

MSC X PEARL PROPERTIES

SANSOM STREET

RITTENHOUSE SQUARE,
PHILADELPHIA, PA

1.800 SF
TURN-KEY QSR
AVAILABLE



1909 SANSOM STREET

DEMOGRAPHICS

EST. POPULATION

1 mi **102,081**
3 mi **549,247**
5 mi **1,002,830**

EST. EMPLOYEES

1 mi **170,563**
3 mi **330,447**
5 mi **501,224**

EST. MEDIAN HH INCOME

1 mi **\$107,254**
3 mi **\$85,577**
5 mi **\$72,919**

PROPERTY DETAILS

- ▶ Rare second-generation QSR opportunity in Rittenhouse Square with existing Type 1 venting.
- ▶ Prime Sansom Street frontage, surrounded by national retailers, affluent residential density, numerous hotels, daytime office, and best-in-class dining.
- ▶ Located at the ground floor of The Harper, a 225-unit luxury residential tower anchored by Barry's and K'Far.
- ▶ Steps from Philadelphia's iconic Rittenhouse Square.
- ▶ Available immediately.

JOIN NEIGHBORING TENANTS

K'FAR
PHILADELPHIA

Goldie



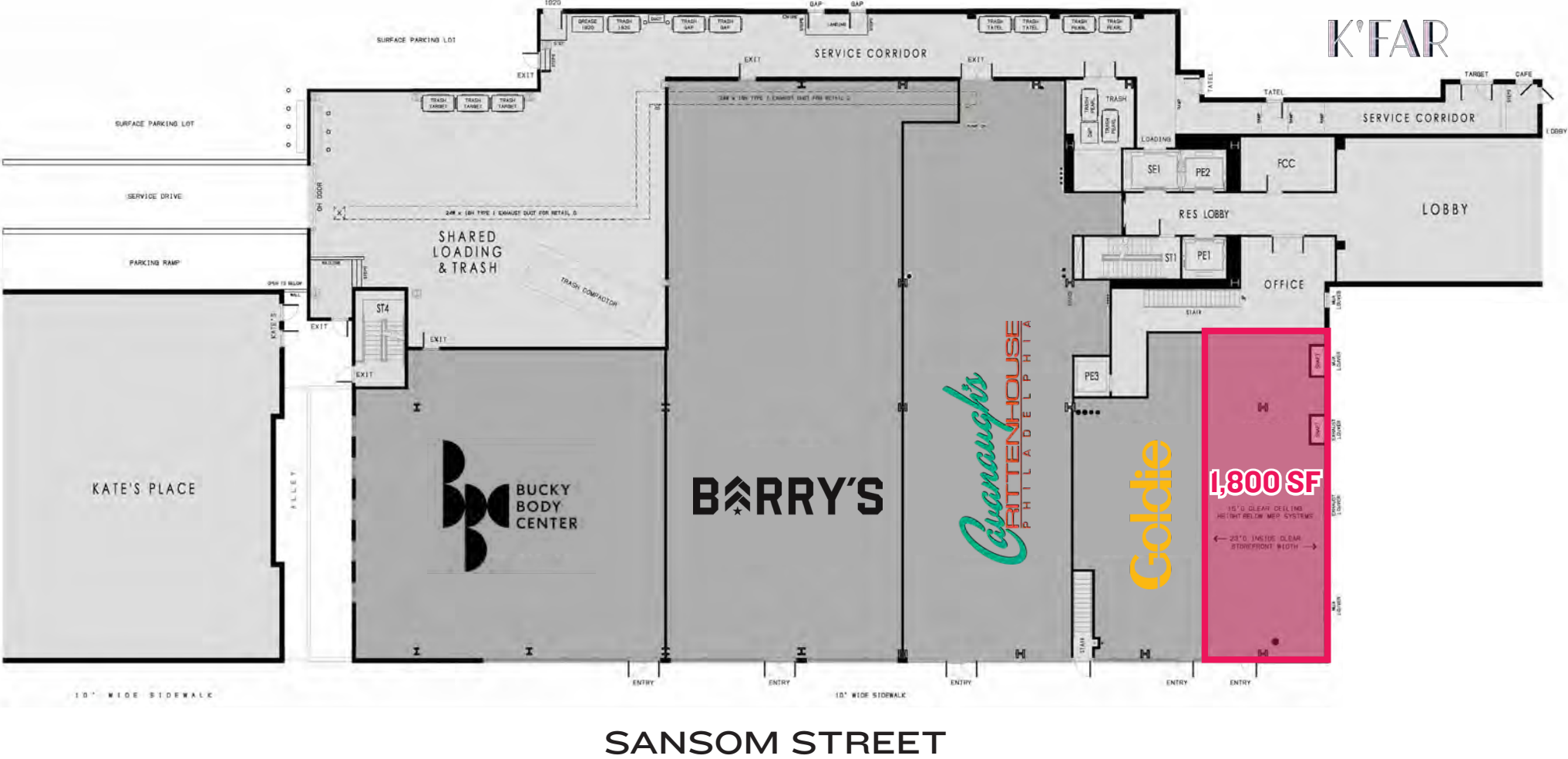
BARRY'S EQUINOX

La COLOMBE
COFFEE ROASTERS

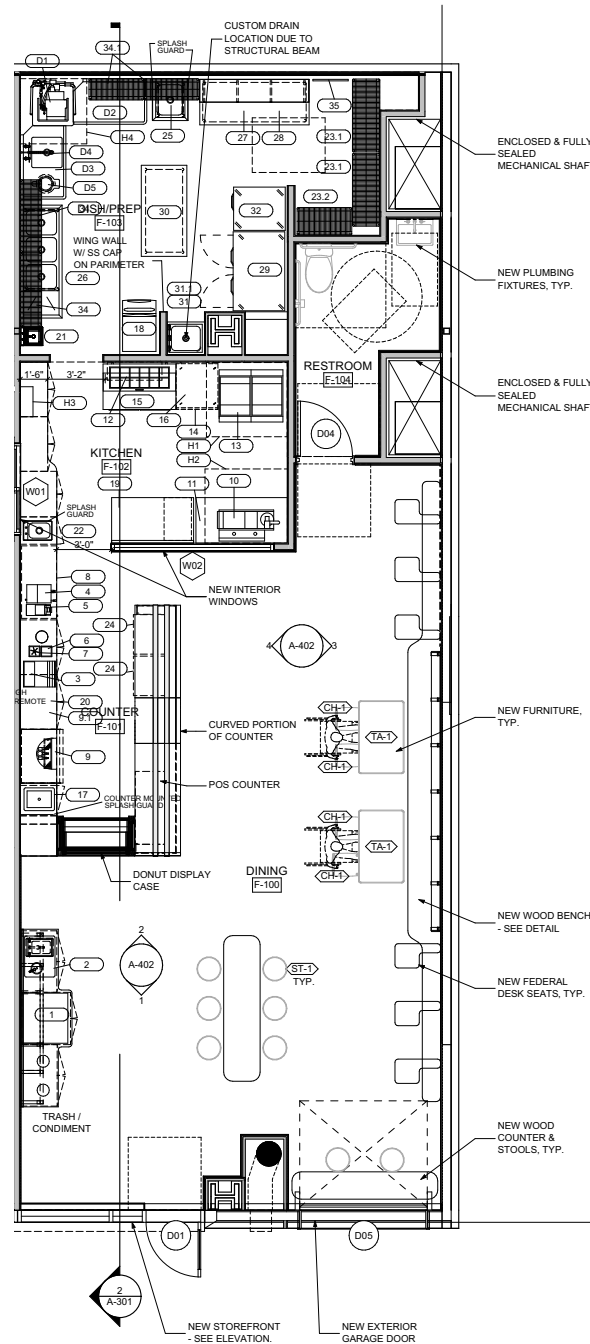


RESCUE SPA

LEASING PLAN



LOD



SANSOM STREET

INTERIOR PHOTOS

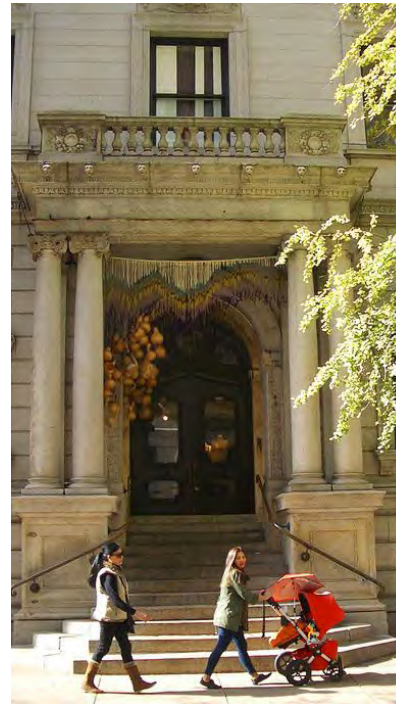
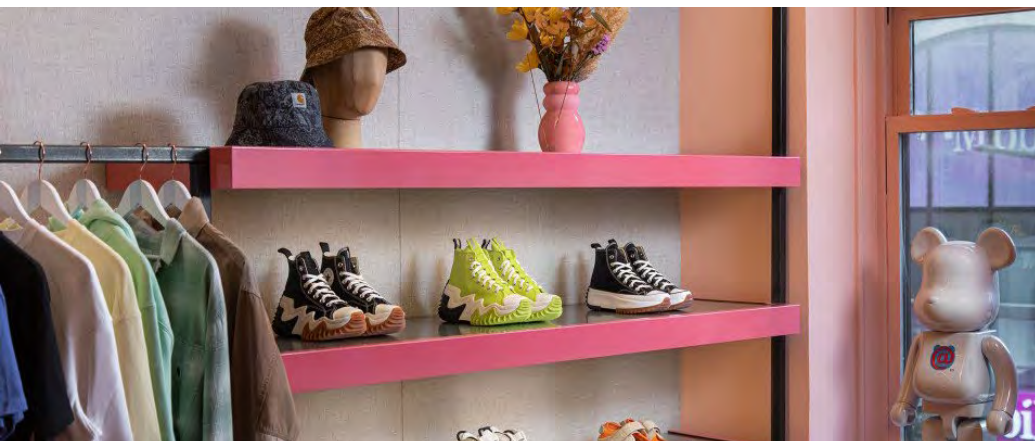


