



MSC
WALNUT
STREET

RETAIL/SHOWROOM AVAILABLE
SECOND FLOOR AND LOWER LEVEL

RITTENHOUSE SQUARE
PHILADELPHIA, PA

1619 WALNUT STREET

PROPERTY DETAILS

- ▶ 2nd floor and lower level retail opportunity on the prime retail block of Walnut St.
- ▶ Sleek glass three story facade with impressive ceiling heights on each floor
- ▶ Iconic area tenants such as Apple, Urban Outfitters, Alo Yoga and Rag & Bone
- ▶ Turn-key condition
- ▶ Prominent signage opportunity for 2nd floor tenant

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

188,131

EST. MEDIAN HH INCOME

\$99,150

EST. MEDIAN AGE

35

EST. EMPLOYEES

258,822

NEIGHBORING WALNUT STREET TENANTS



URBAN OUTFITTERS

PANDORA

third love

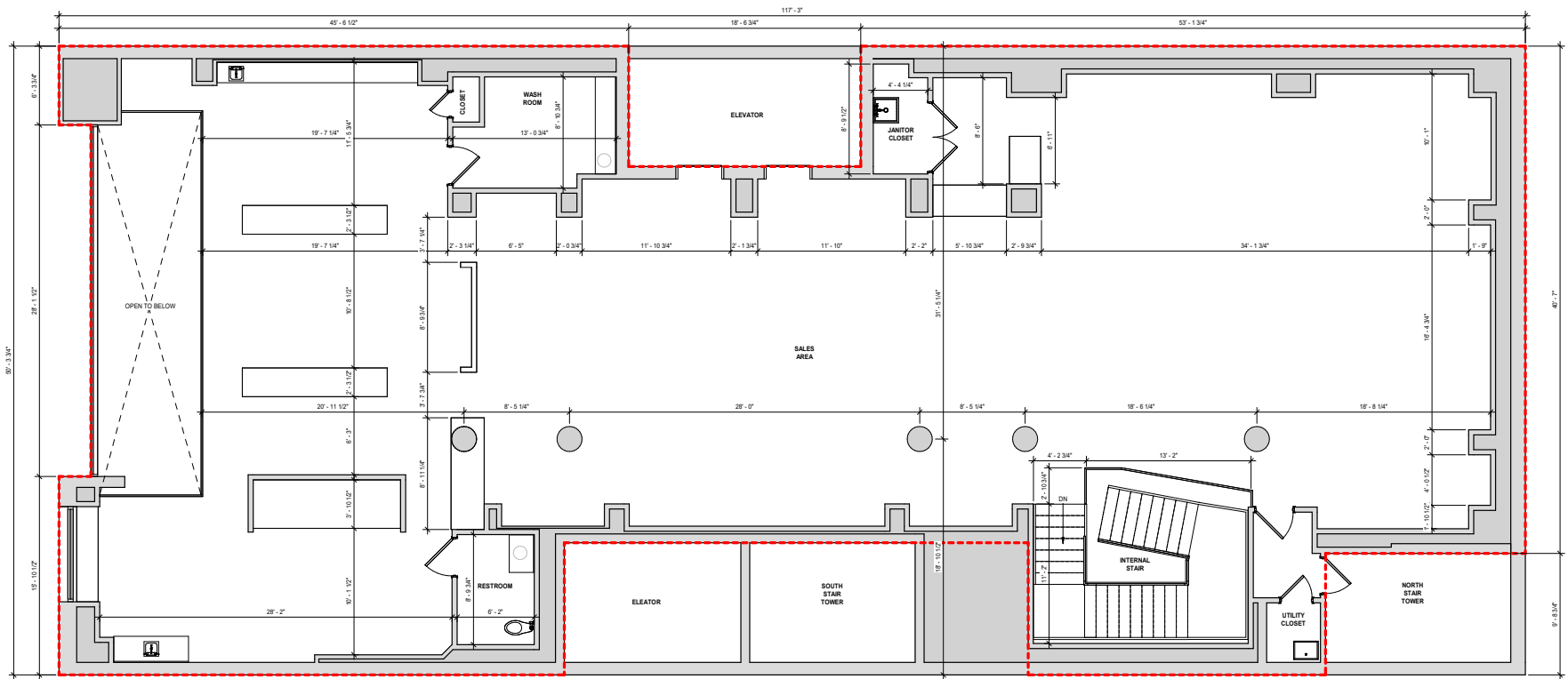
rag & bone

Free People

FLOOR PLANS

SECOND FLOOR

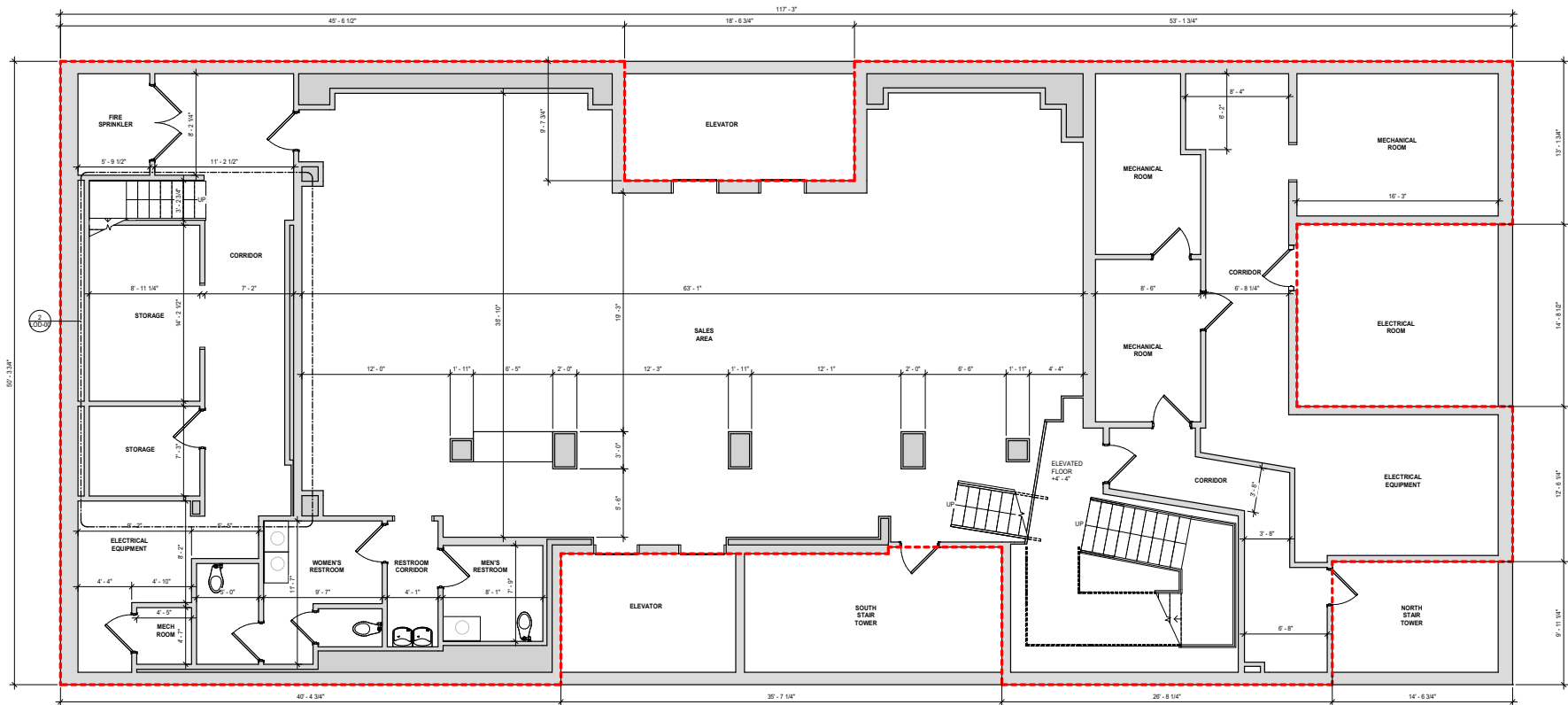
5,101 SF



FLOOR PLANS

BASEMENT

4,938 SF



INTERIOR PHOTOS

SECOND FLOOR



INTERIOR PHOTOS

BASEMENT



RITTENHOUSE SQUARE NEIGHBORHOOD MAP



RITTENHOUSE SQUARE

AN OVERVIEW



MSC



RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA

