

# 44 SOUTH 17TH STREET

PHILADELPHIA, PA

RARE SMALL STORE SPACE AVAILABLE ±750 SF

JOIN



## property highlights.

- ±750 SF space available
- Rare small store space in the heart of Center City
- One of the heaviest trafficked intersections in the city
- 24,505 pedestrians a day at 17th and Chestnut

## stats.

2017 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	82,117	270,655	479,190
EST. HOUSEHOLDS	47,373	123,347	203,503
EST. AVG. HH INCOME	\$96,057	\$76,994	\$64,507

CHESTNUT STREET TRAFFIC COUNT: 10,299 VPD \*ESRI 2017  
SOUTH 17TH STREET TRAFFIC COUNT: 8,550 VPD



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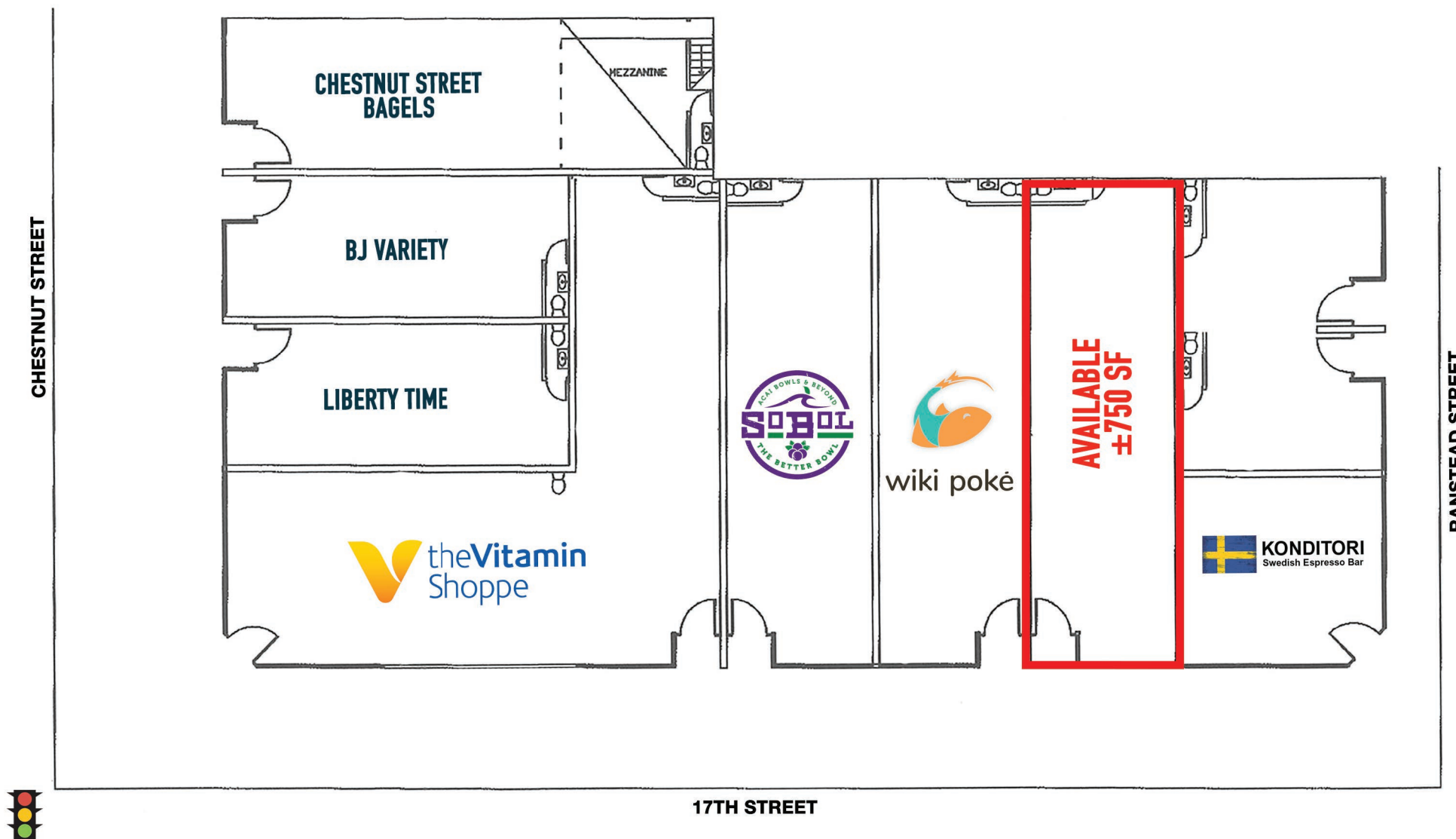
## get in touch.

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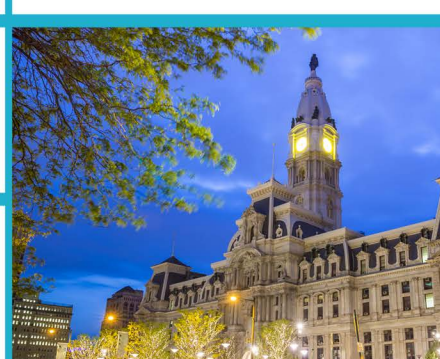
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<p>1919 - Haf Naf Grill 1835 - Conestoga Bank</p>	<p>Crisp Kitchen - 1900 TD Bank - 1901 Wawa - 1900</p> <p>1919 - Haf Naf Grill 1835 - Conestoga Bank</p>	<p>1801 - Devon &amp; Blakey 1801 - Starbucks</p> <p>1735 - Citizens Bank</p> <p>PSC</p> <p>1701 - TruMark</p>	<p>JFK</p> <p>1601 - TD Ameritrade 1601 - Sweetgreen 1601 - Republic Bank</p> <p>1515 - First Trust 1515 - Citizens Bank</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 1831 - Roost Apt. Hotel (Coming Soon)</p> <p>1814-17 1813 - Sweet Green 1811</p> <p>1809 - Bundy Computers 1807 - Robert H. Mills Jewelers 1805 - Blue Sole Shoes 1801 - The Continental</p>	 <p>CITY HALL</p>
<p>1904</p> <p>1902</p> <p>1900</p>	<p>1824</p> <p>1822</p> <p>1818</p> <p>1814-17</p> <p>1812-14</p> <p>1816</p> <p>1808-10</p> <p>1806</p> <p>1804</p> <p>1802</p> <p>1800</p>	<p>1736</p> <p>1734</p> <p>1730-32</p> <p>1728</p> <p>1726</p> <p>1722-24</p> <p>1720</p> <p>1718</p> <p>1716</p> <p>1714</p> <p>1708-1710</p> <p>1700</p>	<p>1625</p> <p>1625</p> <p>1625</p> <p>1625</p> <p>1625</p> <p>1625</p>	<p>1535</p> <p>1535 - Central Nails</p> <p>1533 - Giovanni's</p> <p>1529-31 - Five Below</p> <p>1527 - Five Guys Famous Burgers &amp; Fries</p> <p>1525</p> <p>1523 - Fabio's Menswear</p> <p>1519-21 - Foot Locker</p> <p>1517 - H&amp;R Block</p> <p>1511-15 - Wendy's</p> <p>1509 - Dunkin' Donuts</p> <p>1501-07 - Wells Fargo</p>	<p>1414 South Penn Square The Residences at the Ritz Carlton</p> <p>1401</p>
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RITTENHOUSE SQUARE

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