

MSC

# WALNUT STREET

RITTENHOUSE SQUARE  
PHILADELPHIA, PA

TURN-KEY BI-LEVEL  
SHOWROOM  
1,669 SF  
COMMERCIAL CONDOMINIUM  
FOR SALE OR LEASE



BANG & OLUFSEN



# 2108 WALNUT STREET

## DEMOGRAPHICS

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

EST. POPULATION

206,964

EST. MEDIAN HH INCOME

\$95,215

EST. MEDIAN AGE

35.5

EST. EMPLOYEES

227,743

## PROPERTY DETAILS

- ▶ *Modern storefront with historic facade. High design interior including herringbone hardwood floors, exposed columns, upgraded recessed lighting, high ceilings, and abundant natural light*
- ▶ *Boutique ground floor commercial condominium in Rittenhouse Square, Philadelphia's preeminent neighborhood*
- ▶ *Situated on Walnut Street, Philadelphia's premier retail corridor*
- ▶ *Ideal uses include retail, showroom, and creative office*

## JOIN THESE AREA TENANTS

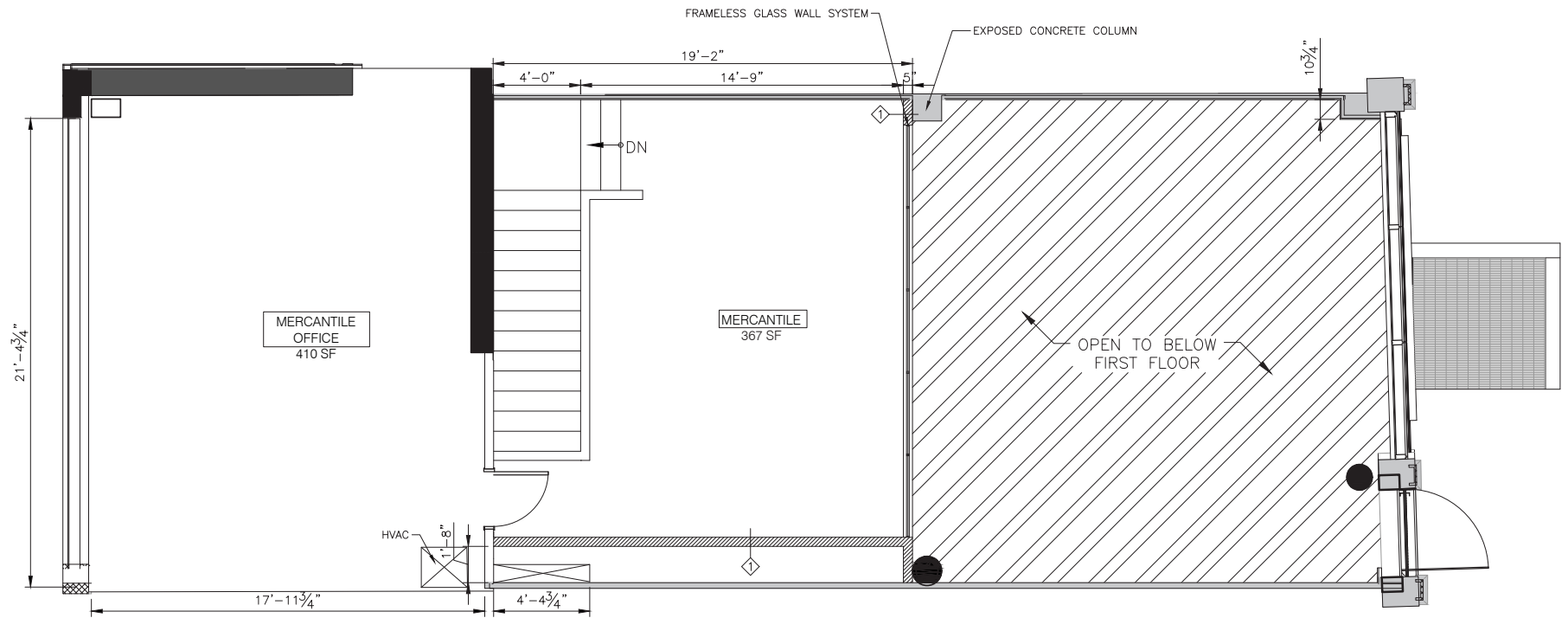
**vernick** **EQUINOX**  
food & drink

RESCUE SPA **JOAN SHEPP**

