



For Lease



Highly
accessible



Prime retail
location

**For leasing inquiries,
please contact:**

Larry Steinberg

Senior Managing Director
+1 215 928 7593
larry.steinberg@colliers.com

Alexandra Sayer

Senior Associate
+1 215 928 7521
alexandra.sayer@colliers.com

69-71 N 2nd Street, Philadelphia, PA

Old City Corner Retail Opportunity Undergoing Redevelopment

Situated in the heart of Philadelphia's historic Old City, 69-71 N. 2nd Street, at the corner of Arch Street, offers an exceptional ground-floor retail opportunity in one of the city's most vibrant and walkable neighborhoods.

With its charming historic façade, large display windows, and flexible layout, the property is ideal for retailers, cafés, or specialty businesses looking to establish a presence in a prime urban setting.

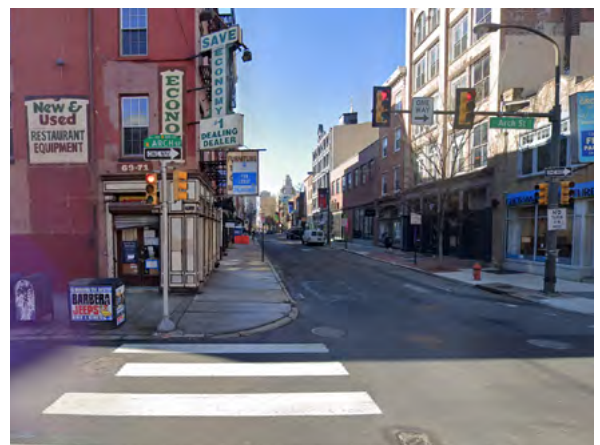
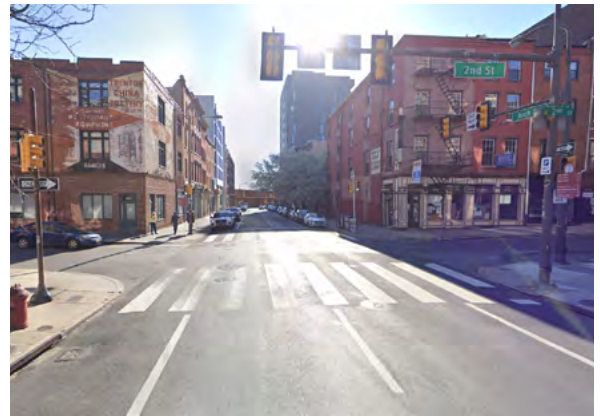
69-71 N 2nd Street, Philadelphia, PA

Property Overview

Surrounded by a dynamic mix of boutiques, galleries, restaurants, and cultural landmarks, this high-visibility space benefits from strong foot traffic and a thriving local and tourist customer base.

Highlights of the site include:

- Located in high foot traffic area with arts and recreation abound; nearby Cherry Street Pier, Elfreth's Alley, Betsy Ross House, F.A.N. Gallery, Pentimenti Gallery, and Arch Enemy Arts
- Highly accessible; within a short walk to the Market-Frankford Line and I-95
- Ground floor retail with additional full-height basement storage

