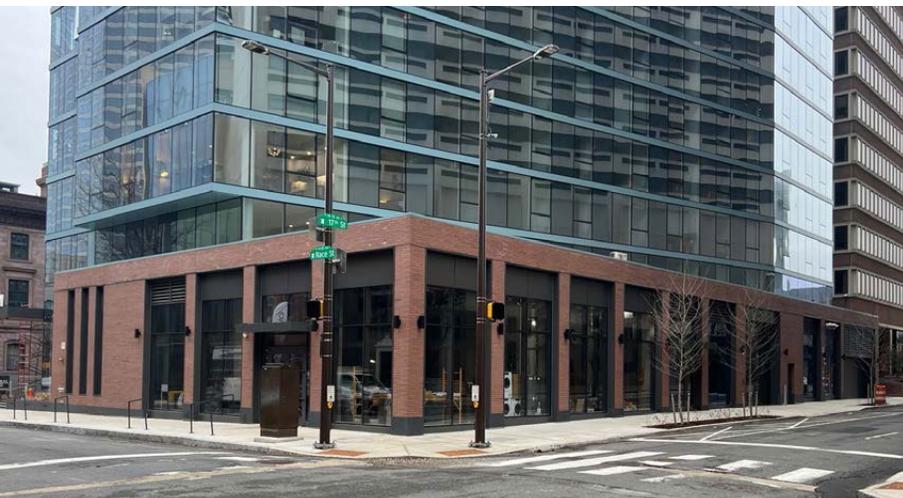


MSC
RACE
STREET

LOGAN SQUARE
PHILADELPHIA, PA

NEW CONSTRUCTION
CORNER RETAIL SPACE
FOR LEASE

1701 RACE STREET



DEMOGRAPHICS

Center City Trade Area

From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION EST. MEDIAN AGE

206,964 **35.5**

EST. MEDIAN HH INCOME EST. EMPLOYEES

\$95,215 **227,743**

JOIN NEIGHBORING TENANTS

COMCAST

VICTORY
BREWING COMPANY

BARNES



vernick fish



FOUR SEASONS

Sean-Georges

the
Logan
PHILADELPHIA'S
HOTEL

ASSEMBLY

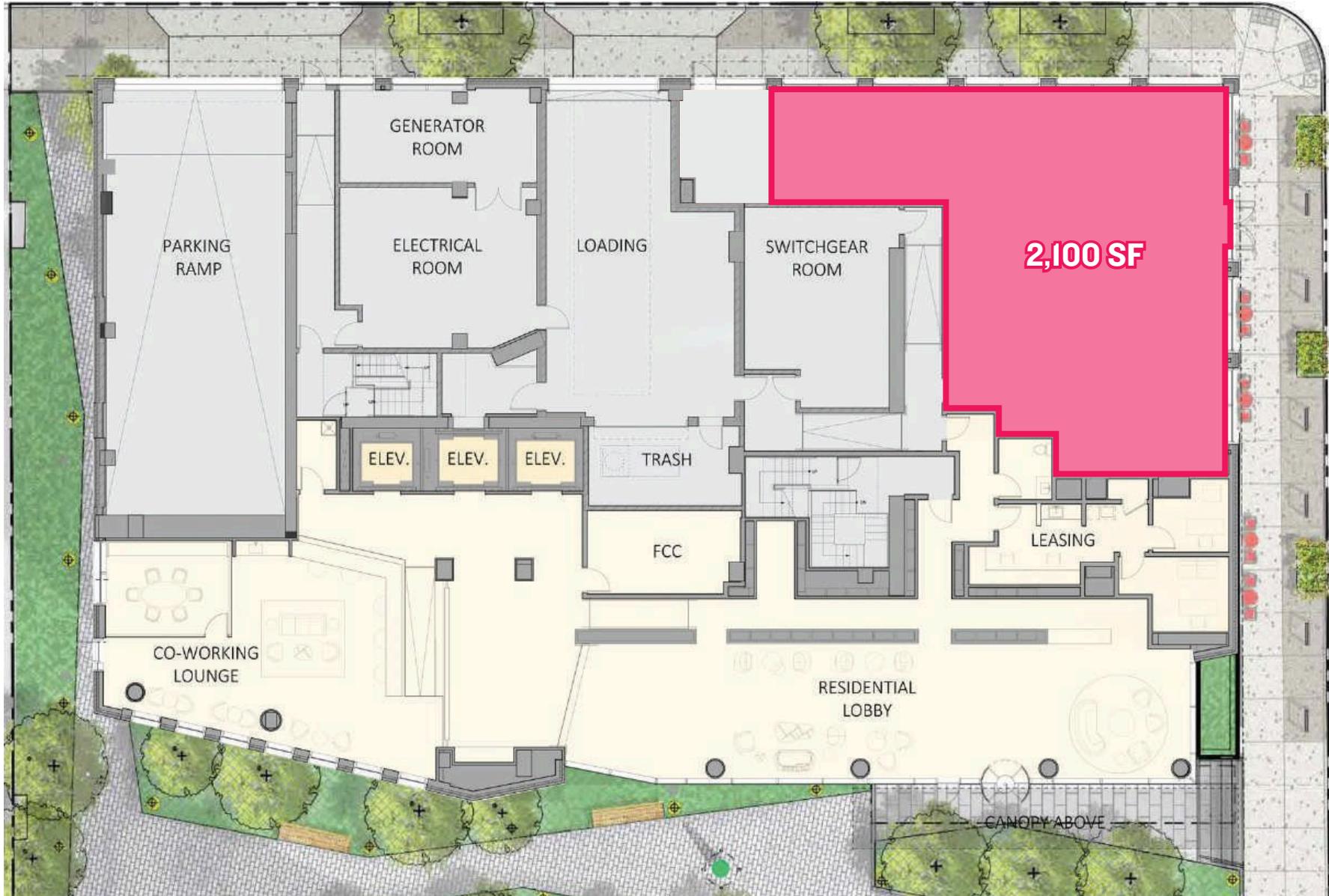
Federal Donuts
coffee donuts dachau

THE
FRANKLIN
INSTITUTE

PROPERTY DETAILS

- ▶ Prime 2,100 SF corner retail space in brand new construction at the base of One Cathedral Square
- ▶ Built-in customer base with 271 luxury apartments directly above
- ▶ Outdoor seating available – perfect for cafés, restaurants, or experiential retail
- ▶ Unbeatable location just off the iconic Benjamin Franklin Parkway and steps from Logan Square
- ▶ Surrounded by major employers – just two blocks from Comcast Center and Comcast Technology Center, Chubb Headquarters
- ▶ Foot traffic magnet – walkable to top tourist attractions like the Philadelphia Museum of Art, The Franklin Institute, and The Barnes Foundation
- ▶ High-visibility area with luxury hotels nearby, including The Logan, Four Seasons, and Sheraton

FLOOR PLAN



AERIAL



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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