


MSC

# 2201 SOUTH STREET

1,700 SF OF CORNER RETAIL SPACE
AVAILABLE Q2 2027

FITLER SQUARE / GRADUATE HOSPITAL
PHILADELPHIA, PA




# 2201 SOUTH STREET

## DEMOGRAPHICS

EST. POPULATION

0.5 mi 27,574

EST. MEDIAN HH INCOME

0.5 mi $196,653

EST. EMPLOYEES

0.5 mi 8,679

EST. 16+ DAYTIME POPULATION

0.5 mi 14,134

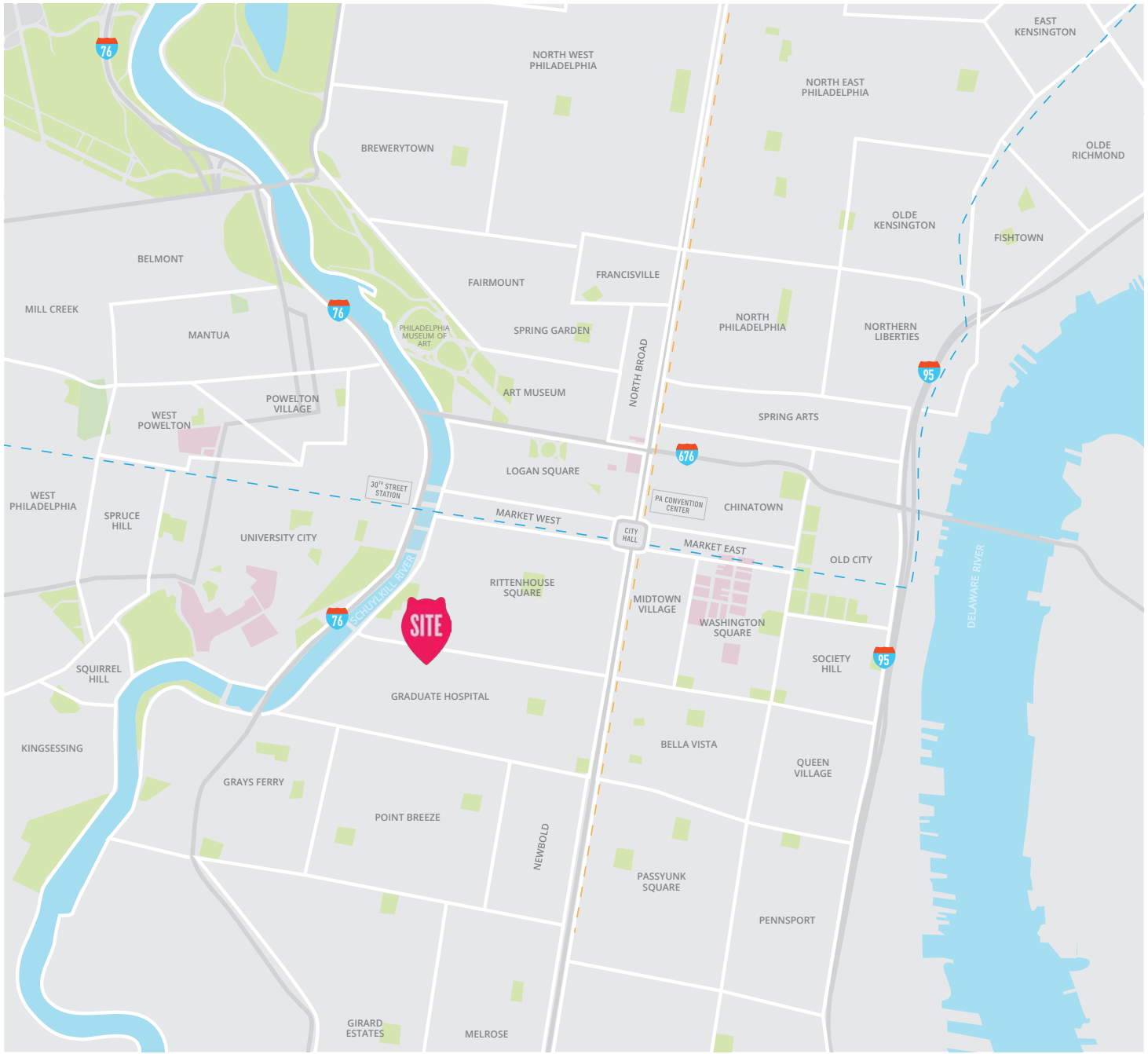
## PROPERTY DETAILS

- *Located on the highly trafficked, high-profile hard corner of 22nd & South Streets*
- *1,700 SF in the heart of Fitler Square/Graduate Hospital*
- *Dense and affluent residential neighborhood sharing a corner with CVS & Wawa*