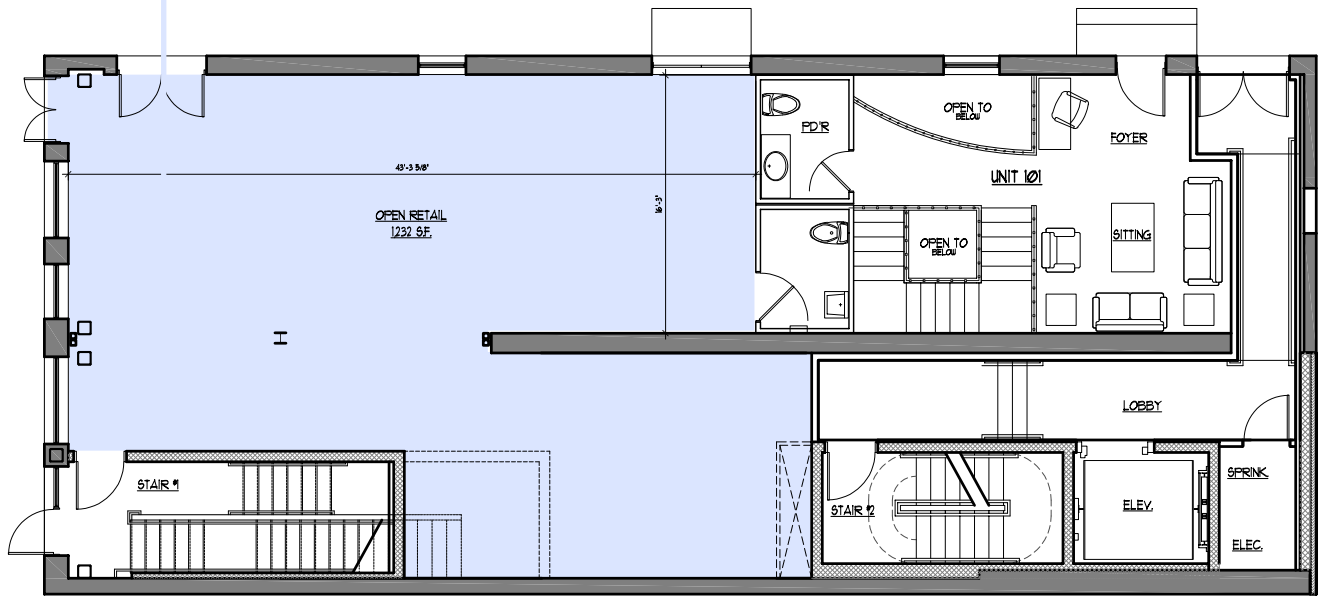


Site Specifications

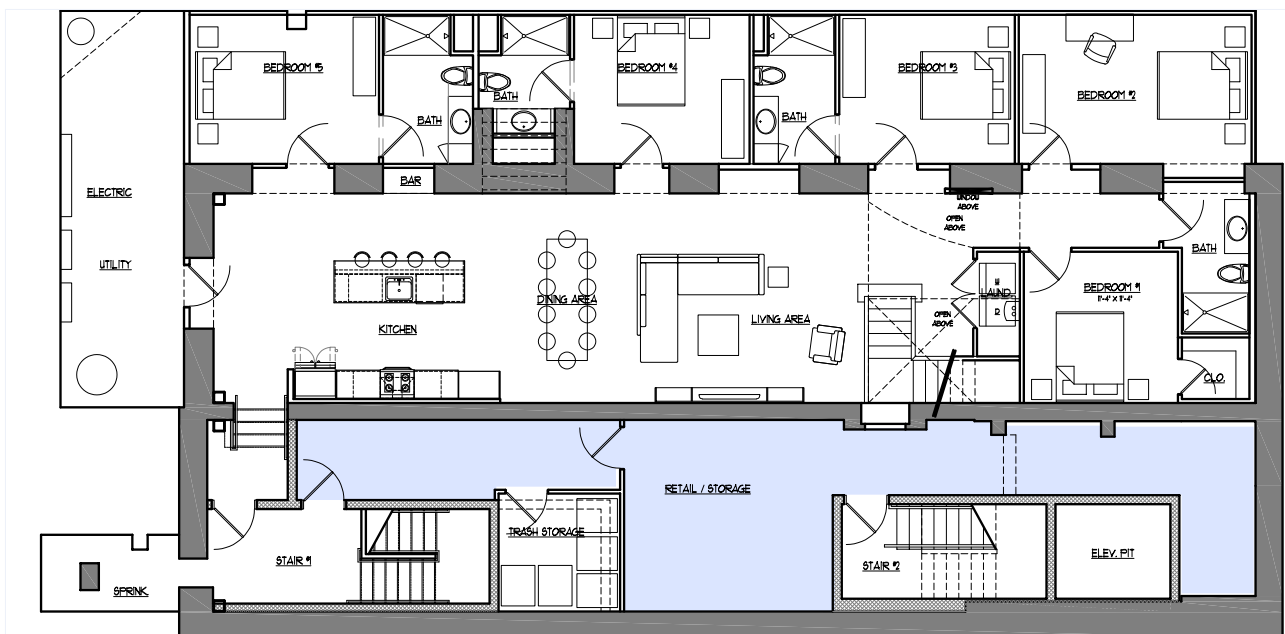
Address	69-71 N 2nd Street Philadelphia, PA
Building Area	Ground floor size of 1,232 SF plus full-height basement storage
Stories	4
Frontage	34' on 2nd Street 84' on Arch Street
Zoning	CMX-3

Floor Plans

1,232 SF Retail



Ground Floor



Full-height basement

Elevation Plan

Roof deck

Floor 4

Floor 3

Floor 2

Ground level retail



N 2ND STREET

Location Overview

69-71 N. 2nd Street sits in a vibrant hub of history, culture, and commerce just steps from landmarks like the Betsy Ross House and Independence National Historical Park. Its proximity to the Delaware River, Penn's Landing, and Cherry Street Pier boosts foot traffic with tourists, residents, and professionals drawn to events, recreation, and waterfront dining.



