

33-37 SOUTH 16TH STREET (16TH & RANSTEAD STS.)

PHILADELPHIA, PA

±3,295 SF SECOND LEVEL SPACE AVAILABLE



***RENDERING OF COMPLETELY RENOVATED ELEVATOR-SERVED BUILDING. WORK TO BE COMPLETED SUMMER 2019**



property highlights.

- Centrally located amongst Center City's Best Class-A Office, Retail, and Residential
- 50' Frontage at the highest trafficked pedestrian intersection in the city:
28,000 pedestrians per day
- **Only second level space available.** Major high-traffic prepared food operation coming in as first floor tenant
- High ceilings and in place vertical transportation make it attractive for retail, medical and office uses
- Greater visibility value for second floor tenant



stats.

2017 DEMOGRAPHICS*	.25 MILE	.5 MILE	1 MILE
EST. POPULATION	4,736	25,745	84,198
EST. HOUSEHOLDS	2,677	16,599	48,441
EST. AVG. HH INCOME	\$101,404	\$101,540	\$103,558

*ESRI 2017



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RANSTEAD STREET

72'

**AVAILABLE
±3,295 SF
SECOND LEVEL SPACE**

**STAIRS WITH
DIRECT ENTRY
TO/FROM STREET
ENTRANCE**



50'

16TH STREET

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