

1709 WALNUT STREET

PHILADELPHIA, PA

±2,706 SF AVAILABLE FOR LEASE PLUS FULL BASEMENT

JOIN



property highlights.

- Philadelphia's most prestigious retail street for soft goods
- Full building identity on Walnut Street's highest trafficked block
- Adjacent to long standing operators in the trade area
- Ideal retail size and configuration
- Full lower level available

stats.

2018 DEMOGRAPHICS*	.25 MILE	.5 MILES	1 MILES
EST. POPULATION	8,695	33,539	88,102
EST. HOUSEHOLDS	6,125	21,841	50,536
EST. AVG. HH INCOME	\$116,916	\$102,839	\$101,418

*ESRI 2018



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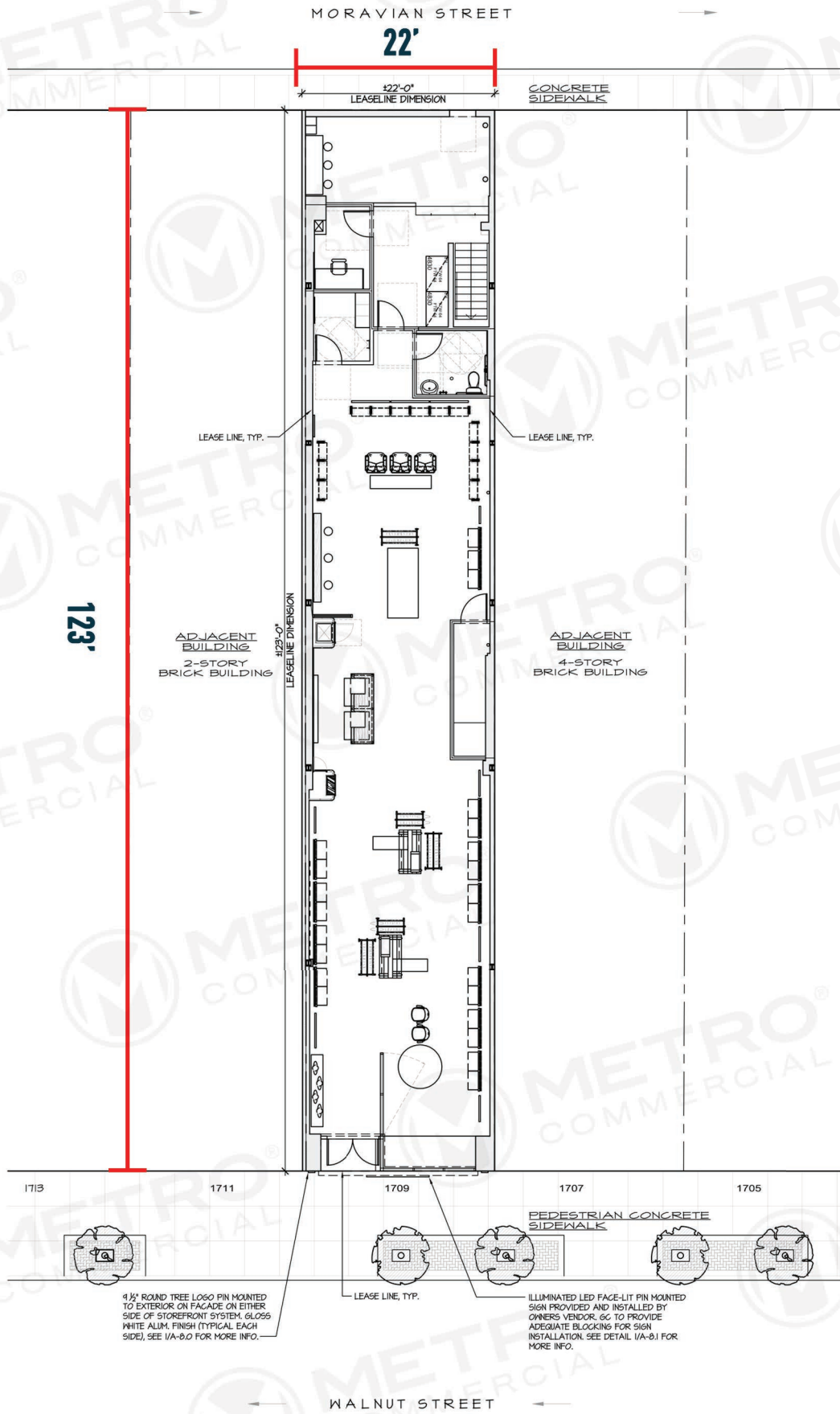
get in touch.

