

555 Spring Garden Street, Philadelphia, PA 19123



40,000 SF Retail Space
Available for Sub-Lease

AVAILABILITY



Sublease Opportunity

Available space: 40,000 SF

Master lease expires: 4/30/2038

Former fully built out grocery store

Building Details

Total building area: 40,000 SF

Asset type: Retail

120 dedicated parking spaces

Excellent visibility located at the corner of 6th and Spring Garden Street

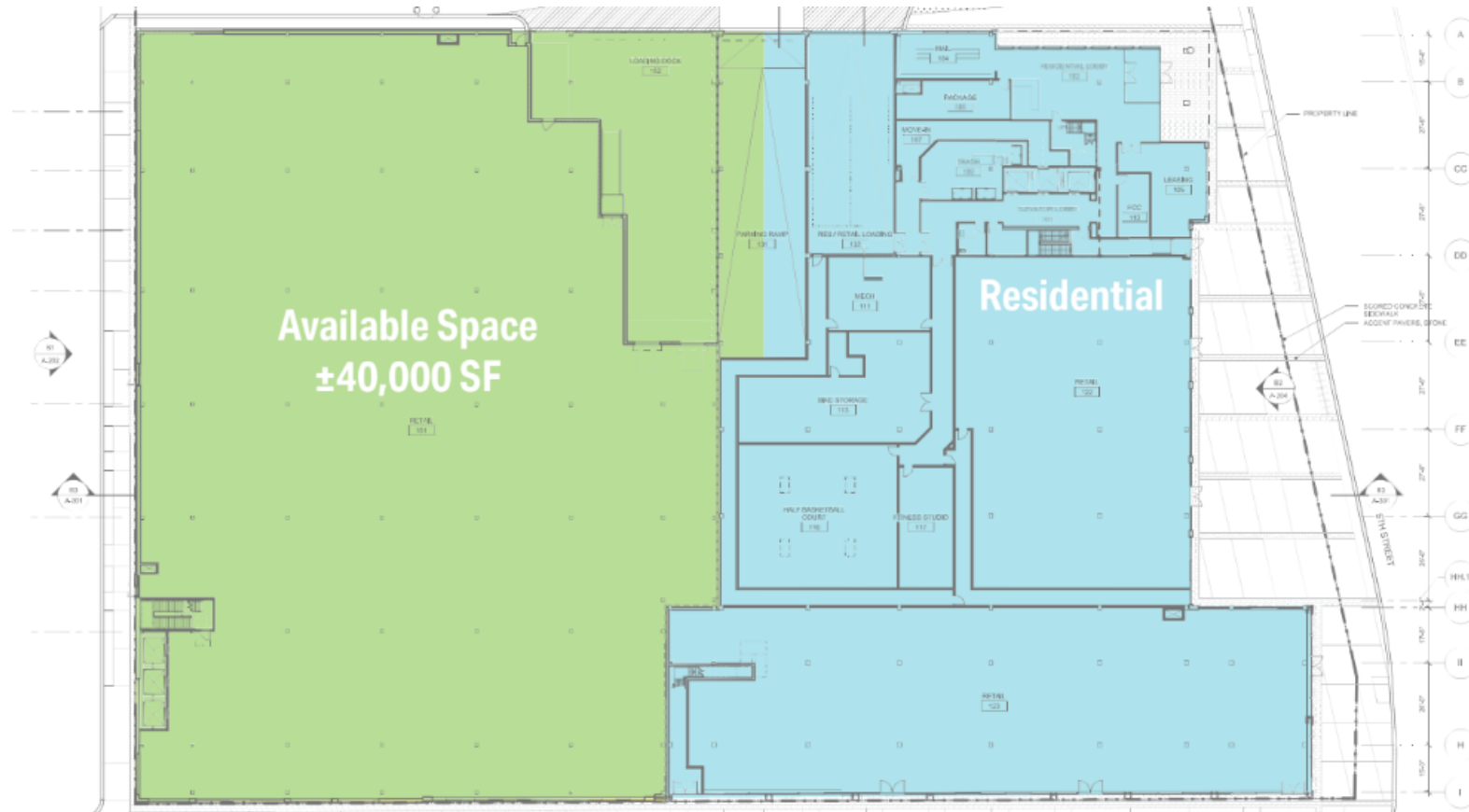
Immediate proximity to I-676 (Vine Street Expressway)

Surrounded by a mix of national retailers, restaurants and residential developments

