

27 N 2ND STREET

Old City, Philadelphia 19106



GROUND FLOOR RETAIL FOR LEASE IN OLD CITY

\$8,400/month + NNN

- » 3,600 SF ground Floor retail
- » 1,200 SF mezzanine
- » Full basement
- » Glass retail storefront windows, allowing plenty of natural light
- » Space is ideal for a gallery, med-spa, salons, creative office, medical office, service-oriented retailers.
- » Old City offers a combination of local and tourist traffic with this site sitting a few blocks away from Independence Mall and thousands of new apartment units.

NEARBY DEMOGRAPHICS (1 mile radius)

Total Population	47,150
Total Households	25,322
Est. Daytime Employees	83,784
Average Household Income	\$138,843

NEIGHBORS INCLUDE:



FORK



PENN'S VIEW HOTEL
OLD CITY, PHILADELPHIA, PA. • EST. 1990



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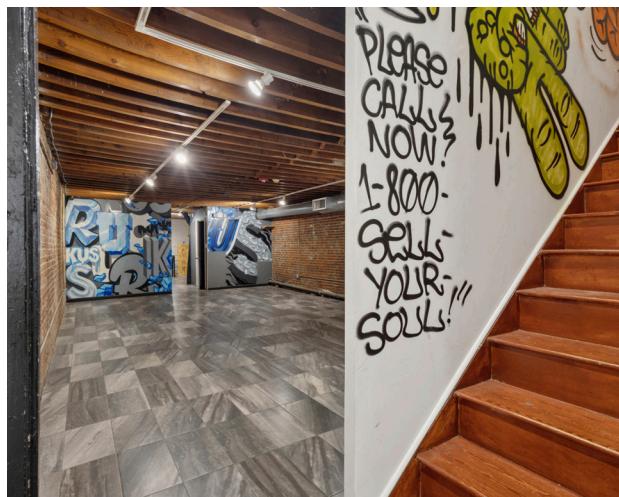
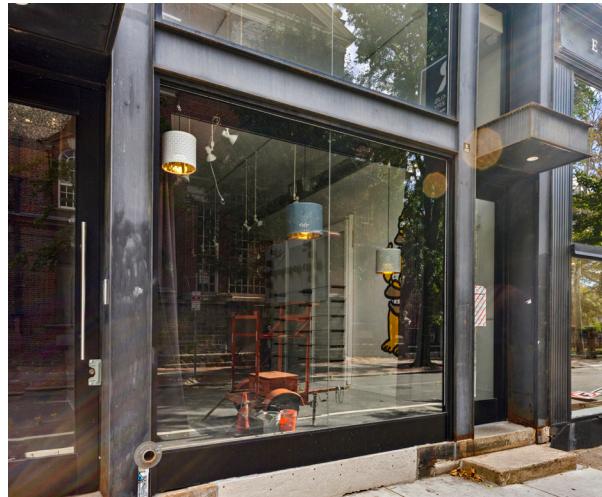
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Property Photos



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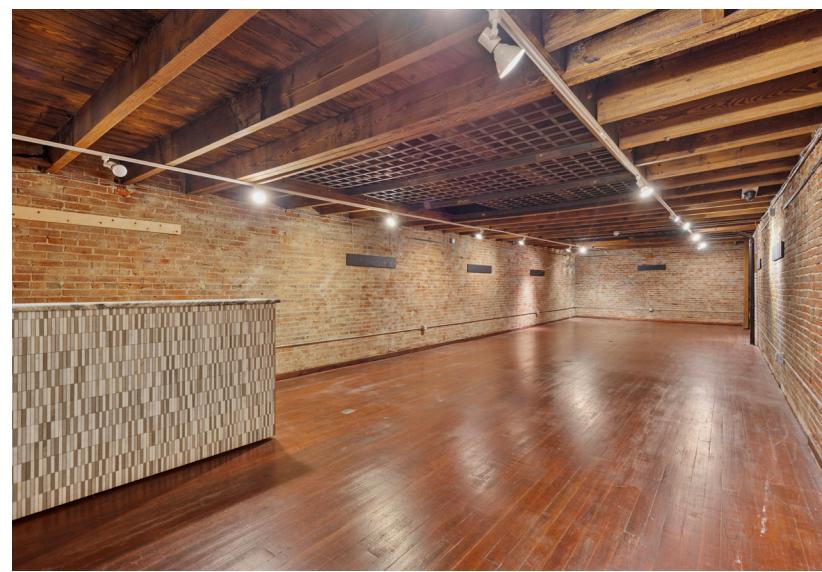
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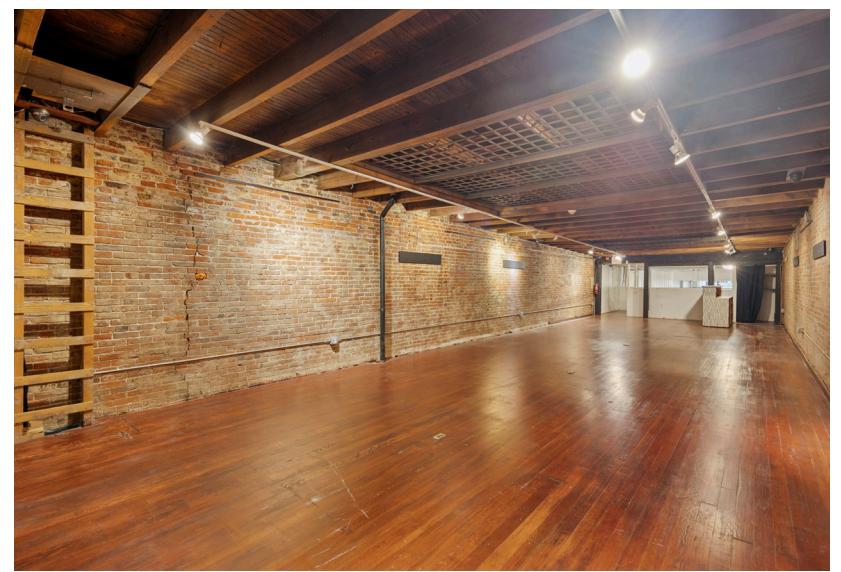
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Property Photos



