

1636 WALNUT STREET  
**17TH & WALNUT**  
PHILADELPHIA, PA

±1,950 SF (20' X 95') AVAILABLE PLUS SECOND FLOOR AND BASEMENT



## property highlights.

- 1,950 SF (20' x 95') available for lease
- Prime corner location on the best block of the best street in Philadelphia
- Available fourth February 2017
- Total GLA: ±3,900 SF

## stats.

2016 DEMOGRAPHICS*	.5 MILE	1 MILE	1.5 MILES
EST. POPULATION	31,399	85,194	170,152
EST. HOUSEHOLDS	20,442	48,491	84,872
EST. AVG. HH INCOME	\$101,932	\$100,712	\$9,221

\*ESRI 2016



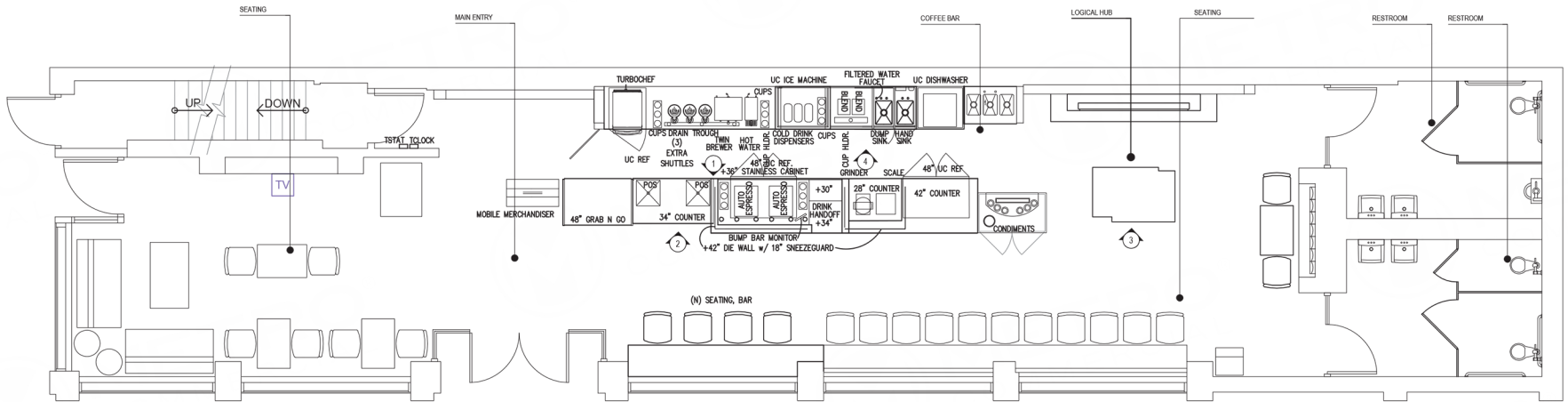
**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

MetroCommercial.com | PHILADELPHIA, PA | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | NAPLES, FL

## get in touch.

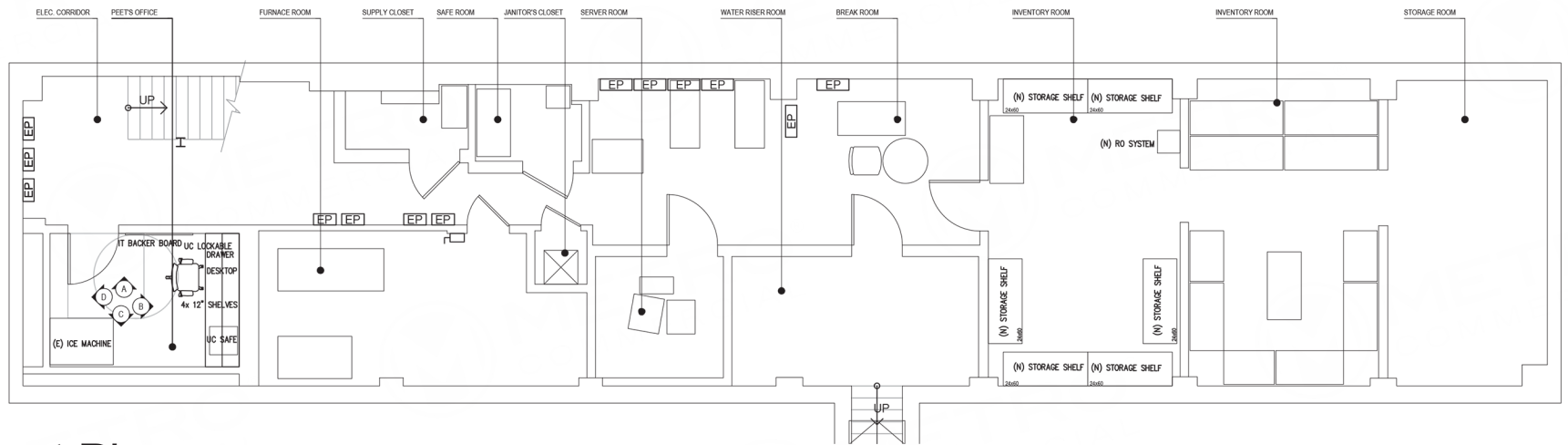
**MICHAEL GORMAN**

office 215.893.0300  
direct 215.282.0152  
mgorman@metrocommercial.com



# 1st Floor Plan

SCALE: 1/8" = 1'-0"