FLOOR PLAN & SPACE CONDITION

40,000 SF

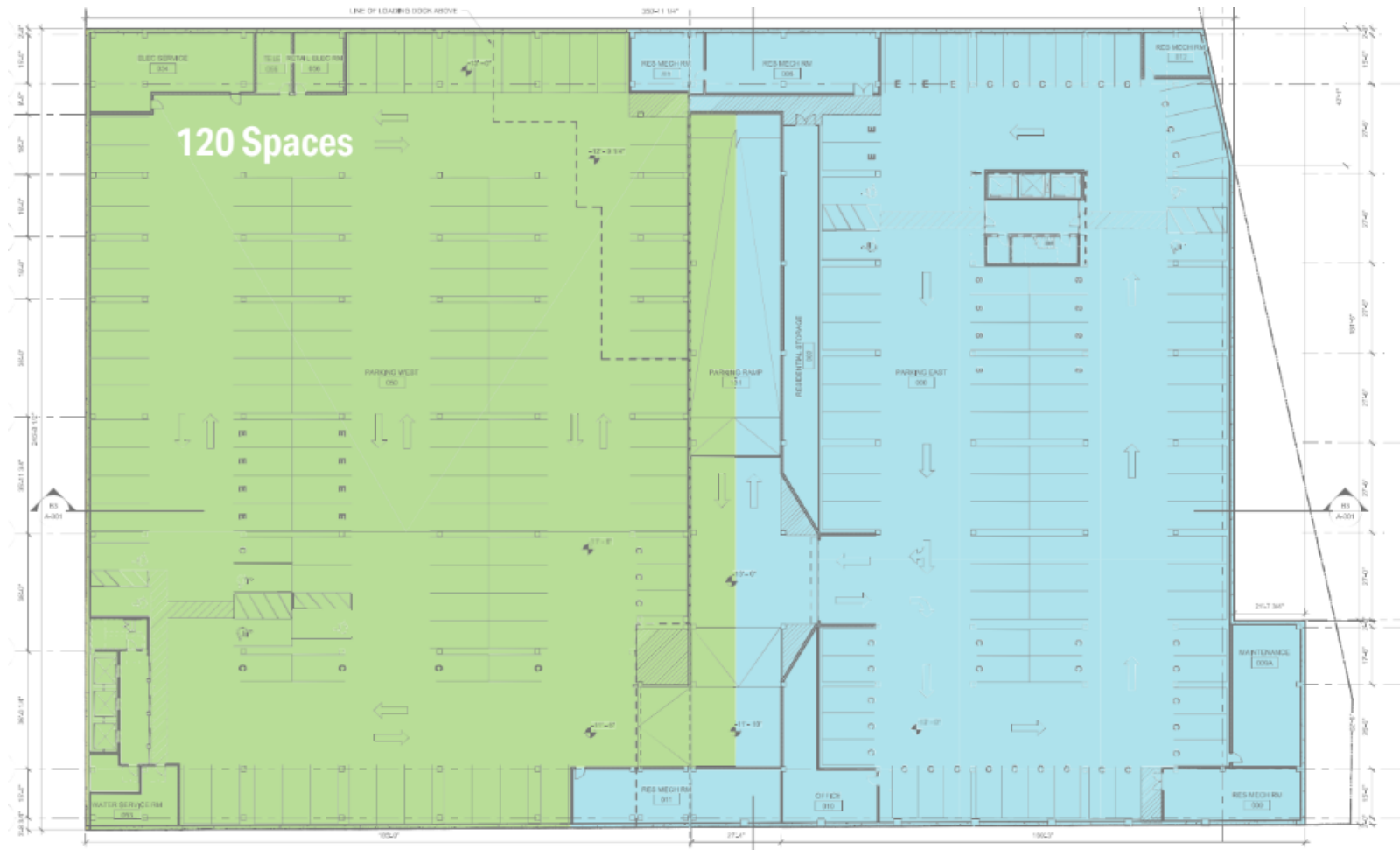
- GROUND FLOOR