- *Join block with Whole Foods Market Daily Shop, opening Q4 2027*

## JOIN NEIGHBORING TENANTS

WHOLE FOODS MARKET
Wawa
CITY FITNESS PHILADELPHIA
THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT
Sabrina's Cafe
Children's Hospital of Philadelphia
CVS
GIANT HEIRLOOM MARKET

# PHILADELPHIA NEIGHBORHOODS MAP




The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy.
Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

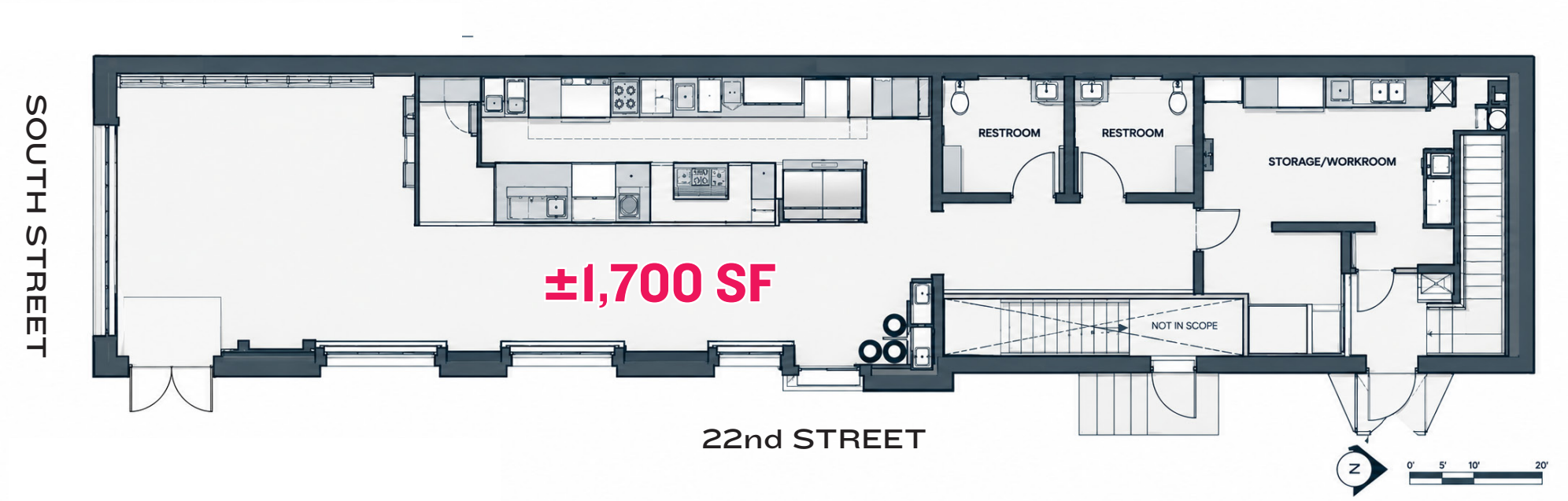
# EXTERIOR PHOTO




The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy.
Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

