



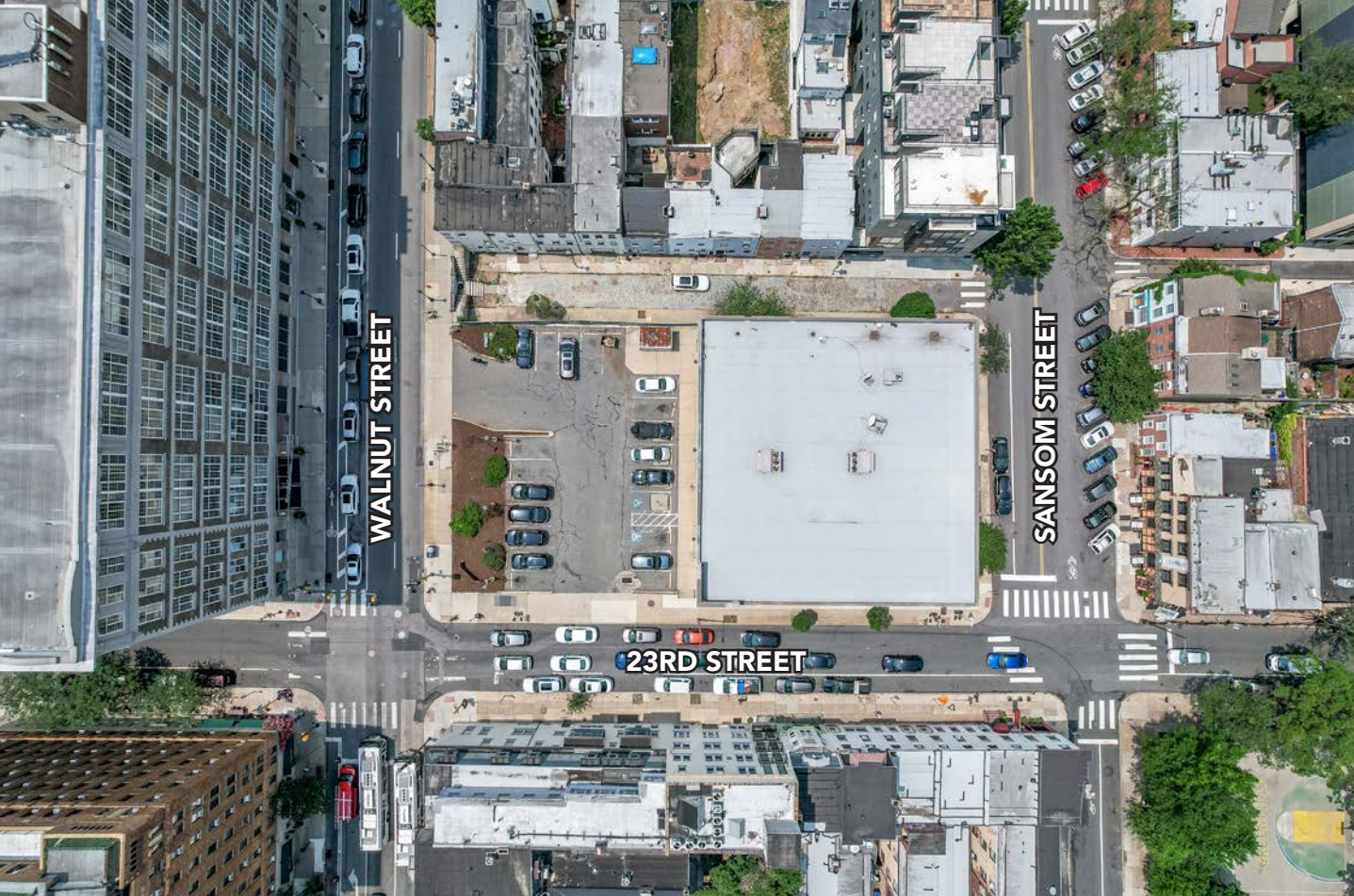
MSC

# WALNUT STREET

RITTENHOUSE SQUARE  
PHILADELPHIA, PA

10,000-20,000 SF RETAIL  
WITH DEDICATED PARKING  
FOR LEASE





# 2301 WALNUT STREET

## DEMOGRAPHICS

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

EST. POPULATION

**206,964**

EST. MEDIAN AGE

**35.5**

EST. MEDIAN HH INCOME

**\$95,215**

EST. EMPLOYEES

**227,743**

## PROPERTY DETAILS

- ▶ Incredibly rare retail building with ample dedicated parking for lease in Rittenhouse Square, Philadelphia's preeminent neighborhood
- ▶ Existing building: 10,626 SF (divisible) with 22 surface parking spaces and 38 underground spaces
- ▶ Expansion opportunity: 20,000 SF building with up to 75 below grade parking spaces
- ▶ Unmatched location with immediate access to Rittenhouse Square's affluent residential population and destination shopping, University City, I-76, 30th Street Station, and the Central Business District