MICHAEL GORMAN

office 215.893.0300
direct 215.282.0152
mgorman@metrocommercial.com

SCOTT BENSON



office 215.893.0300
direct 215.282.0158
sbenson@metrocommercial.com



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<p>Free Wine & Spirits - 2040</p> <p>Wave</p> <p>1919 - Mar Mar Grill 1835 - Conestoga Bank</p> <p>1801 - Devon & Blakely 1801 - Starbucks</p> <p>1735 - Citizens Bank</p> <p>PSG</p> <p>1701 - Trumark</p> <p>1635 - BB&T 1628 - Chase Bank</p>	<p>CIS</p> <p>1919 - Mar Mar Grill 1835 - Conestoga Bank</p> <p>1801 - Devon & Blakely 1801 - Starbucks</p> <p>1735 - Citizens Bank</p> <p>PSG</p> <p>1701 - Trumark</p> <p>1635 - BB&T 1628 - Chase Bank</p>	<p>JFK</p> <p>1601 - TD Ameritrade 1601 - Sweetgreen 1601 - Republic Bank</p> <p>1515 - First Trust 1515 - Citizens Bank</p>	 <p>CITY HALL</p>
<p>1929 - New Image Art & Framing 1937 - Hope Chest 1935 - Wok Works 1933 - Image Hair Salon 1931 - California Closets 1929 - Dolce Carini 1927 - Chestnut Jewelry & Accessories 1925 - Eye Encounters 1923 - Breakaway Bikes & Fitness 1921 - Foreign Bazaar 1919 - William Penn House Co-Op Apt.</p> <p>1911 - Photo Lounge 1907 - Devil's Alley 1905 - Square On Square Rest. 1903 - Drinker's Pub 1901 - Snap Kitchen</p> <p>1839 - Crazy Sushi 1837 - Mandarin Palace Chinese Rest. 1835 - Mandarin Palace Chinese Rest. 1831 - William Schwartz Jewelry 1821 - Roust Apt. Hotel (Coming Soon) Boyd's Parking Lot</p> <p>1813 - Sweet Green 1811 - Bundy Computers 1807 - Blue Sole Shoes 1805 - The Continental</p> <p>1737 - T-Mobile 1735 1733 1731 - South Moon Under 1727 - Second Federal Savings 1725 - The Shade Store</p> <p>1719 - Bo Concept 1717 - Paris Baguette 1715 - GNC 1709 - Joe's Pizza II 1709 - South Street Philly Bagel 1708 - B.J. Variety Store 1703 - Liberty Time 1701 - The Vitamin Shoppe</p>	<p>BANANA REPUBLIC FACTORY STORE</p> <p>1911 - Photo Lounge 1907 - Devil's Alley 1905 - Square On Square Rest. 1903 - Drinker's Pub 1901 - Snap Kitchen</p> <p>1839 - Crazy Sushi 1837 - Mandarin Palace Chinese Rest. 1835 - Mandarin Palace Chinese Rest. 1831 - William Schwartz Jewelry 1821 - Roust Apt. Hotel (Coming Soon) Boyd's Parking Lot</p> <p>1813 - Sweet Green 1811 - Bundy Computers 1807 - Blue Sole Shoes 1805 - The Continental</p> <p>1737 - T-Mobile 1735 1733 1731 - South Moon Under 1727 - Second Federal Savings 1725 - The Shade Store</p> <p>1719 - Bo Concept 1717 - Paris Baguette 1715 - GNC 1709 - Joe's Pizza II 1709 - South Street Philly Bagel 1708 - B.J. Variety Store 1703 - Liberty Time 1701 - The Vitamin Shoppe</p>	<p>Jos A Bank</p> <p>THE SHOPS AT LIBERTY PLACE</p> <p>PNC Bank</p> <p>Starbucks - 1500</p> <p>blamingdoles Bath & BodyWorks Children's BOUTIQUE J.CREW Kiehl's EXPRESS Orangetheory FITNESS 1625 1625 1625 1625 1625 1625</p> <p>1535 - Central Nails 1533 - Giovanni's 1529-31 - Five Below 1527 - Five Guys Famous Burgers & Fries 1525 1523 - Fabrics Menswear 1519-21 - Foot Locker 1517 - H&R Block 1511-15 - Wendy's 1509 - Dunkin' Donuts 1501-07 - Wells Fargo</p>	<p>1414 South Penn Square The Residences at the Ritz Carlton</p> <p>1401</p> <p>Walgreens 1339 - Fidelity 1327 - Fogo De Chao</p>
