

MSC MARKET STREET

CENTER CITY
PHILADELPHIA, PA

EXPANSIVE FRONTAGE
IN THE HEART OF CENTER CITY



1701 MARKET STREET



PROPERTY DETAILS

- ▶ Unique retail opportunity on the ground floor of a 299-unit luxury residential conversion
- ▶ 1,200 SF fronting 17th Street, featuring over 58' of frontage
- ▶ 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

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

JOIN THESE AREA TENANTS

Puttshack

drybar

the Continental
Mid-town

**RUTH'S
CHRIS
STEAK HOUSE**



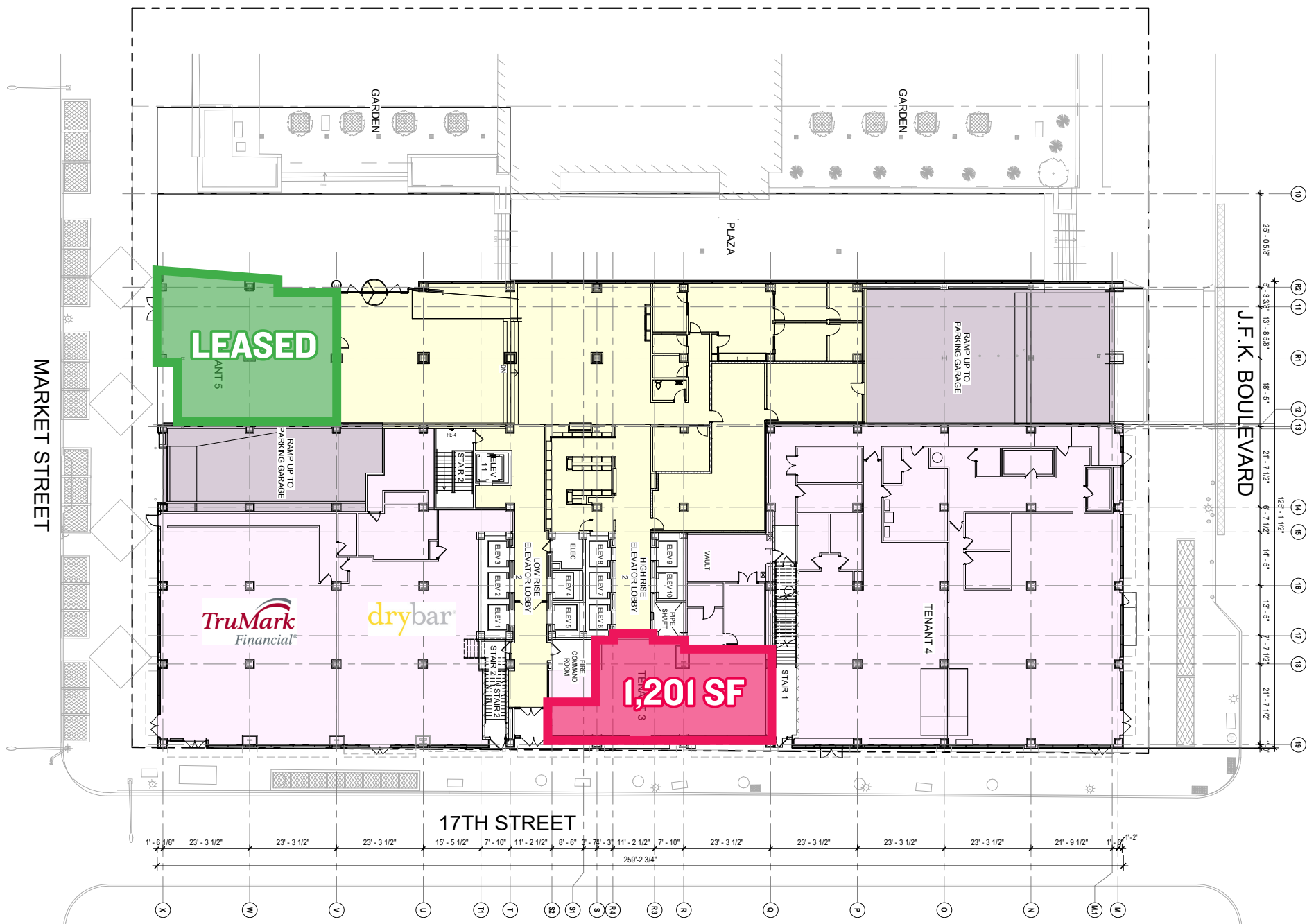
FOUR SEASONS

**WELLS
FARGO**

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.