## JOIN NEIGHBORING TENANTS

**TRADER  
JOE'S®**

**SHAKE  
SHACK** 

**Helium**  
comedy club

**vernick**  
food & drink

**ROSY'S**  
TACO BAR

*Fitter Club*

**[solidcore]**

**5i FIVE IRON GOLF**

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

**MSC**

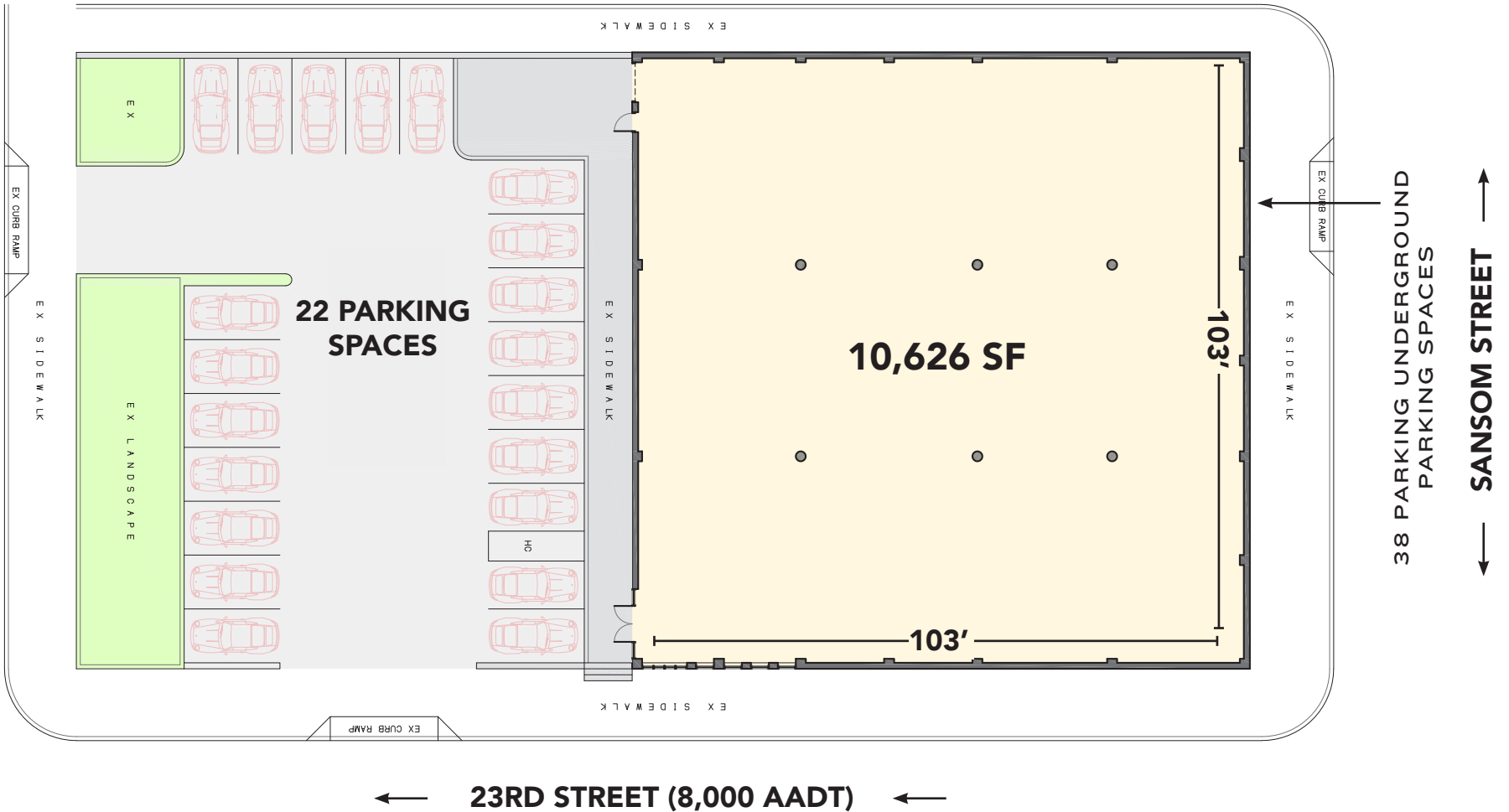
## EXISTING RETAIL SPACE

.5 MILES TO:



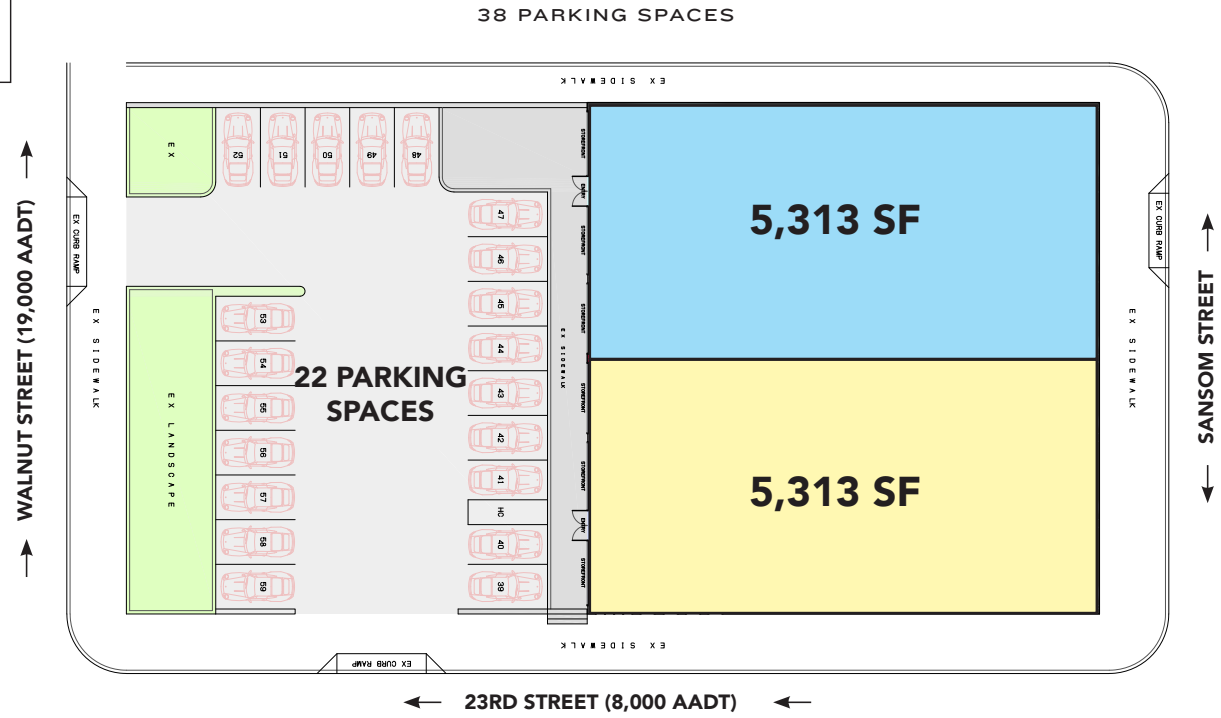
AND  
UNIVERSITY CITY

WALNUT STREET (19,000 AADT) →

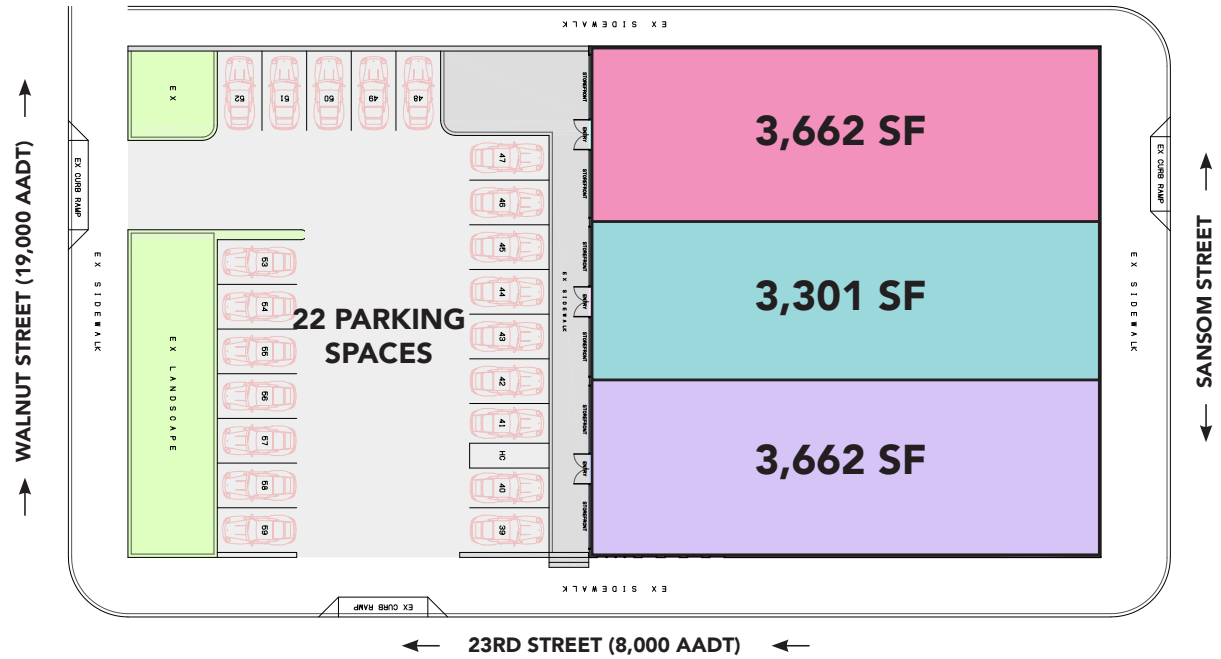


## SUBDIVISION PLANS

### TWO TENANT SCENARIO



### THREE TENANT