<p>1929 - Jane G's Chinese Restaurant - 1920 Nineteen Thirty Apartments - 1930 E-Z Park Veda - 1920 1912-18 Boyd Theater - 1908-06</p> <p>1904 1902 1900</p> <p>1826 - CVS 1824 - Hets in the Belfry 1822 - Tobor 1818 1814-17 AFT Union - 1812-14 Phila. Federation of Teachers - 1816 Samuel T Freeman & Co. Auct - 1809-10 Schwarz Fine Paintings - 1806 Poke Spot - 1804 Central Nails - 1802 Sady's - 1800</p> <p>1736 1734 - MAC 1724 - Di Bruno Bros. Market - 1730-32 Benjamin Lovell Shoes - 1728 Inch's Bamboo Garden - 1726 Mattress Firm - 1722-24 1723 Philly Team Sports - 1720 1719 - Bo Concept 1717 - Paris Baguette 1715 - GNC 1709 - Joe's Pizza II 1709 - South Street Philly Bagel 1708 - B.J. Variety Store 1703 - Liberty Time 1701 - The Vitamin Shoppe</p>	<p>1929 - Jane G's Chinese Restaurant - 1920 Nineteen Thirty Apartments - 1930 E-Z Park Veda - 1920 1912-18 Boyd Theater - 1908-06</p> <p>1904 1902 1900</p> <p>1826 - CVS 1824 - Hets in the Belfry 1822 - Tobor 1818 1814-17 AFT Union - 1812-14 Phila. Federation of Teachers - 1816 Samuel T Freeman & Co. Auct - 1809-10 Schwarz Fine Paintings - 1806 Poke Spot - 1804 Central Nails - 1802 Sady's - 1800</p> <p>1736 1734 - MAC 1724 - Di Bruno Bros. Market - 1730-32 Benjamin Lovell Shoes - 1728 Inch's Bamboo Garden - 1726 Mattress Firm - 1722-24 1723 Philly Team Sports - 1720 1719 - Bo Concept 1717 - Paris Baguette 1715 - GNC 1709 - Joe's Pizza II 1709 - South Street Philly Bagel 1708 - B.J. Variety Store 1703 - Liberty Time 1701 - The Vitamin Shoppe</p>	<p>CHESTNUT</p> <p>Rite Aid - 1628 Club Quarters Hotel - 1628 David's (2nd Floor) - 1628 Men's Wearhouse - 1624-26 The Art Institute of Philadelphia - 1622 1618 1616 1614 1608 Indochino - 1606 Payless ShoeSource - 1604 Beneficial Savings Bank - 1600</p> <p>1530 1528 - Models 1528 - Liberty Travel - 1524-26 Empire Beauty School - 1522 1522 Buffalo Exchange - 1520 1518 1516 - Popeyes 1514 - Sansun Footwear 1510-12 Happy Mark - 1508 1500 - Staples</p> <p>1426 - Del Frisco's 1424 - CVS Pharmacy 1420-22 - Vibe Urgent Care 1416 - Rookie USA 1414 - Vibe 1408 - Prince Music Theater 1410 - Eternity Fashion 1408 - AC Moore 1338 - Lucky Shakes 1338 - West Elm 1330 - THE CAPITAL DISTRICT</p>	<p>1414 South Penn Square The Residences at the Ritz Carlton</p> <p>1401</p> <p>Walgreens 1339 - Fidelity 1327 - Fogo De Chao</p>