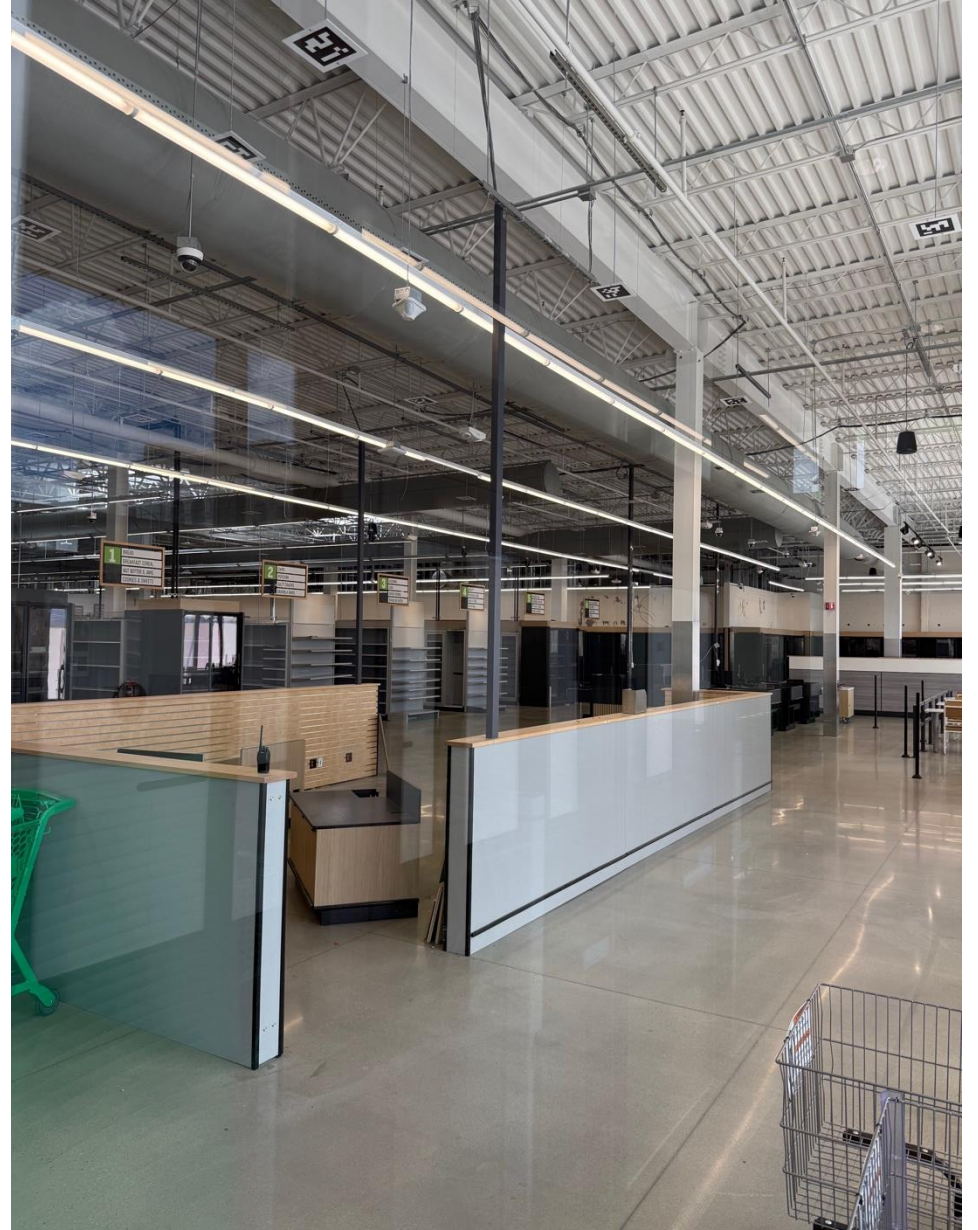
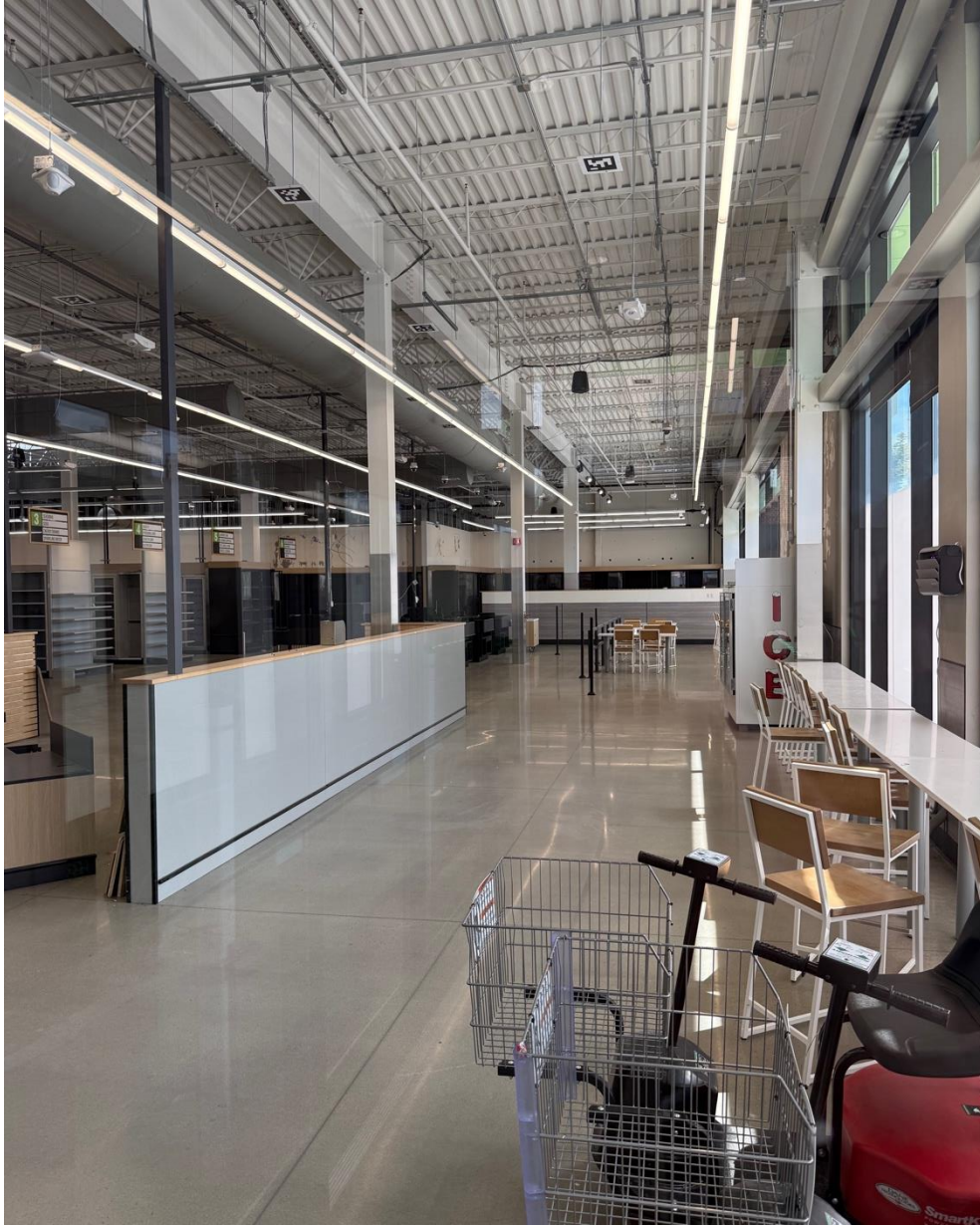
FLOOR PLAN & SPACE CONDITION

