

MSC x Midwood

WALNUT STREET

RITTENHOUSE SQUARE | PHILADELPHIA, PA

3,508 SF +
566 SF MEZZANINE

1716 WALNUT STREET



PROPERTY DETAILS

- ▶ Premier location on the 1700 block of Walnut Street - Philadelphia's most highly sought after high-street retail block
- ▶ Steps from Rittenhouse Square and positioned at the heart of the city's premier shopping, dining, hospitality, and residential district
- ▶ Rare single tenant building branding opportunity
- ▶ Surrounded by unprecedented leasing activity
- ▶ Available Q4 2027

DEMOGRAPHICS

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

EST. POPULATION

188,131

EST. MEDIAN HH INCOME

\$99,150

EST. MEDIAN AGE

35

EST. EMPLOYEES

258,822

JOIN THESE TENANTS ON THE
1700 BLOCK OF WALNUT STREET

ARITZIA Abercrombie & Fitch

J.CREW Madewell VINCE.

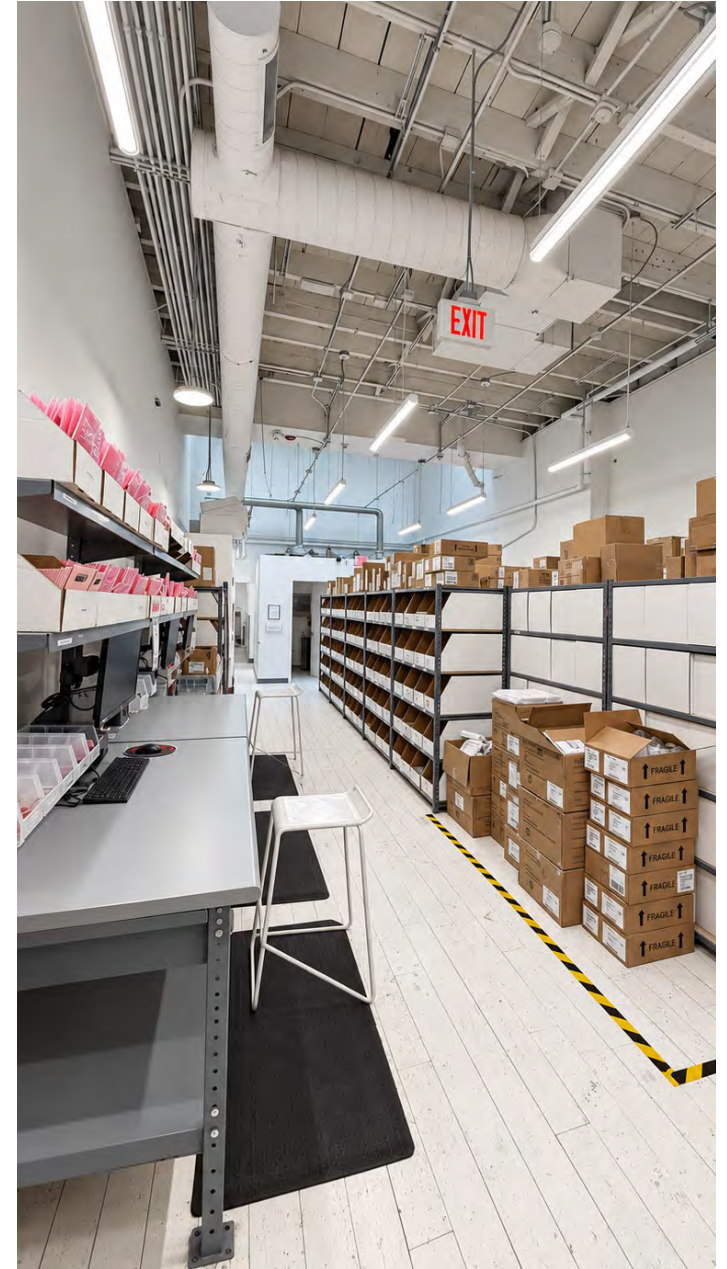
VUORI Reformation

@ lululemon VERONICA BEARD

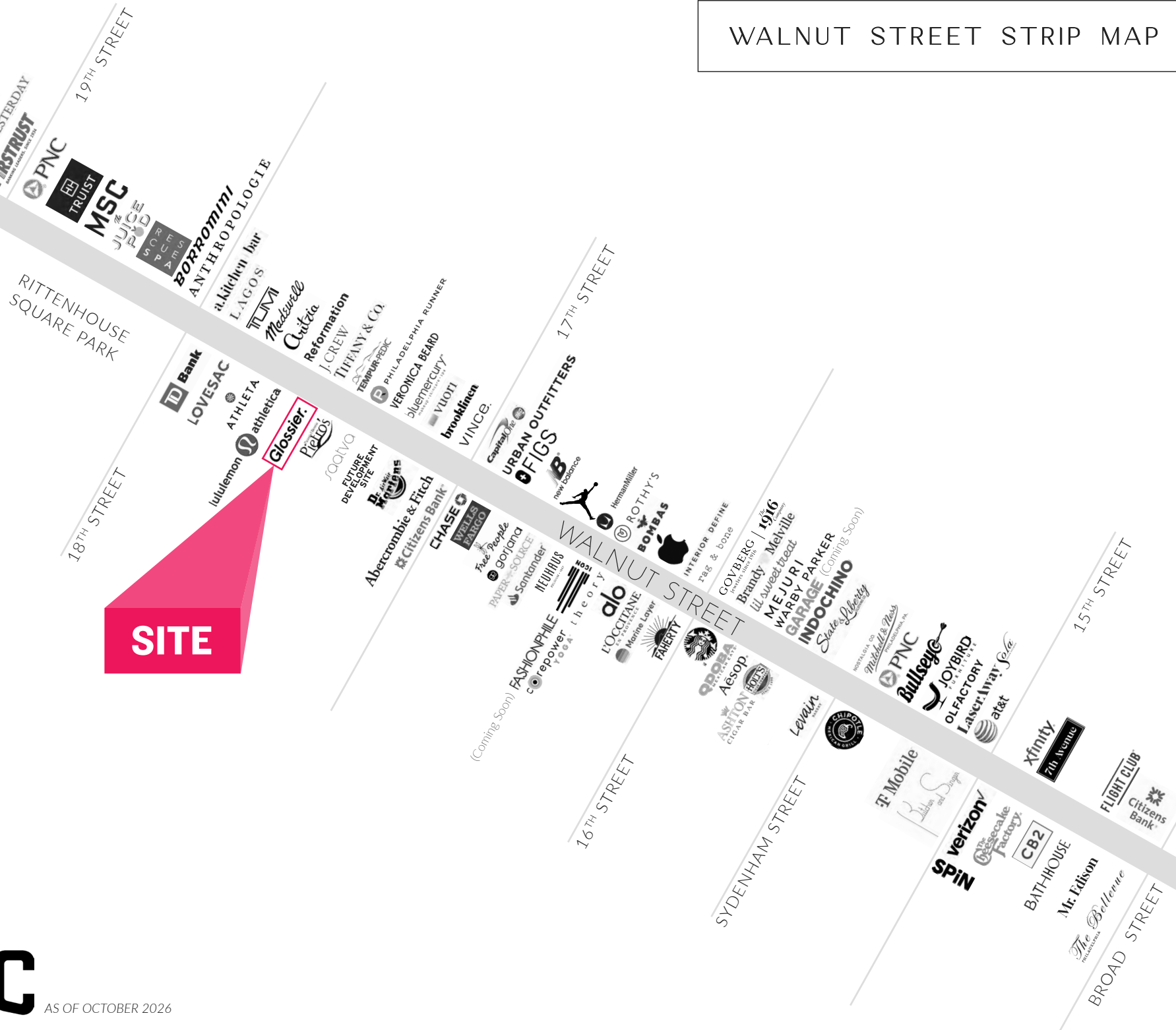
FLOOR PLANS



INTERIOR PHOTOS



WALNUT STREET STRIP MAP

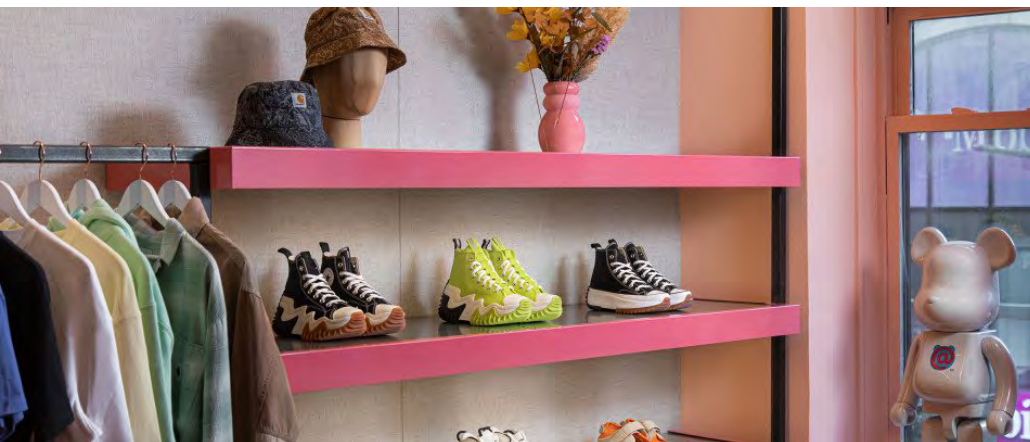


RITTENHOUSE SQUARE NEIGHBORHOOD MAP