<p>1929 - H & R Block 1927 - Teslaine 1921 - Sweet Charlie's</p> <p>1911 - Mixed-Use Development (Proposed) 1901 - Born Yesterday</p> <p>1849 - PNC Bank 1847 - BB&T Bank 1845 - Office Building 1845 - Joe Coffee Parking Garage 1811 1805 1801</p> <p>1737 - AKA Bar 1735 - Legos 1729 - Ann Taylor Loft 1725 - Sieve Madden 1719-21 - Talbots 1715 1713 - Ann Taylor 1711 - Stuart Weitzman SITE - 1709 1707 - Blue Mercury 1705 - Scotch & Soda 1703 - Aldo 1701</p>	<p>1911 - Mixed-Use Development (Proposed) 1901 - Born Yesterday</p> <p>1849 - PNC Bank 1847 - BB&T Bank 1845 - Office Building 1845 - Joe Coffee Parking Garage 1811 1805 1801</p> <p>1737 - AKA Bar 1735 - Legos 1729 - Ann Taylor Loft 1725 - Sieve Madden 1719-21 - Talbots 1715 1713 - Ann Taylor 1711 - Stuart Weitzman SITE - 1709 1707 - Blue Mercury 1705 - Scotch & Soda 1703 - Aldo 1701</p>	<p>SANSOM</p> <p>135 South 17th - Capital One 360 1627 1625 - Free People 1623 - Alma de Cuba 1619-21 - Ulta 1617 1615 - New Balance 1613 - Pandora 1611 - Unlucit 1607-09 1605 1601 - Rag & Bone</p> <p>1529 1527 - The Tie Bar 1525 - Brandy Parkville 1523 - Warby Parker 1521 - Gorbarg Jewelers 1519 - Bonobos 1517 1515 1513 - Brooks Brothers 1511 - GR Travel 1511 - PNC Bank 1509 - UBQ 1507 - Charmain 1505 - Red Wing Shoes 1500 1501 - AIXT</p> <p>1429 - Drexel Building 1429-33 - Xfinity 1427 - Goerrin Brothers Hat Shop 1423-25 - Le Pain Quotidien 1421-19 - Swarovski Crystal 1417 - Citizens Bank 1411 - Morton's Steakhouse 1401</p>	<p>1414 South Penn Square The Residences at the Ritz Carlton</p> <p>1401</p> <p>Walgreens 1339 - Fidelity 1327 - Fogo De Chao</p>
 <p>RITTENHOUSE SQUARE</p>	<p>TD Bank - 1726 Love Sac - 1724 Athleta - 1722 1720 Intermix - 1718 Madewell - 1716 Pietro's - 1714 Wells Fargo - 1712 1710 Vans Shoes - 1708 McDonald's - 1706 1704 1702 1700</p> <p>1636 - Chase Bank 1634 - Stakepeare & Co 1632 - For Eyes 1628 - Paper Source 1616 - Santander 1616 - Theory 1608 - Models 1606 - L'Occitane 1604 - Marine Layer 1600 - Cole Haan</p> <p>1528 1528 - Ooba 1528 - Aesop 1528 - Ashton Cigar Bar 1528 - Helt's Cigars 1522 1518 - My Suit 1512 - Chipotle 1510 - T-Mobile 1506 - Butcher and Singer 1500 1500 - Max Brenner</p> <p>1426 1422 - Tiffany & Co. 1414 200 S Broad 200 S Broad 200 S Broad 200 S Broad 200 S Broad 200 S Broad 200 S Broad</p> <p>1626 - Starbucks 1528 - Aesop 1528 - Ashton Cigar Bar 1528 - Helt's Cigars 1518 - My Suit 1512 - Chipotle 1510 - T-Mobile 1506 - Butcher and Singer 1500 - Max Brenner</p> <p>1426 1422 - Tiffany & Co. 1414 200 S Broad 200 S Broad 200 S Broad 200 S Broad 200 S Broad 200 S Broad</p>	<p>WALNUT</p> <p>1626 - Starbucks 1528 - Aesop 1528 - Ashton Cigar Bar 1528 - Helt's Cigars 1518 - My Suit 1512 - Chipotle 1510 - T-Mobile 1506 - Butcher and Singer 1500 - Max Brenner</p> <p>1426 1422 - Tiffany & Co. 1414 200 S Broad 200 S Broad 200 S Broad 200 S Broad 200 S Broad 200 S Broad</p>	<p>1414 South Penn Square The Residences at the Ritz Carlton</p> <p>1401</p> <p>Walgreens 1339 - Fidelity 1327 - Fogo De Chao</p>

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