SCENARIO



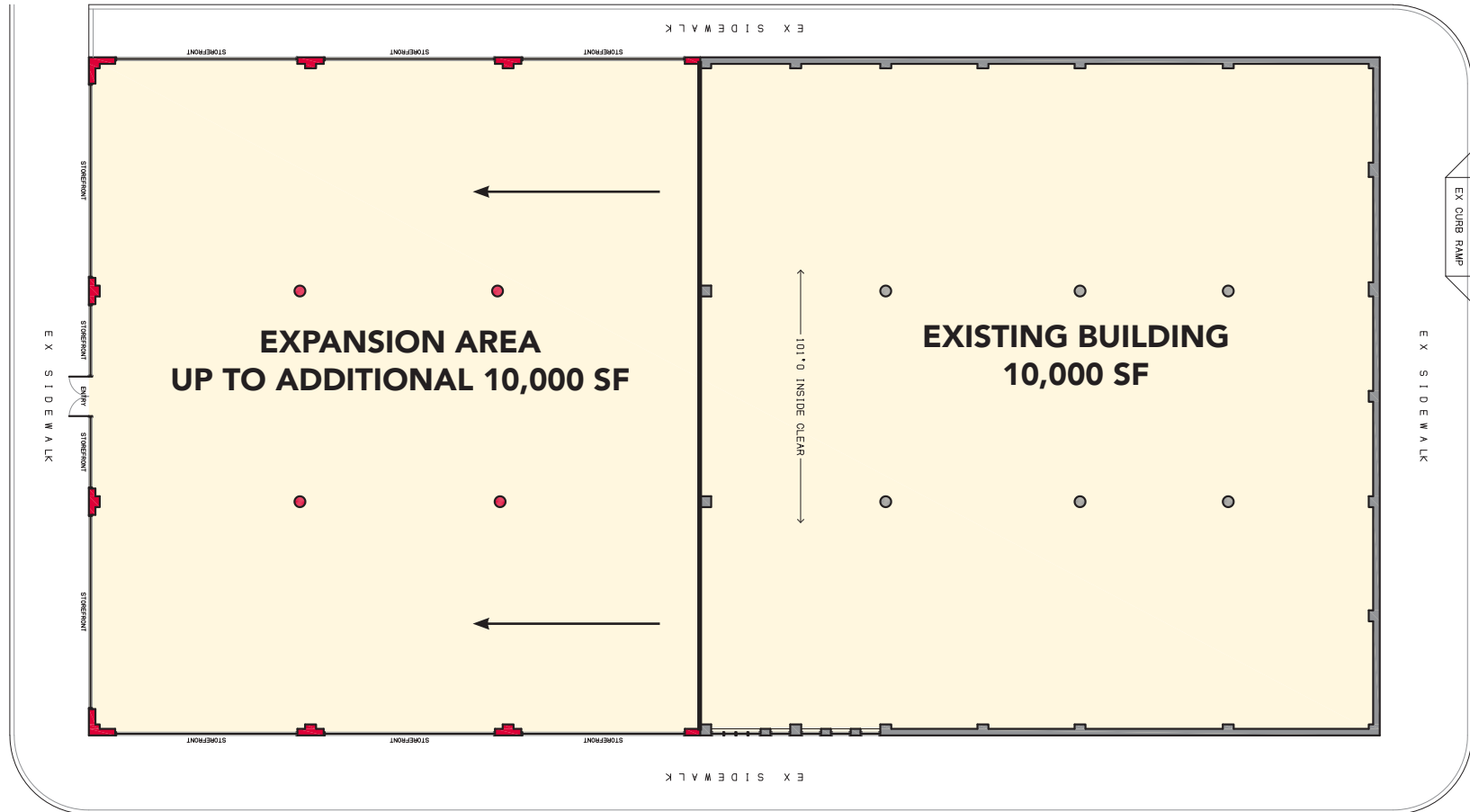
## EXPANSION PLAN - RETAIL SPACE

.5 MILES TO:



AND  
UNIVERSITY CITY

↑  
WALNUT STREET (19,000 AADT)  
↑



↑  
SANSOM STREET  
↓