40,000 SF

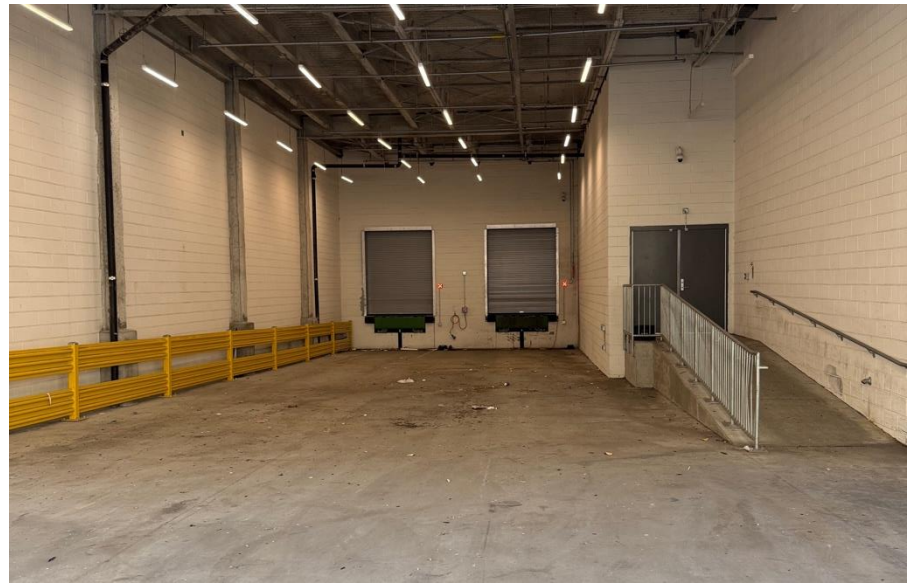
- LOWER LEVEL PARKING
- 120 DEDICATED PARKING SPACES



