's top restaurants/hotels
- ▶ Exceptional adjacent co-tenancy joining Van Leeuwen, Framebridge, Allen Edmonds, and Catbird
- ▶ Q1 2026 availability

## 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. EMPLOYEES

227,743

EST. MEDIAN AGE

35.5

## JOIN THESE AREA TENANTS

Catbird

ANTHROPOLOGIE

ALLEN  
EDMONDS

DI BRUNO BROS.  
CULINARY PIONEERS SINCE 1939

FRAMEBRIDGE

MAC

HEYDAY  
FACE LIFE FRESH™

The  
Dandelion

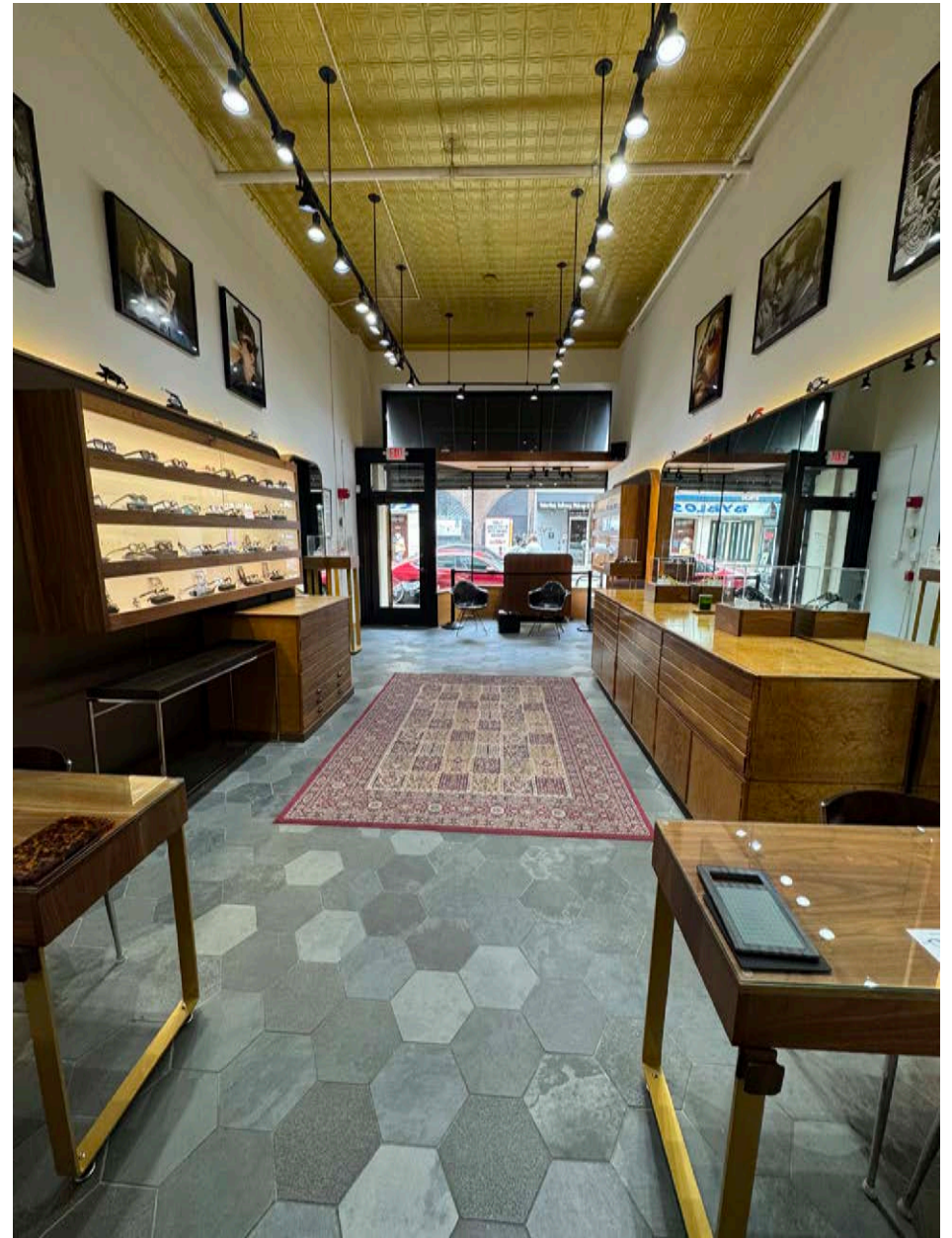
Van Leeuwen

# FLOOR PLAN



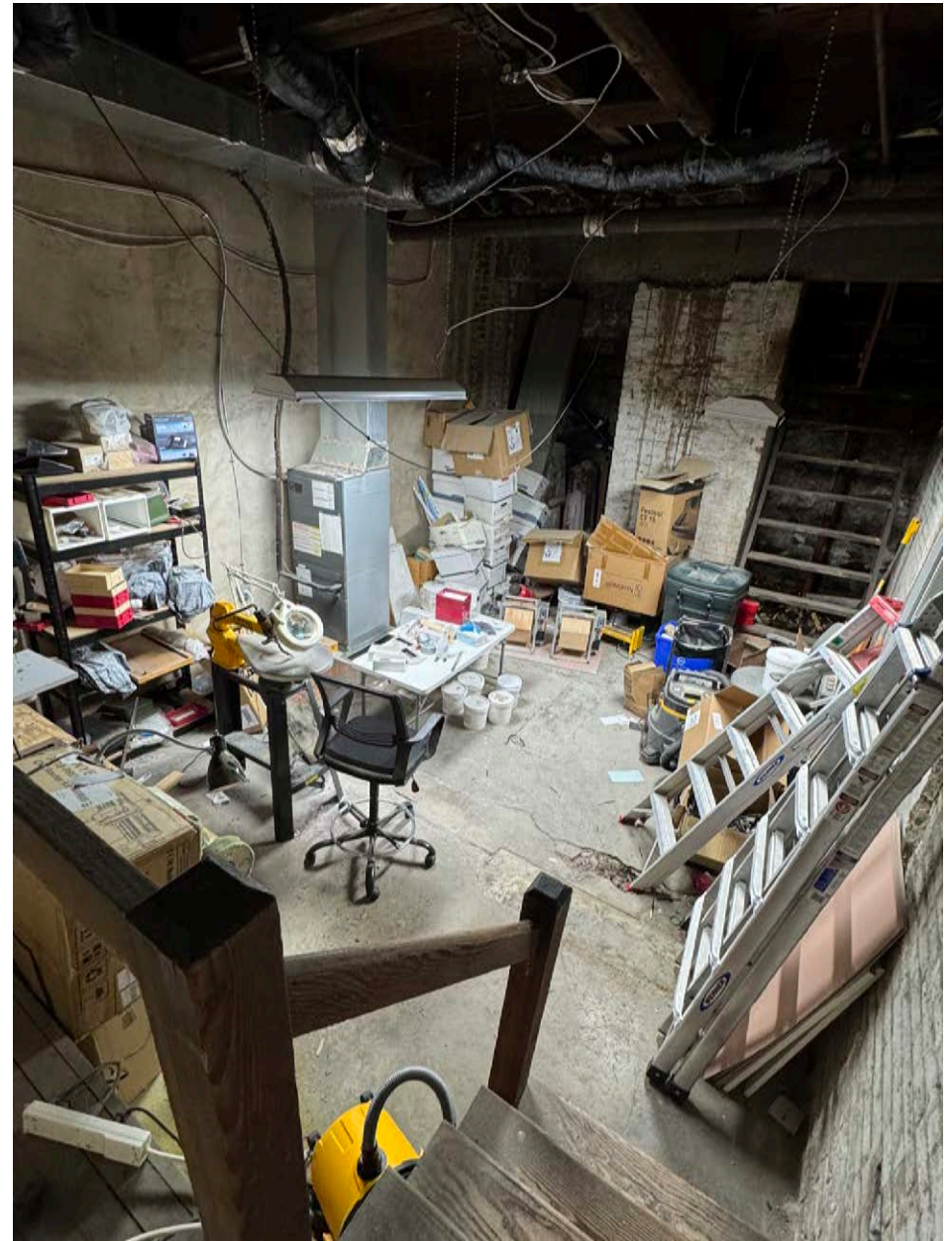
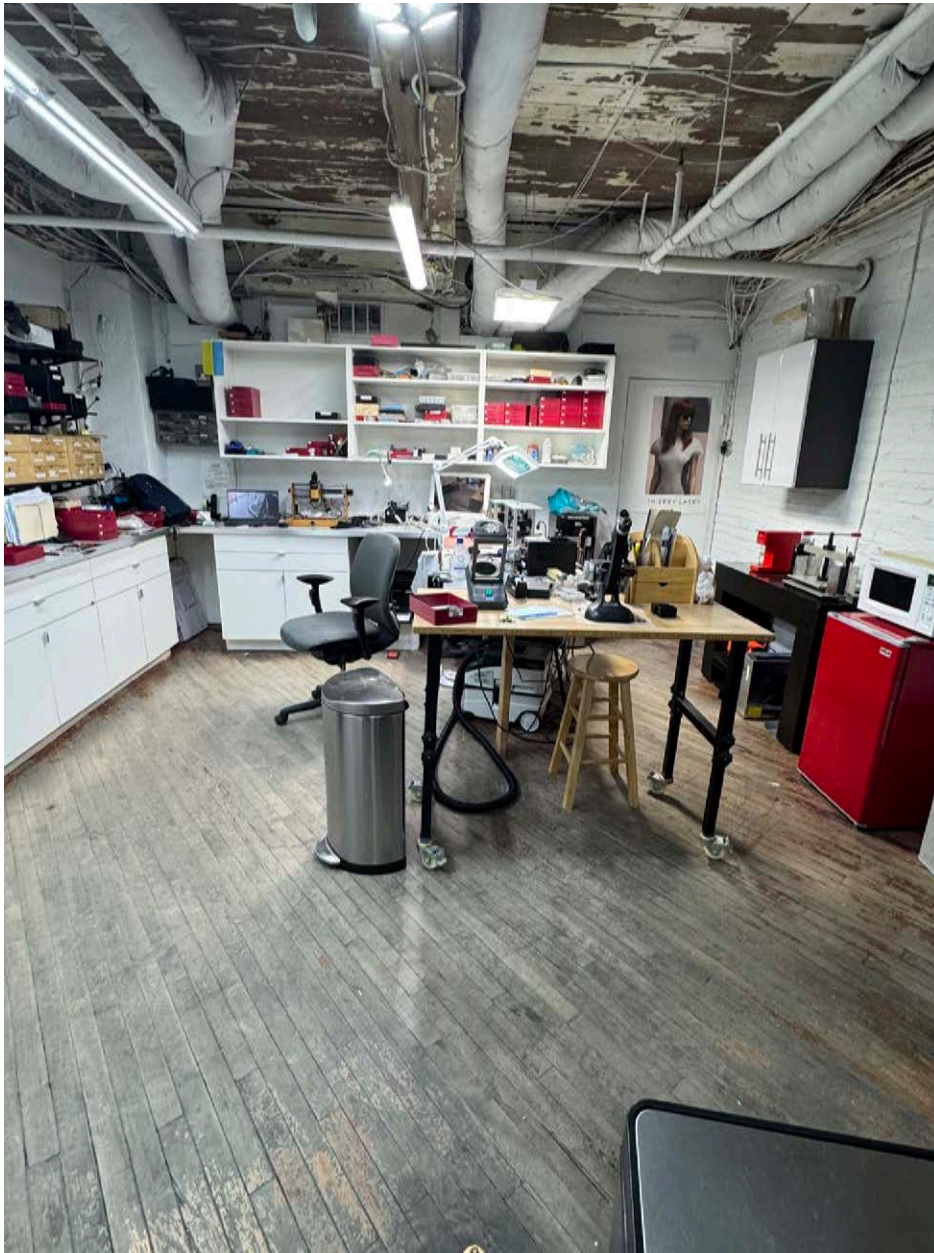