← 23RD STREET (8,000 AADT) ←

# EXPANSION PLAN - PARKING LEVEL SAMPLE PLAN



# MSC



# WALNUT/CHESTNUT STREET RETAIL CORRIDOR

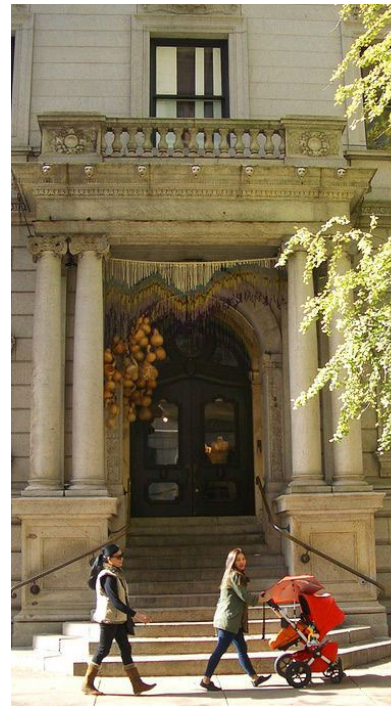
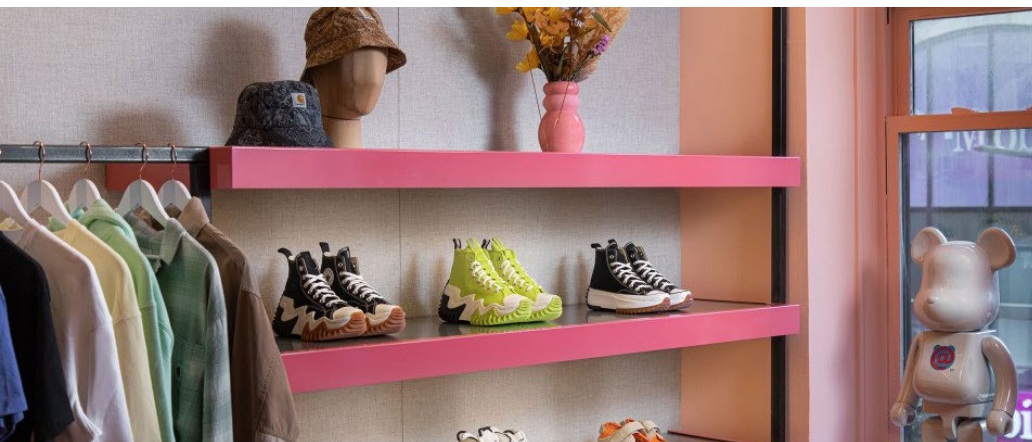