**BARRY'S** **BOYDS**



# FLOOR PLANS



## MEZZANINE

**767 SF**

## INTERIOR PHOTOS



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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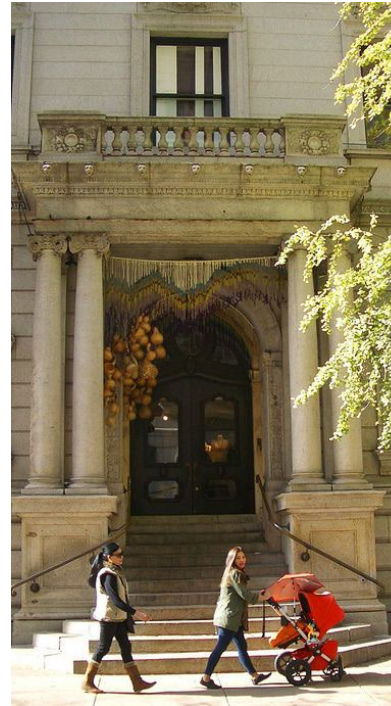
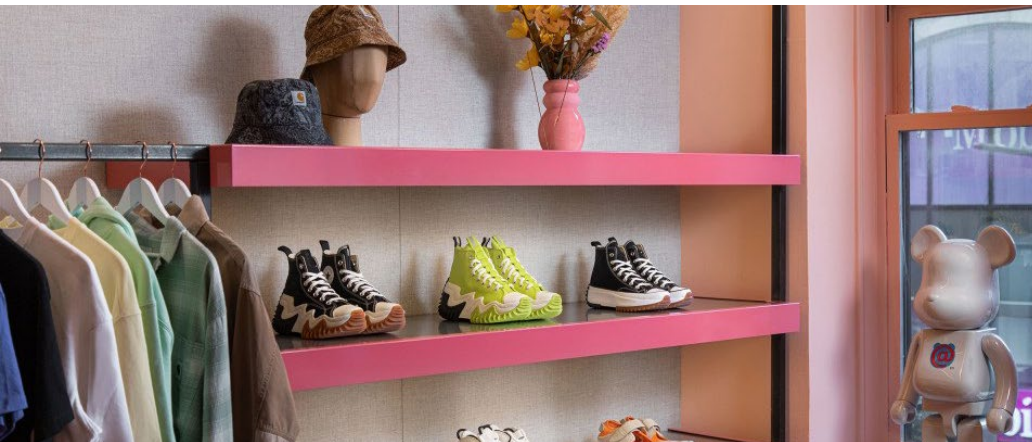
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# RITTENHOUSE SQUARE NEIGHBORHOOD MAP



# RITTENHOUSE SQUARE

AN OVERVIEW



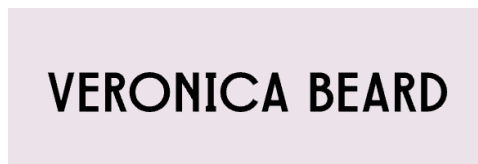
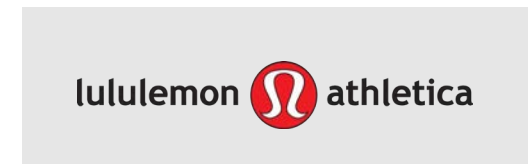
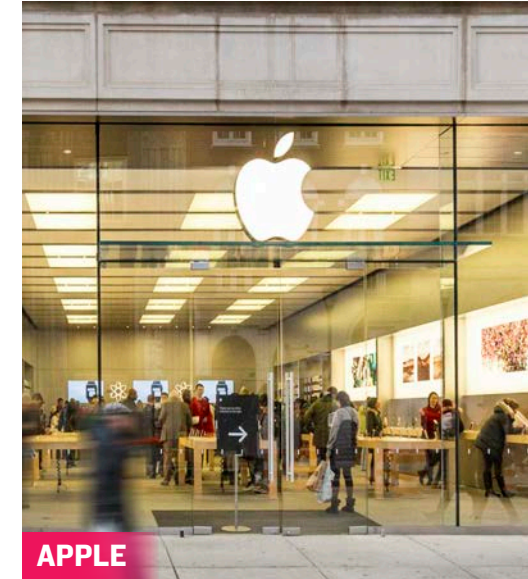
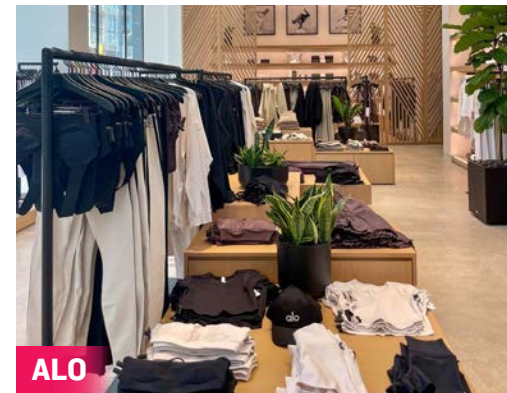
## **RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA**

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.

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# WALNUT STREET

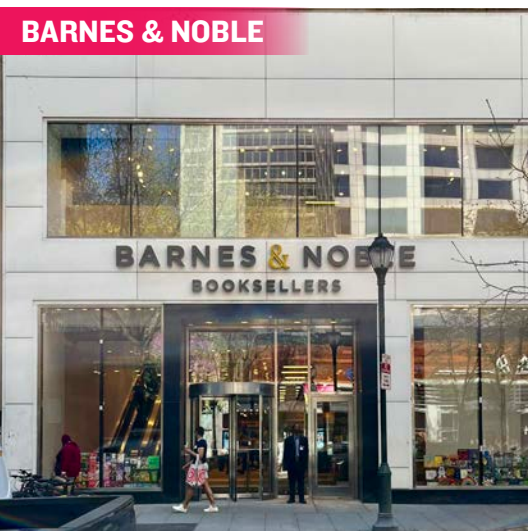
RETAIL



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 Boyds 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



FLIGHT CLUB  
SOCIAL DARTS



Puttshack



SPiN



SANDBOX VR



# 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.



# MSC

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