

MSC

210

S. 17TH STREET

1.289 SF PREMIER BOUTIQUE RITTENHOUSE SQUARE OPPORTUNITY

RITTENHOUSE SQUARE | PHILADELPHIA, PA

210 S. 17TH
STREET



PROPERTY DETAILS

- ▶ Boutique retail opportunity located in the heart of Rittenhouse Square; half a block off of Walnut Street, Philadelphia's premier retail corridor.
- ▶ Ideally positioned amidst heavy daytime population, dense affluent residential, numerous nationally-branded hotels, and Rittenhouse Square retail.
- ▶ Floor to ceiling glass windows providing exceptional exposure along 17th Street (±34' of frontage)
- ▶ Directly across from the Hyatt Centric Hotel (309 rooms)

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. EMPLOYEES

227,743

EST. MEDIAN AGE

35.5

JOIN THESE AREA TENANTS

bluemercury®
makeup • skincare • spa



VINCE.

lululemon  athletica

 BLUESTONE LANE

PARC

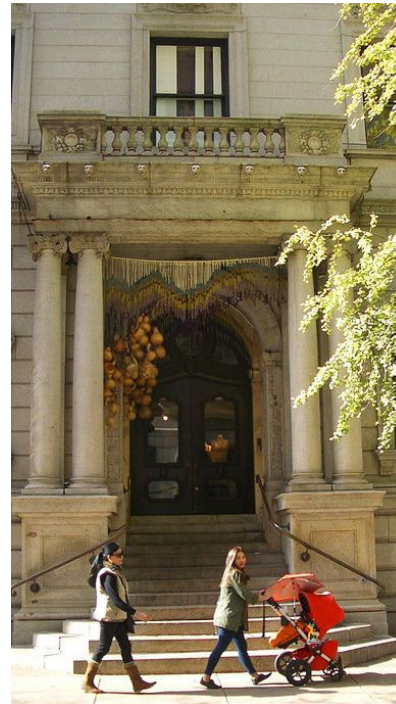
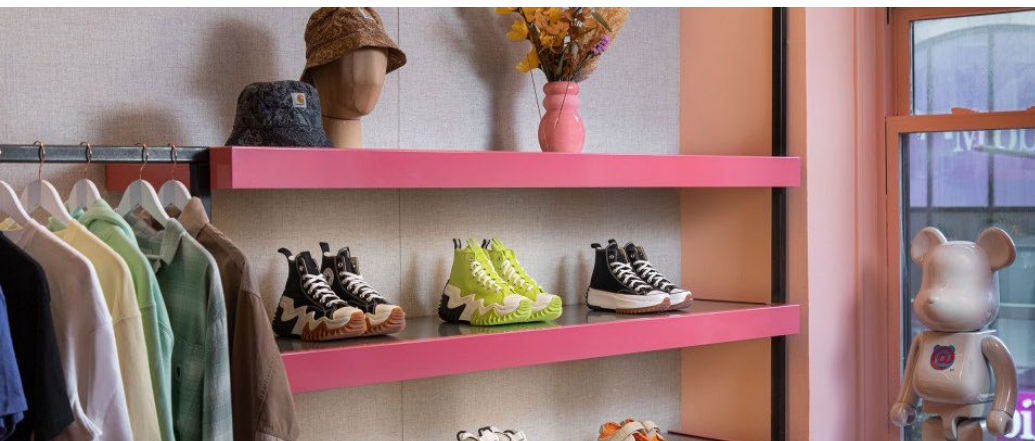
INTERMIX