Local Snapshot



Highlighted Neighbors

**CHERRY STREET
PIER** No. 9

ARCH ENEMY ARTS
gallery + boutique

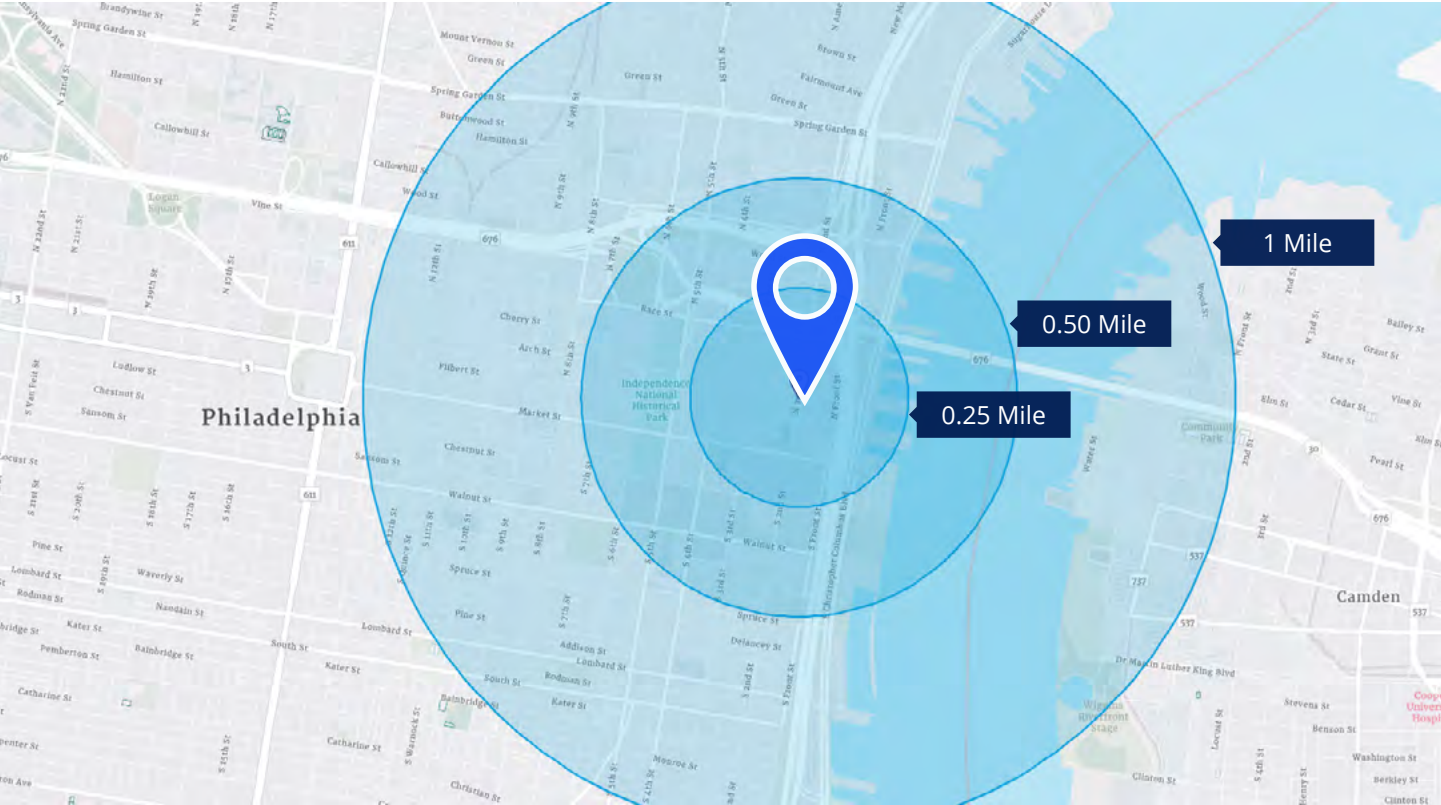


ELFRETH'S
ALLEY
MUSEUM

**THE
BETSY ROSS
HOUSE**

Arden
THEATRE CO.

Neighborhood Demographics



Demographics

	0.25 Mile	0.5 Mile	1 Mile
Population	5,179	10,744	45,834
Households	3,559	5,855	25,248
Employees	8,949	33,648	100,919
Avg. HHI	\$168,581	\$126,138	\$115,225

Traffic Counts

Collection Street	Count (AADT)	Year	Distance
Arch Street	2,738	2025	0.01 mi
N 2nd Street	6,788	2025	0.07 mi
I-95	16,191	2024	0.11 mi



Colliers

Colliers Philadelphia

One Commerce Square
2005 Market Street, Suite 4010
Philadelphia, PA 19103
Tel +1 215 925 4600
colliers.com/philadelphia

Larry Steinberg

Senior Managing Director
+1 215 928 7593
larry.steinberg@colliers.com

Alexandra Sayer

Senior Associate
+1 215 928 7521
alexandra.sayer@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.