-serving as the epicenter of retail, dining, daytime office traffic, hotels, affluent residential, and nightlife. The trade area is positioned with unmatched access to Center City's most impactful traffic drivers. From an ultra-affluent residential base, to over **44M SF of office**, to an acclaimed arts district and a flourishing tourism base, it truly is a live/work/play 24 hour neighborhood. As the **5th most walkable downtown** in the country, it is easily accessed by the various other highly connected and flourishing Philadelphia neighborhoods. It provides maximum exposure along with unparalleled national co-tenancy in a downtown setting and serves as the ideal city entry point for most national retailers and restaurants.

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WALNUT STREET

RETAIL



rag & bone
NEW YORK



ALO



APPLE



Glossier.



CB2



VINCE.



FAHERTY



ANTHROPOLOGIE

lululemon  athletica



WARBY PARKER



MADEWELL

 gorjana

Walnut and Chestnut Streets, along with the connecting numbered streets, have become attractive locations for both high-end and fast-fashion retailers who value the city's highly concentrated, cosmopolitan and diverse customer base. Walnut Street is the city's premier "high street" retail corridor with four primary blocks that span Broad Street to 18th Street. With a mix of upscale apparel/contemporary stores, athleisure, digitally native brands, jewelry, and furniture, **WALNUT STREET'S LEASING ACTIVITY IS THE STRONGEST IT HAS EVER BEEN.**

WSE

CHESTNUT STREET

RETAIL



UNIQLO



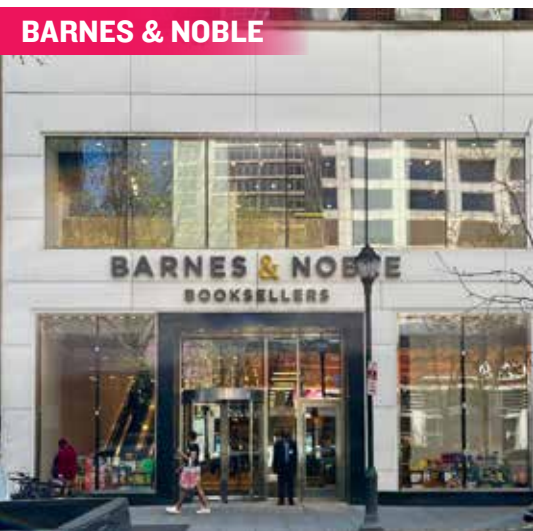
SEPHORA



BOYDS



bloomingdale's
the outlet store



BARNES & NOBLE



JOAN SHEPP



OLD NAVY

BIGGER BOX TENANTS

such as Barnes & Noble, Bloomingdale's Outlet, Uniqlo, Nordstrom Rack and Sephora mixed with local fashion institutions such as Boyds Department Store and Joan Shepp, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.



HEYDAY



RESCUE SPA



BARRYS BOOTCAMP

FITNESS, HEALTH & WELLNESS



SOULCYCLE



EQUINOX

HOTELS



NIGHT LIFE



RESTAURANTS

From renowned Stephen Starr, Michael Schulson and Cook N Solo restaurants to local James Beard award-winning chefs, Rittenhouse Square is a culinary mecca and receives national recognition for its booming restaurant scene.



QSR / SPECIALTY

Rittenhouse Square's density, day-time population and unparalleled exposure makes it an ideal location for national QSRs looking to enter the Philadelphia market.



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