



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

- Fully vented, second generation corner restaurant in the heart of bustling Center City
- ▶ 8,315 SF (divisible) + 6,000 SF lower level located at the corner of 17th Street and JFK Blvd
- Large corner format allows for many retail uses, including grocery, childcare, and fitness
- Anchors highly-anticipated 299-unit luxury residential conversion project
- Adjacent to the Comcast Center Campus and Suburban Station (SEPTA Regional Rail)
- A short walk from major tourist attractions and hotels
- Steps from Rittenhouse Square and heavily-trafficked commercial corridor

JOIN THESE AREA TENANTS









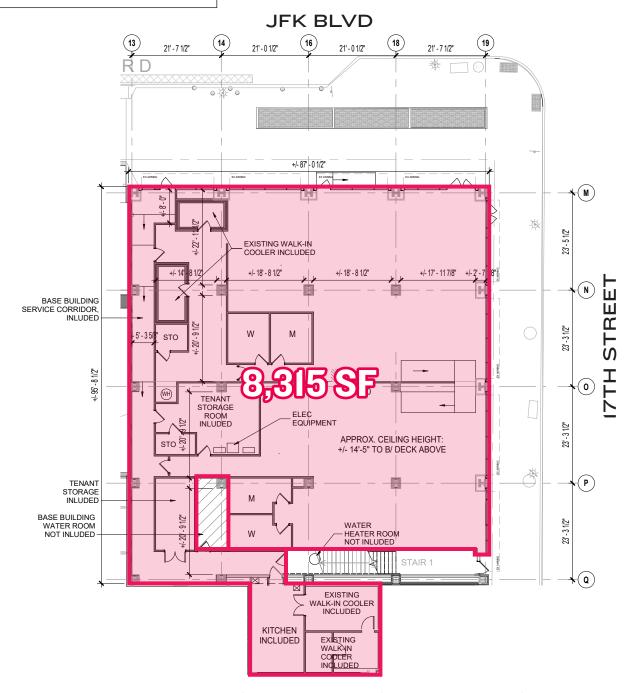




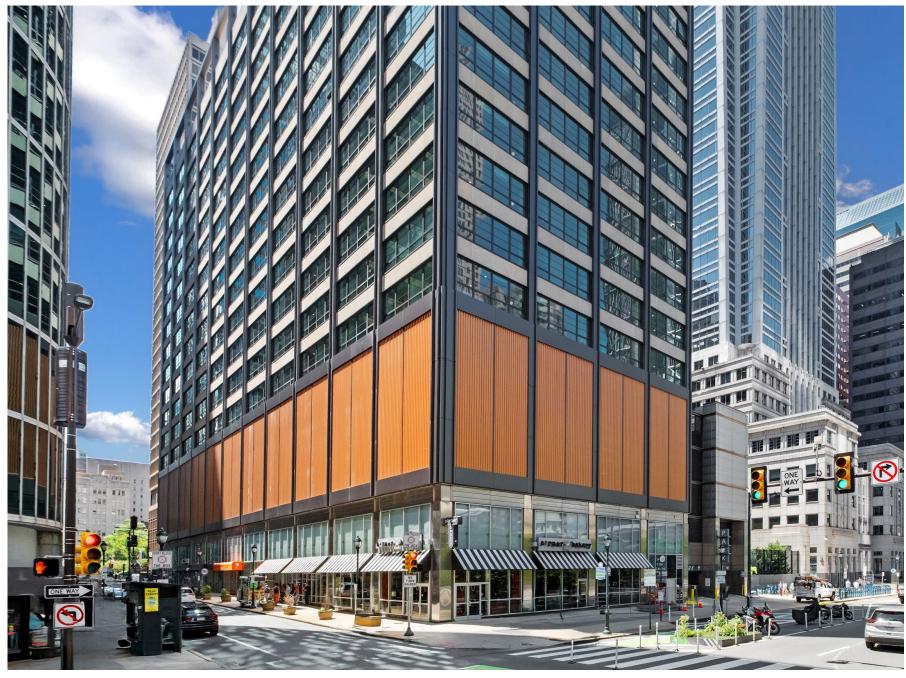
BARNES & NOBLE



GROUND FLOOR SITE PLAN



EXTERIOR PHOTO



POTENTIAL RETAIL RENDERINGS





POTENTIAL RETAIL RENDERINGS





MARKET AERIAL





