

The background image shows a building facade with a green-painted lower section and a brown upper section. A large white 'FOR SALE' sign is mounted on the wall, featuring the MSC logo and contact information for Jon Makar. A bicycle is parked on the sidewalk in front of the building. The image is overlaid with large, semi-transparent white numbers '202' and a white rectangular box containing text.

MSC

SOUTH STREET

FITLER SQUARE | PHILADELPHIA, PA
19146

FOR SALE

VALUE-ADD MIXED-USE ALONG SOUTH
STREET CORRIDOR (FITLER SQUARE)

\$895,000



FEATURES INCLUDE

- ▶ 2,722 SF value-add mixed-use adjacent to the intersection of 22nd & South
- ▶ CMX-2 zoning permits commercial and residential mixed-use
- ▶ Current status is mid-construction
- ▶ Opportunity for buyer to take over plans or start over

DEMOGRAPHICS

EST. POPULATION

1 mi **90,802**

MED. AVG HH INCOME

1 mi **\$156,155**

DAYTIME POP (EMPLOYEES)

1 mi **145,526**

MEDIAN AGE

1 mi **35.3**

JOIN NEIGHBORING TENANTS



EXTERIOR PHOTO



AERIAL



2202 South Street

Property Details

Lot Size: 1,191 SF

Area: 2,722 SF

Stories: 3

Year Built: 1915

Zoning: CMX-2

Frontage: 17'

Est. 2026 taxes: \$10,640

Price: \$895,000

CVS

Wawa



Starbucks Coffee
Company

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FITLER SQUARE OVERVIEW

Fitler Square is among Philadelphia's most sought-after neighborhoods, ideally positioned along the Schuylkill River and bordered by Rittenhouse Square, Graduate Hospital, and University City. Characterized by tree-lined streets and historic brownstones, the area offers a highly walkable, upscale urban environment that appeals to both professionals and families. Key corridors including Pine, Locust, and South Streets provide a strong retail spine, featuring a curated mix of boutique shops, dining, and service-oriented businesses. Supported by a dense, high-income population and immediate access to major employment centers and the Schuylkill River Trail, Fitler Square delivers consistent foot traffic, connectivity, and long-term viability for commercial users.

MSC

FOR SALE

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POST

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