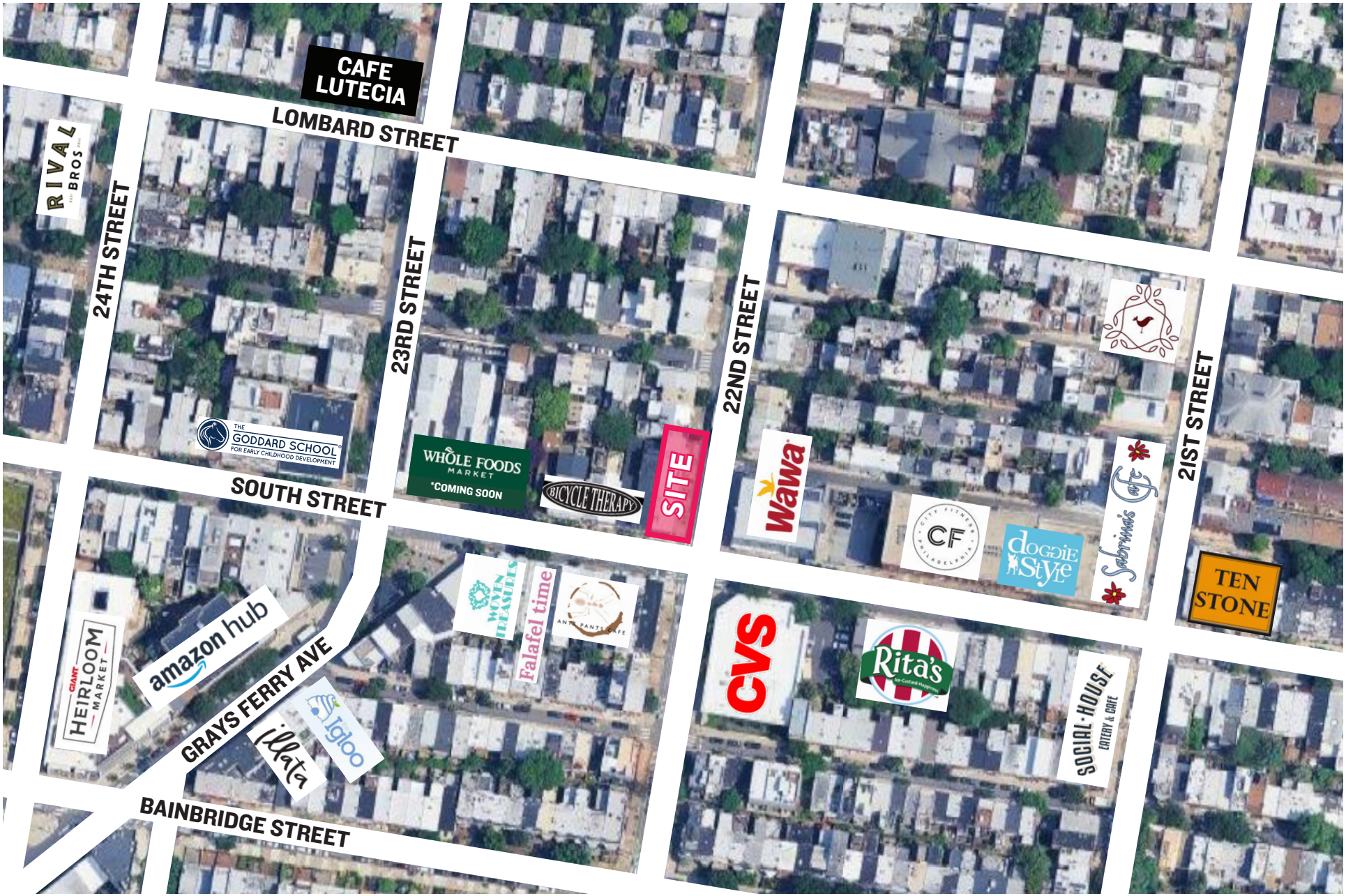
# FLOOR PLAN




The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy.
Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