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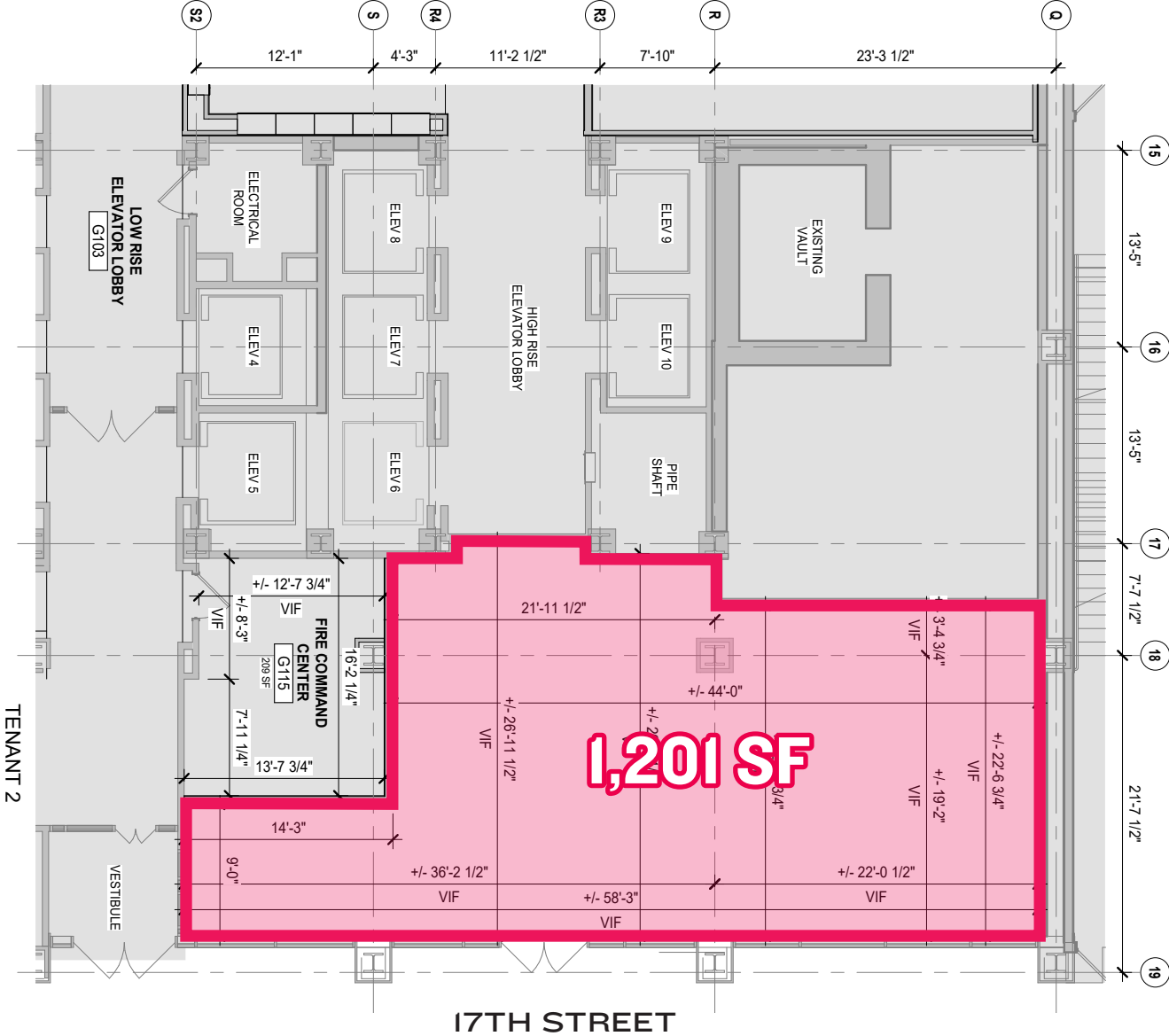
SITE PLAN



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MSC

PLAN



MARKET AERIAL





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APG
LIVING

MAKE
THIS
SPACE
YOURS