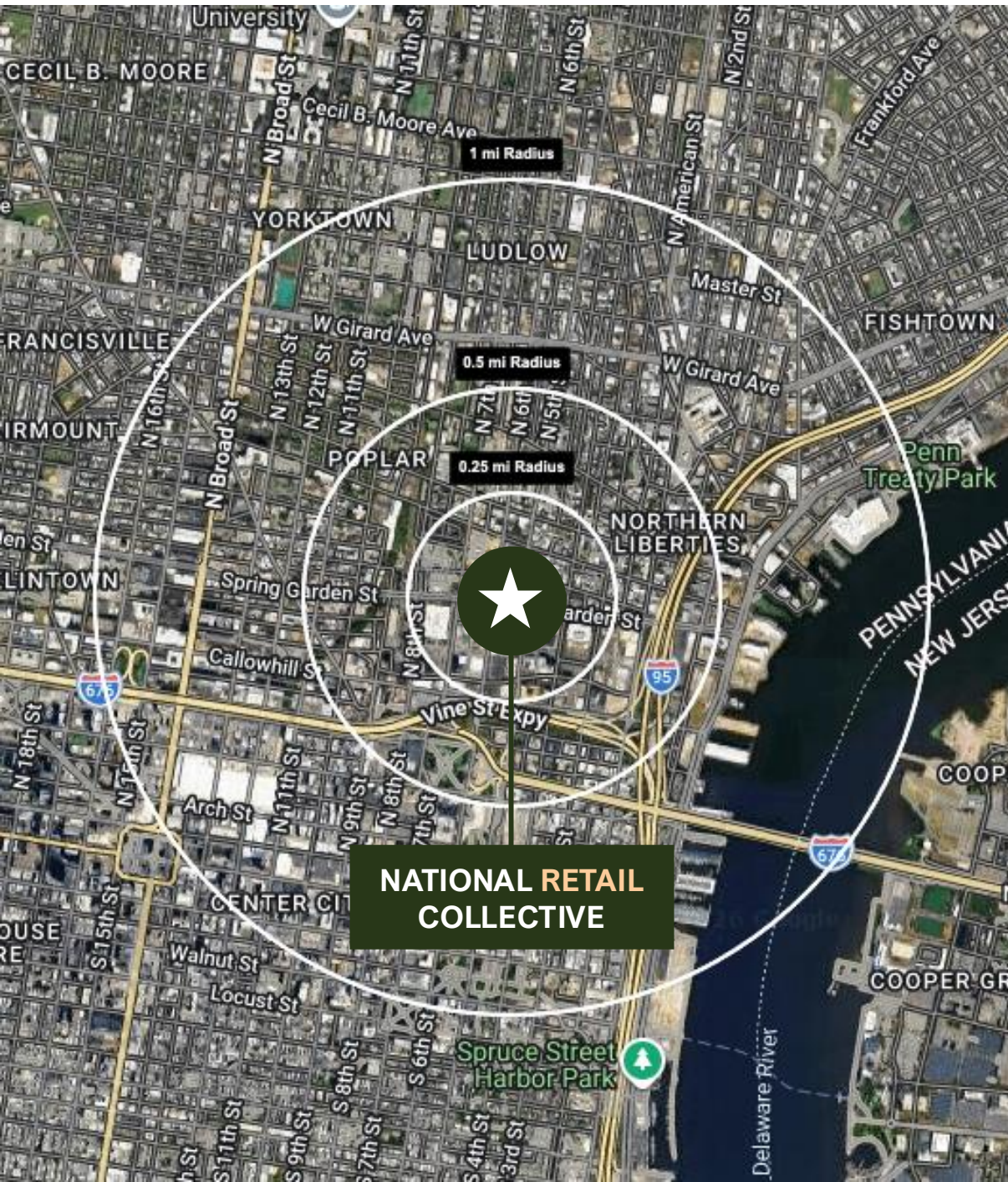
SPACE PHOTOS



BUILDING PHOTOS



MARKET COVERAGE



**NATIONAL RETAIL
COLLECTIVE**

Demographics

	2026	.25 Miles	.5 Miles	1 Mile
Total Population		4,452	16,113	67,436
Projected Population (2031)		5,637	19,640	79,365
Total Daytime Population		4,351	9,345	65,245
Median HH Income		\$176,331	\$128,897	\$110,403
Median Age		33.5	33.5	33.7

Annual Avg. Consumer Spending

 Apparel	 miles	.25	\$5.83M
		.5	\$19.13M
		1	\$77.28M
 Food, Beverages, Tobacco	 miles	.25	\$31.21M
		.5	\$104.48M
		1	\$424.88M
 Personal Care	 miles	.25	\$2.6M
		.5	\$8.79M
		1	\$35.83M

NATIONAL RETAIL COLLECTIVE



For More Information, Contact:

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