# RETAIL AERIAL







## **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.



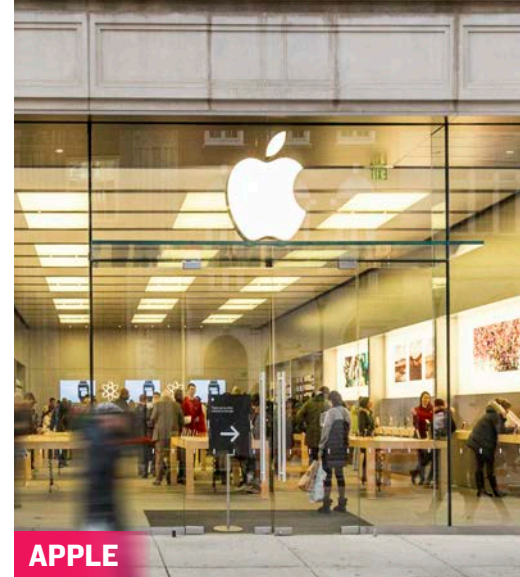
# WALNUT STREET

RETAIL

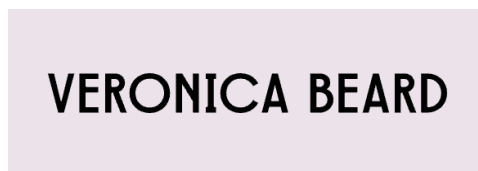


rag & bone  
NEW YORK

ARITZIA



lululemon  athletica



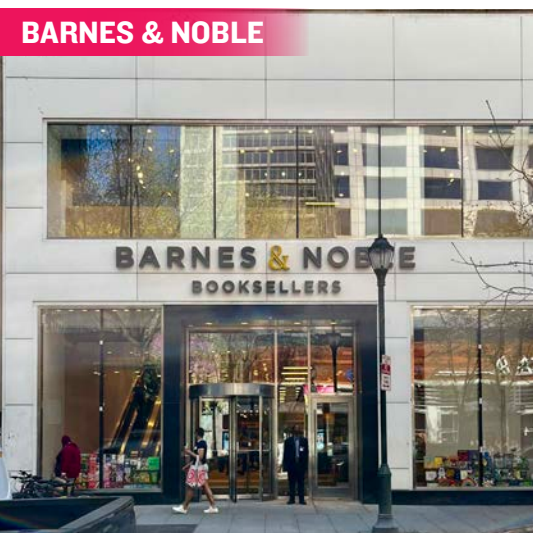
 gorjana

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 Boys 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

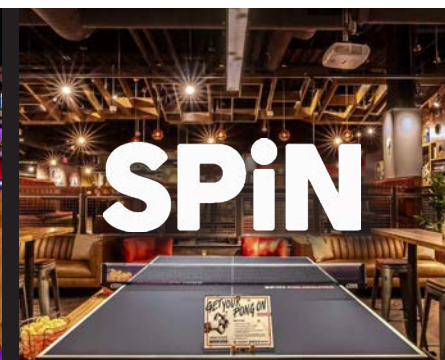


EQUINOX



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



**JOSH WEISS**

[jweiss@hellomsc.com](mailto:jweiss@hellomsc.com)

215.883.7389

**JON KIESERMAN**

[jkieserman@hellomsc.com](mailto:jkieserman@hellomsc.com)

215.407.4200