SITE PLAN



AERIAL



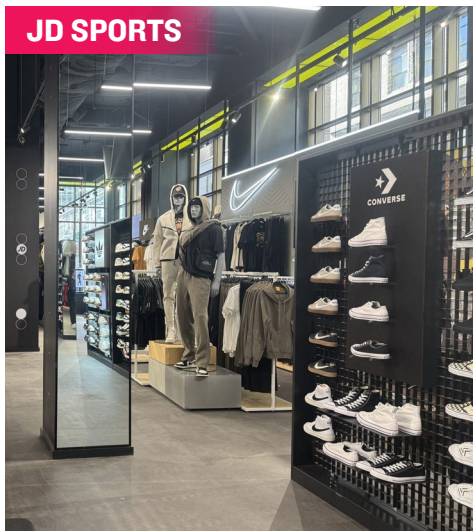
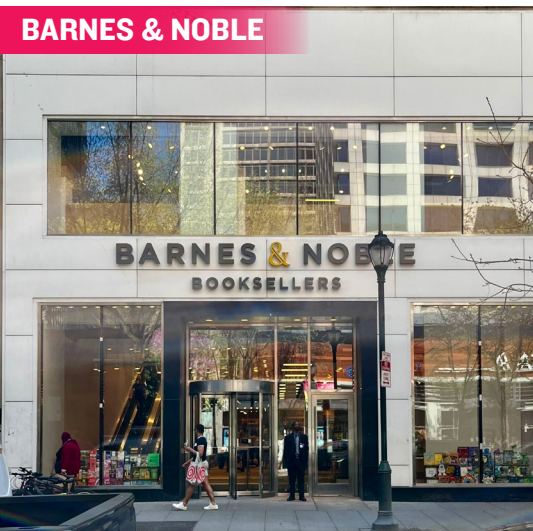


RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA

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.

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.

WALNUT STREET

RETAIL



rag & bone
NEW YORK

ARITZIA



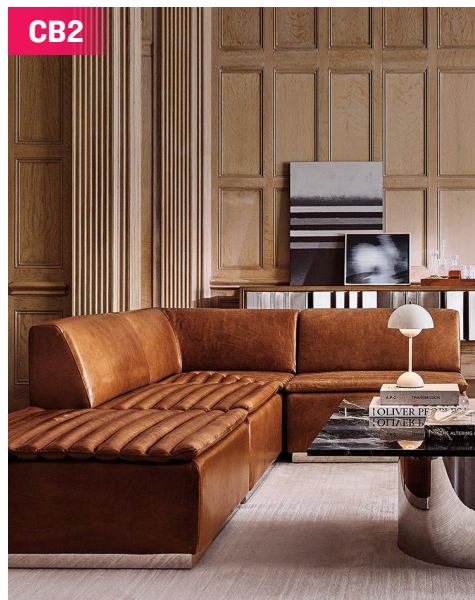
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APPLE

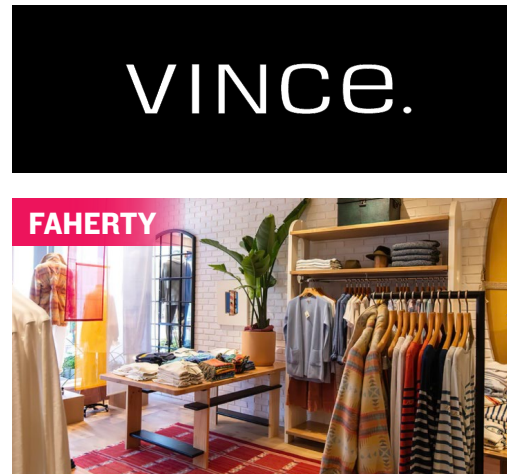


Glossier.



CB2

VINCE.



FAHERTY



ANTHROPOLOGIE

lululemon  athletica



WARBY PARKER

VERONICA BEARD



MADEWELL

 gorjana

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.**



HEYDAY



RESCUE SPA



BARRYS BOOTCAMP

FITNESS, HEALTH & WELLNESS



SOULCYCLE



COREPOWER YOGA

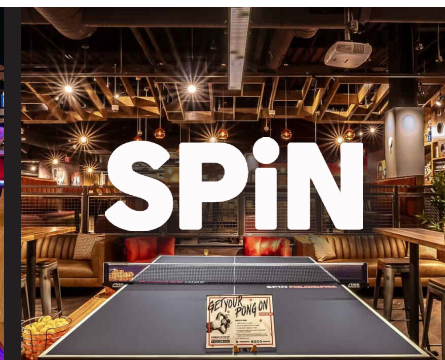


EQUINOX



SOLIDCORE

HOTELS



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.

VanLeeuwen



MSC

CITY NAILS ON SQUARE

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