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 **42M 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 **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

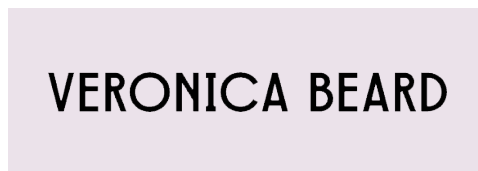


rag & bone
NEW YORK

ARITZIA



lululemon  athletica

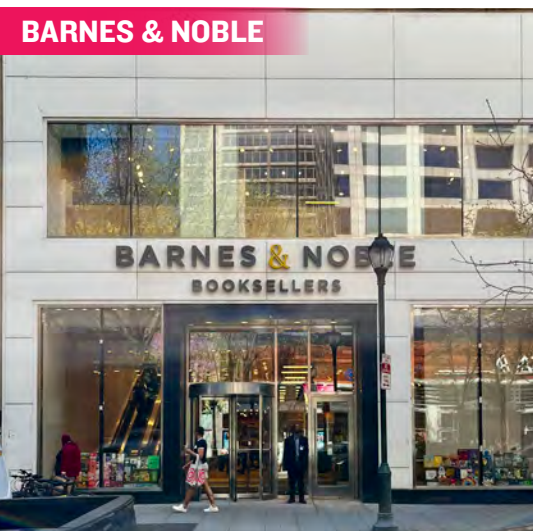


 gorjana

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

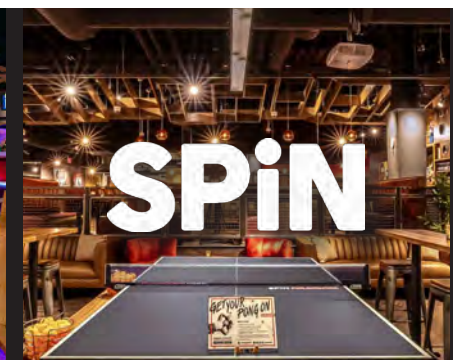


EQUINOX



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.

Van Leeuwen



CAVA



MSC

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Midwood

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