# MARKET AERIAL



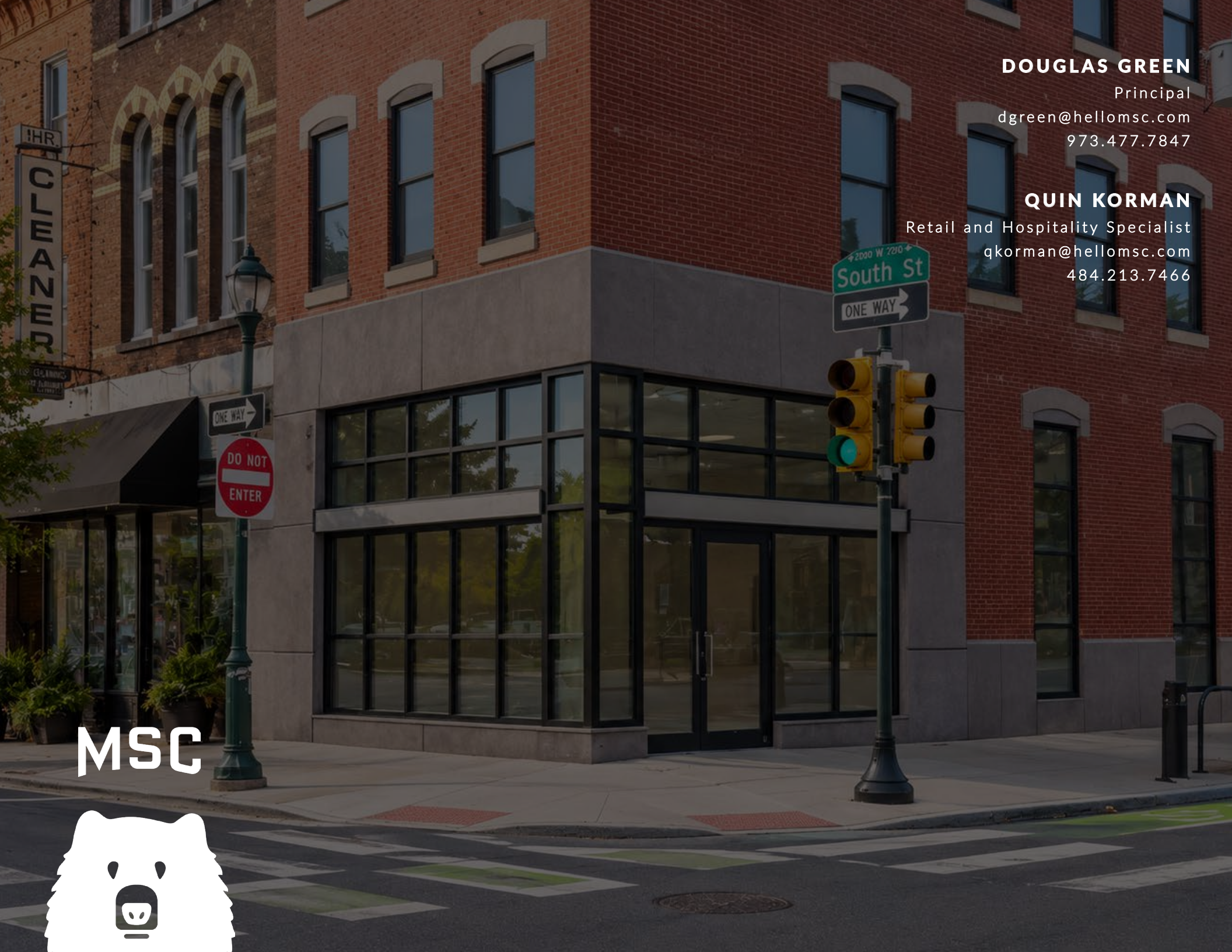

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy.
Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC



## *FITLER SQUARE / SOUTH STREET 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.




**DOUGLAS GREEN**
Principal
dgreen@hellomsc.com
973.477.7847

**QUIN KORMAN**
Retail and Hospitality Specialist
qkorman@hellomsc.com
484.213.7466

MSC