INTERIOR PHOTOS



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.

WALNUT STREET

RETAIL

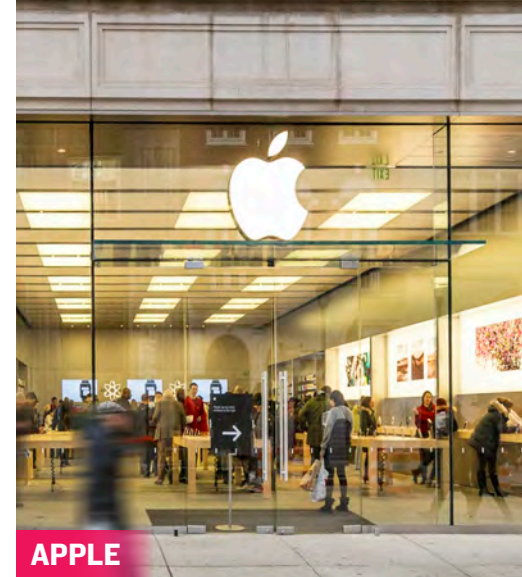


rag & bone
NEW YORK

ARITZIA



ALO



APPLE

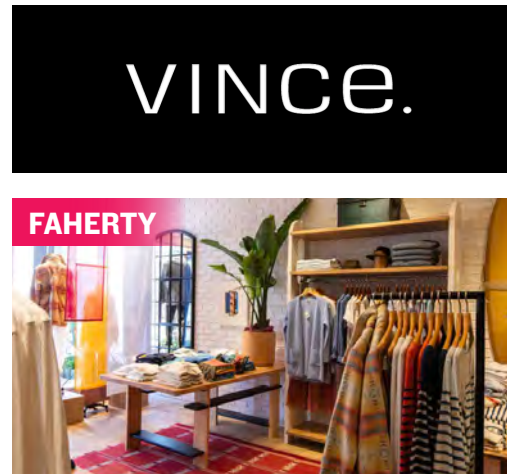
Glossier.



CB2



VINCE.



FAHRTY



ANTHROPOLOGIE

lululemon  athletica

WARBY PARKER



VERONICA BEARD

MADEWELL

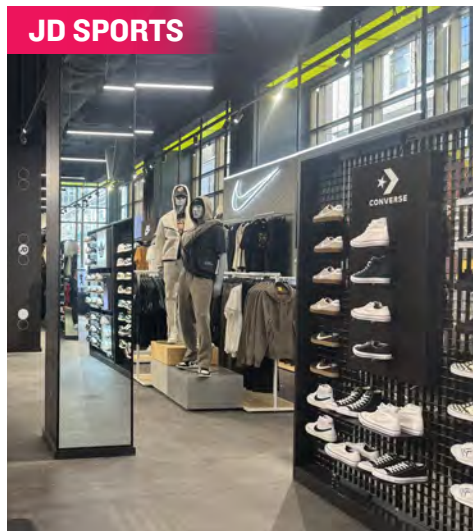
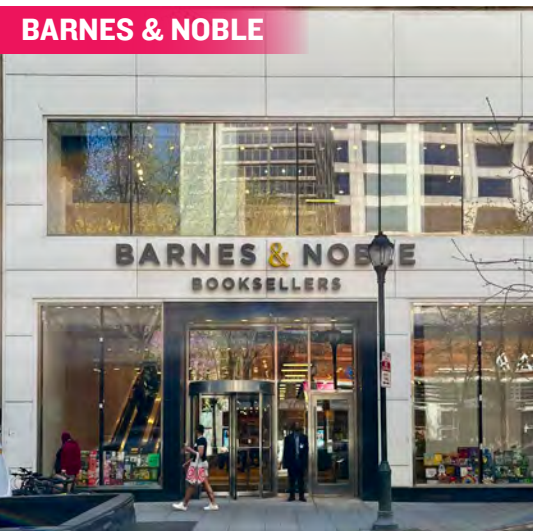


 gorjana

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.**

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



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



CAVA





MSC

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