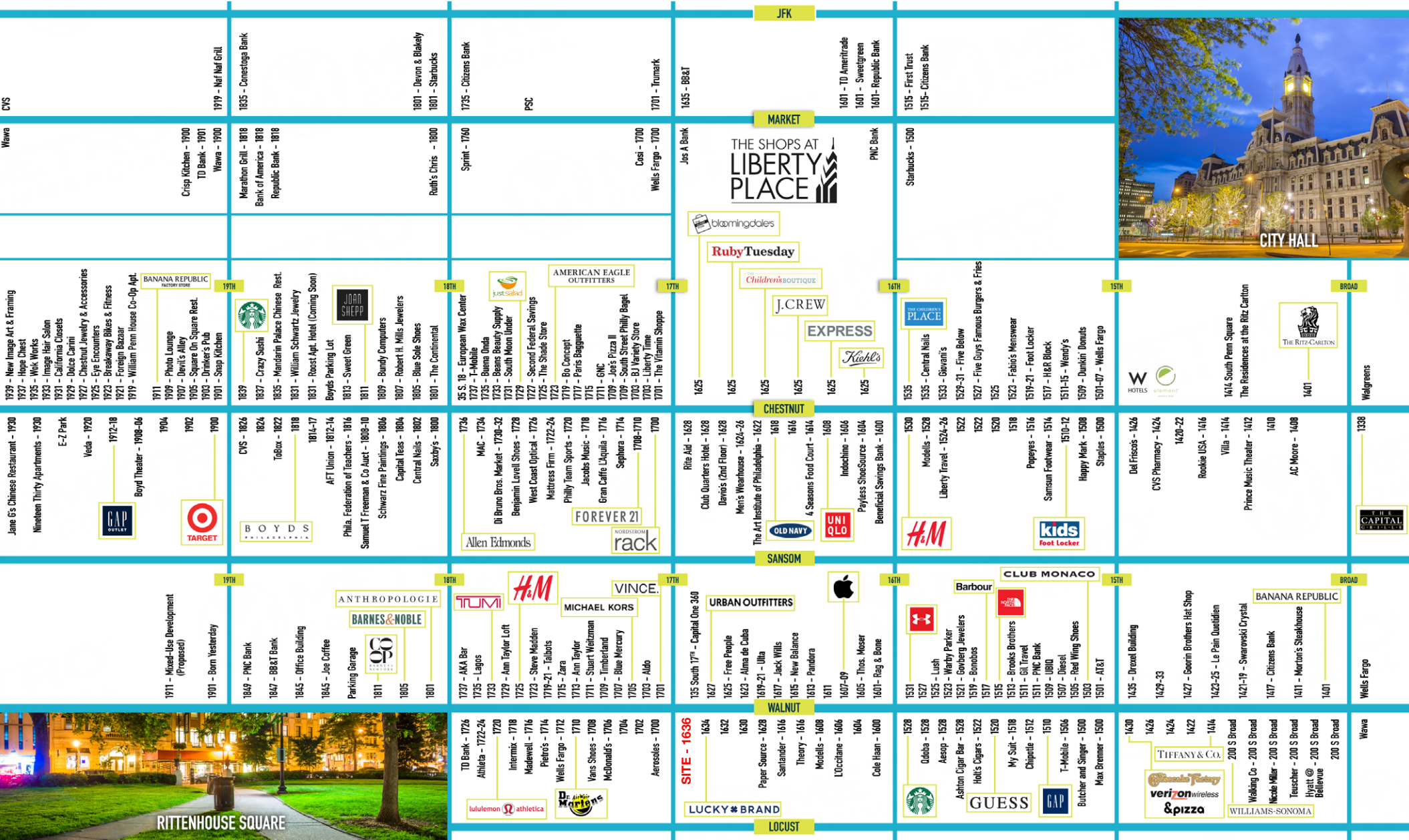
# Basement Plan

SCALE: 1/8" = 1'-0"

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.5.17

**1636 WALNUT STREET  
PHILADELPHIA, PA**





# 1636 WALNUT STREET PHILADELPHIA, PA

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 12.5.17