Mezzanine



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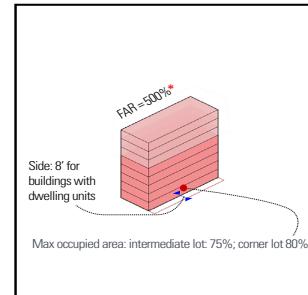
Zoning

CMX-3

Table 14-701-3: Dimensional Standards for Commercial Districts



Max. Occupied Area	Lot: Intermediate 75% Corner 80%
Min. Side Yard Width	8 ft. if used for buildings containing dwelling units
Max. Floor Area Ratio	500%* With additional bonuses



* Zoning Bonus Summary		CMX-3			
		Additional FAR in Applicable Areas ^{1,2}	Additional Height in /TOD	Additional Height in /CDO	Additional Height in /ECO
Public Art (§14-702(5))		N/A	N/A	Up to 12 ft.	Up to 12 ft.
Public Space (§14-702(6))		N/A	Up to 50%	Up to 48 ft.	Up to 24 ft.
Mixed Income Housing (§14-702(7))	Moderate Income	150%	200%	Up to 48 ft.	Up to 48 ft.
	Low Income	250%	300%	Up to 60 ft.	Up to 60 ft.
Transit Improvements (§14-702(8))		N/A	Up to 100%	Up to 72 ft.	N/A
Underground Accessory Parking and Loading (§14-702(9))		N/A	50%	N/A	N/A
Green Building (§14-702(10))		Up to 100%	Up to 100%	Up to 36 ft.	Up to 36 ft.
Trail (§14-702(11))		N/A	N/A	Up to 72 ft.	N/A
Street Extension (§14-702(12))		N/A	N/A	Up to 72 ft.	N/A
Retail Space (§14-702(13))		N/A	N/A	Up to 36 ft.	Up to 48 ft.
Stormwater Management (§14-702(14))		N/A	N/A	Up to 36 ft.	Up to 72 ft.
Through-Block Connection (§14-702(15))		N/A	N/A	N/A	Up to 48 ft.

1 The Center City Commercial District Control Area (§14-502(2)(b)(29))
 2 The Old City Residential Area, Bridge Approach (§14-502(2)(b)(17))

For bonus restrictions in select geographic areas, see [page 49](#).

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MPN
MALLIN PANCHELLI NADEL
REALTY

Retail Map



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About the Neighborhood: Old City



Old City, Philadelphia captures the essence of timeless sophistication. As the birthplace of American independence, this storied neighborhood offers a rare fusion of history, culture, and contemporary refinement. Lined with 18th-century architecture and picturesque cobblestone streets, Old City exudes classic elegance while embracing modern vibrancy. Upscale residences, luxury lofts, and meticulously restored townhomes coexist with award-winning restaurants, chic cafés, art galleries, and boutique shops, creating an unparalleled urban experience.

Just steps from world-famous landmarks such as Independence Hall, the Liberty Bell, and the Delaware River waterfront, residents enjoy a lifestyle that is both rich in heritage and rooted in convenience. Old City is also home to Philadelphia's thriving arts scene, with design studios, theaters, and cultural institutions that infuse the neighborhood with creativity and sophistication. Its walkability, proximity to Center City, and easy access to major highways make it one of the most desirable locations in Philadelphia for both living and investing.

For those seeking an address that tells a story—where historic charm meets elevated city living—Old City stands as a truly exceptional destination. Whether overlooking centuries-old streets or indulging in the area's fine dining and boutique ambiance, residents experience the best of past and present in one of the city's most iconic neighborhoods.

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