

# MSC SANSOM STREET

MIDTOWN VILLAGE  
PHILADELPHIA, PA

900 SF + MEZZANINE  
TURNKEY SALON  
FOR LEASE

mkt.



# 1314 SANSOM STREET

JOIN NEIGHBORING TENANTS

*El Vez*

DOUBLE  
KNOT

**Time**

*Open House*  
HOME & GIFT

*modern eye*

PAPER  
of PINE

SAMPAN.

## PROPERTY DETAILS

- ▶ Turnkey salon/barbershop for lease in the heart of Center City Philadelphia
- ▶ 900 SF + 300 SF mezzanine with frontage on Sansom and Juniper Streets
- ▶ Located in a dense concentration of restaurants, bars, salons, boutiques, and residences called Midtown Village
- ▶ Steps from Broad Street, City Hall, the Convention Center, Class A office buildings and top hotels

## DEMOGRAPHICS

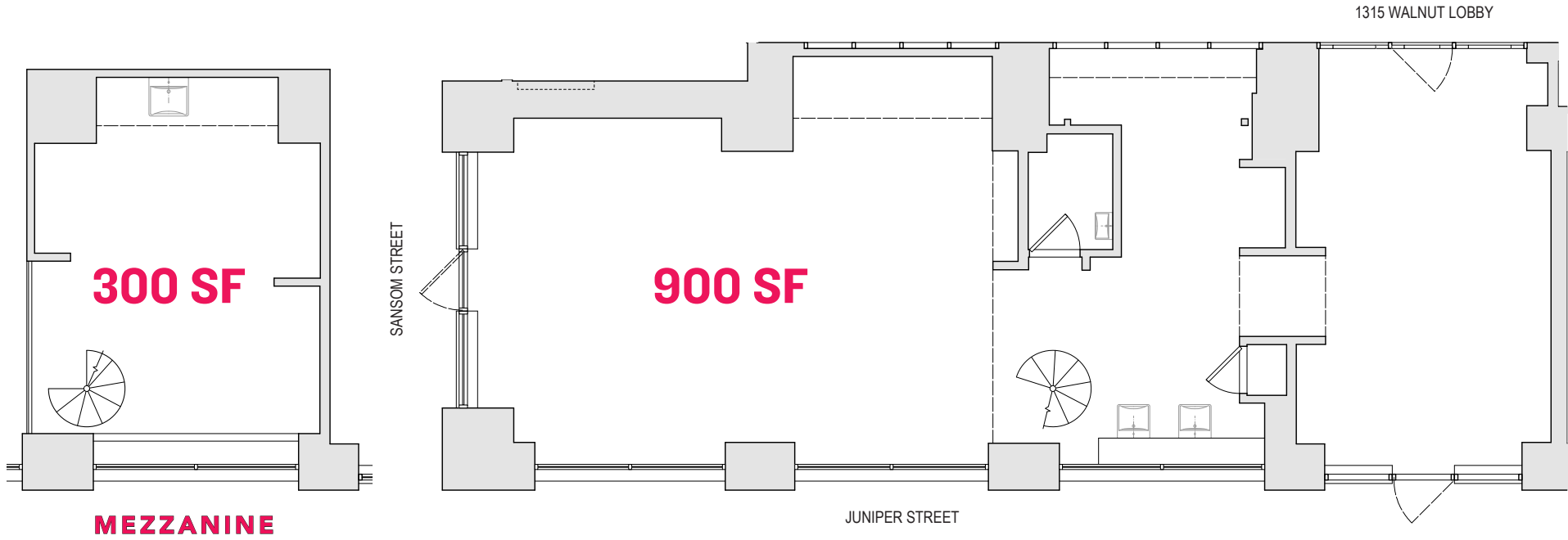
### EST. POPULATION

1 mi **96,678**  
3 mi **501,324**  
5 mi **973,624**

### EST. EMPLOYEES

1 mi **207,371**  
3 mi **350,497**  
5 mi **491,399**

FLOOR PLAN



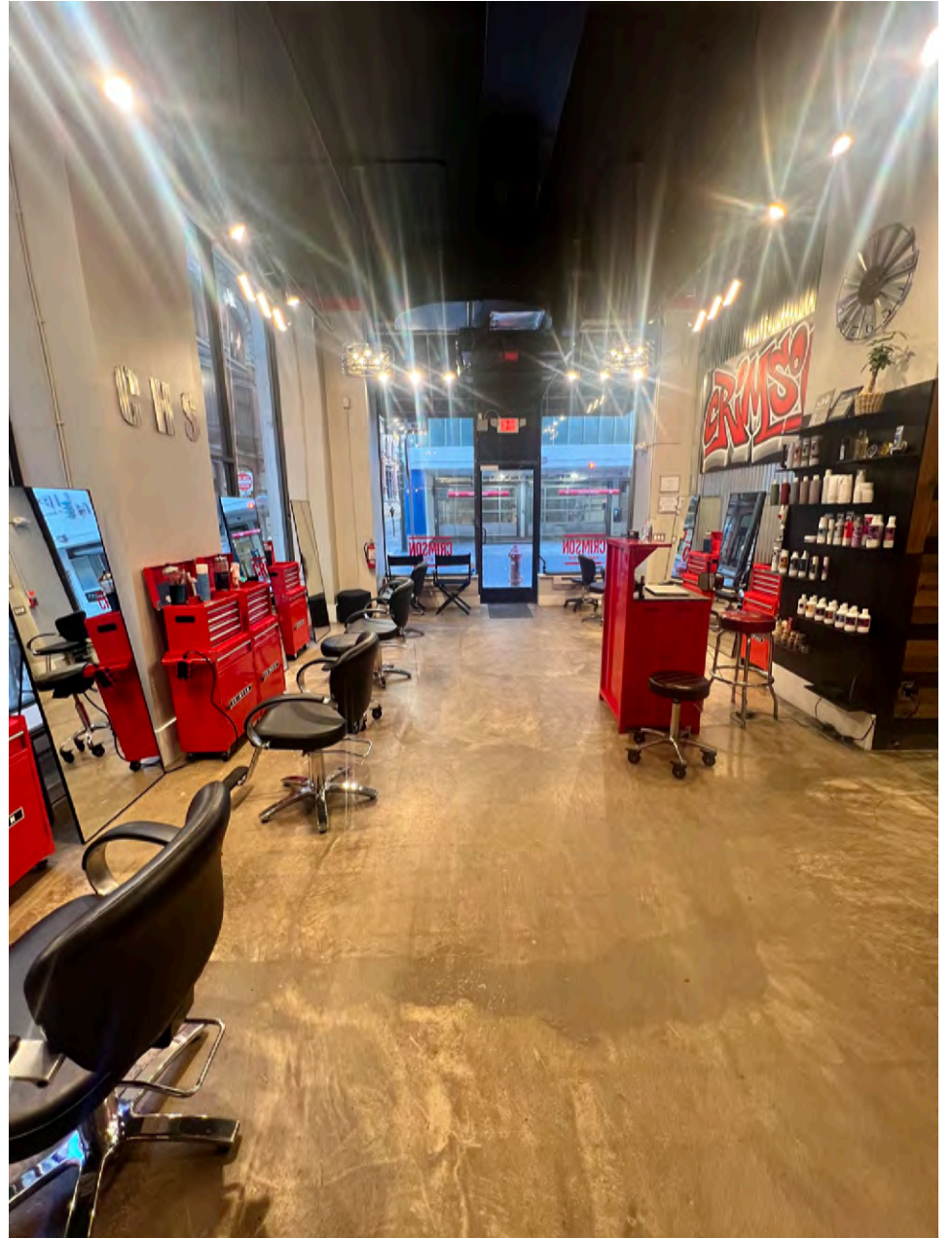
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EXTERIOR PHOTO