## INTERIOR PHOTOS - GROUND FLOOR





## INTERIOR PHOTOS - LOWER LEVEL

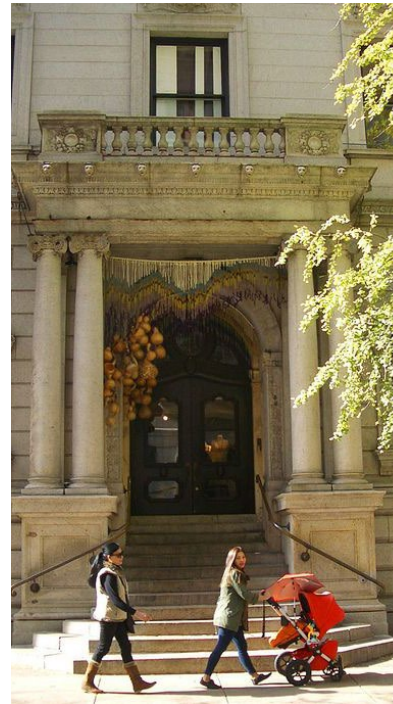
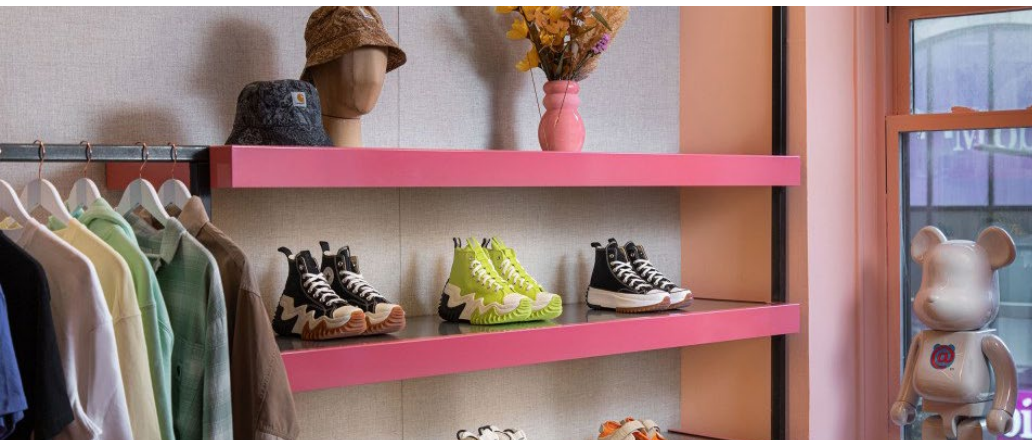




# AERIAL







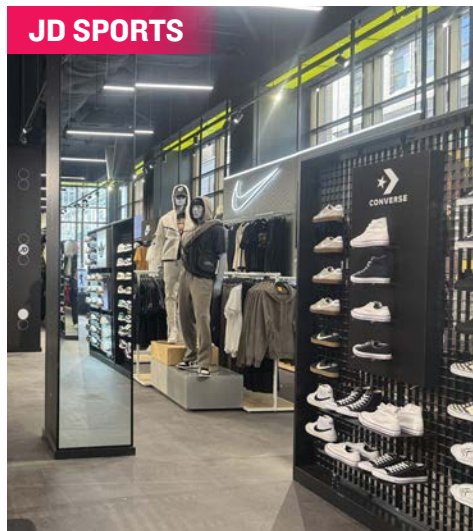
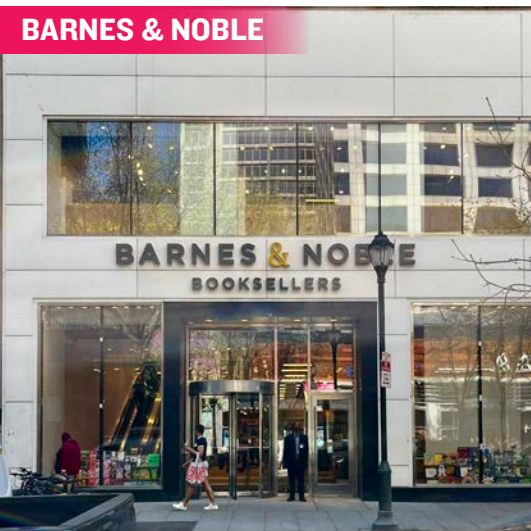
## **RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA**

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.



# 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.



# WALNUT STREET

RETAIL

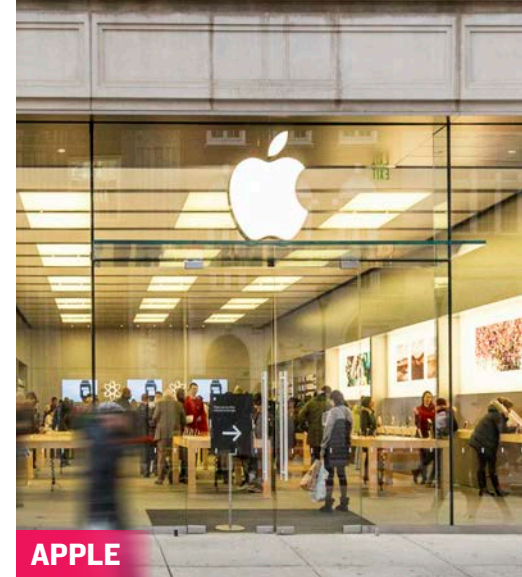


rag & bone  
NEW YORK

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.**





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



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