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# INTERIOR PHOTOS



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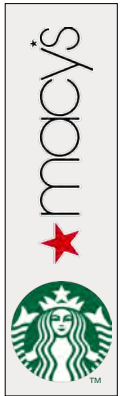
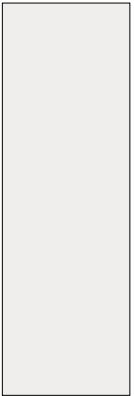
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# MARKET AERIAL

Broad Street



Juniper Street



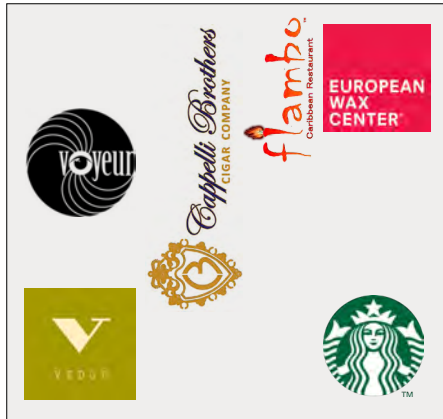
Locust Street

Walnut Street

Sansom Street

Chestnut Street

13th Street



12th Street

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# MIDTOWN VILLAGE IN THE MIDDLE OF IT ALL



## OVERVIEW

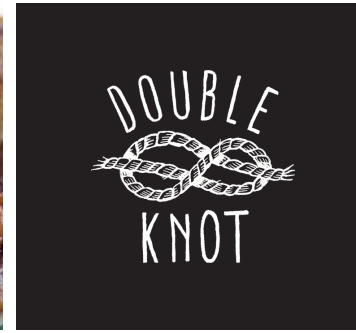
Breakfast, brunch or business lunch; date night or late night, you're guaranteed to find fun at any time of day in Midtown Village. The gathering place, anchored by vibrant 13<sup>th</sup> Street, has been bustling with renovations and new openings since an ambitious revival mission began in 2006. The contagious momentum continues today, bringing noteworthy independent boutiques and contemporary cuisine to this pocket of Philadelphia.

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## PHILLY'S FAVORITE RESTAURANTS

Midtown Village is home to some of Philadelphia's best eateries. Helmed by top-notch restaurateurs like Marcie Turney and Val Safran, Stephen Starr and Michael Schulson, few neighborhoods rival the concentration of fun, eclectic dining options that Midtown boasts. Whether you're grabbing a snack on the go or booking reservations for a celebratory dinner, Midtown Village is sure to hit the spot.



## THE CITY'S BEST NIGHTLIFE

When locals and tourists are looking for a good time, Midtown Village is where they go! From the best happy hour haunts, to tried and true sports bars, all the way to underground nightclubs, bowling alleys, and magic-themed taverns, Midtown Village has something for everyone!

## FANTASTIC RETAIL FROM NEAR AND FAR

Midtown Village sits at the crossroads of commerce which connects multiple retail districts such as Rittenhouse Square, the Fashion District and Old City. Midtown village is the epicenter of Philly shopping, where national and local brands meet. Quaint storefronts nestled between the hottest restaurants are inviting to both locals and visitors. Do not skip out on the chance to join tenants such as Macy's, Mitchell & Ness and BOTLD in this bustling neighborhood.



## EXPLOSIVE COMMERCIAL & RESIDENTIAL DEVELOPMENT

With so much exciting retail and restaurant activity happening, it's no surprise that Midtown Village is experiencing monumental residential and employment growth to match. Booned by the construction of Jefferson University's new medical pavilion and the thousands of employees coming with it, few neighborhoods are witnessing the same number of residential towers, development projects and vertical momentum of this corridor.

# FRESH ON THE SCENE

pressed  
juicery

*VanLeeuwen*



BARSTOOL SPORTS



PRUNELLA



4EVERYOUNG



WITH  
**MORE**  
COMING  
SOON!



# MSC

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