

STREET LEVEL RETAIL SPACE IN RITTENHOUSE SQUARE



2216 WALNUT STREET Rittenhouse Square, Philadelphia 19103

\$3,000/month + NNN

- » 1,440 SF of Street Level Retail Space at 22nd and Walnut Streets
- » Lower Level for storage/ back of house
- » Newly renovated building with new retail storefront and systems
- » Rear loading access
- » Located in Rittenhouse Sq. directly over the bridge from University City.
- » Space is ideal for cafe, F&B, fitness, salon, and other service-oriented retail.
- » Zoning: RMX-3
- » Located steps from Rittenhouse Square, and close to the Market Street business district, with several recently completed and under construction high-density residential development projects. The neighborhood is Center City's most expensive and exclusive. With an abundance of high-end luxury apartments, some of the best fine dining in the city, and an expansive amount of luxury retail shopping.



DEMOGRAPHICS:

Residents within 1 mile:	47,547
Avg household income:	\$115,698
Estimated daytime population: <small>(workers within 1 mile)</small>	187,462

NEIGHBORS INCLUDE:



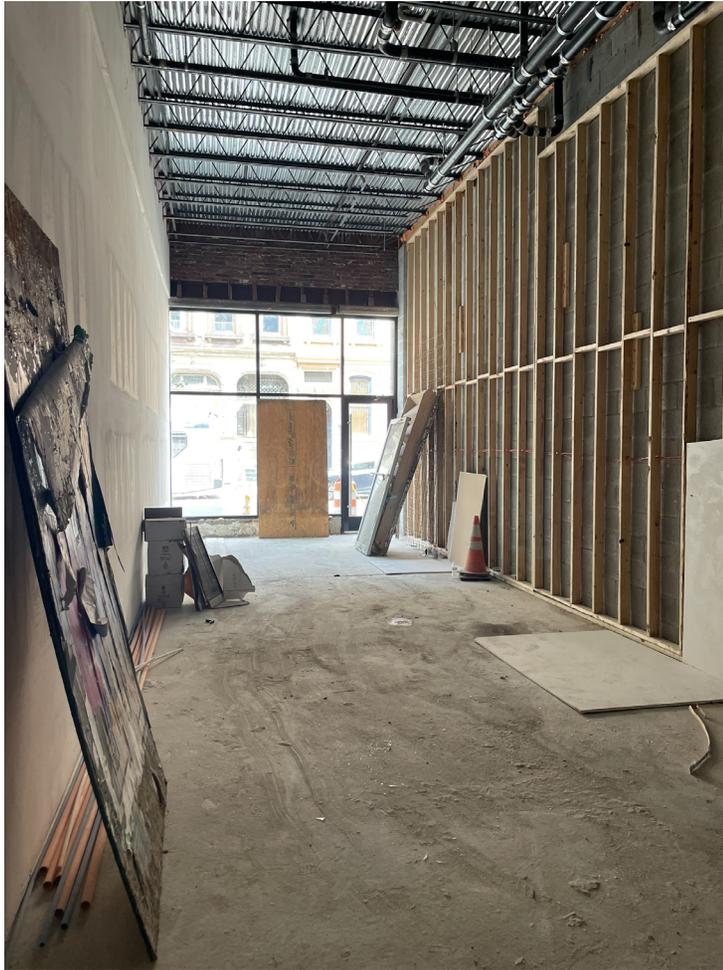
NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

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Property Photos



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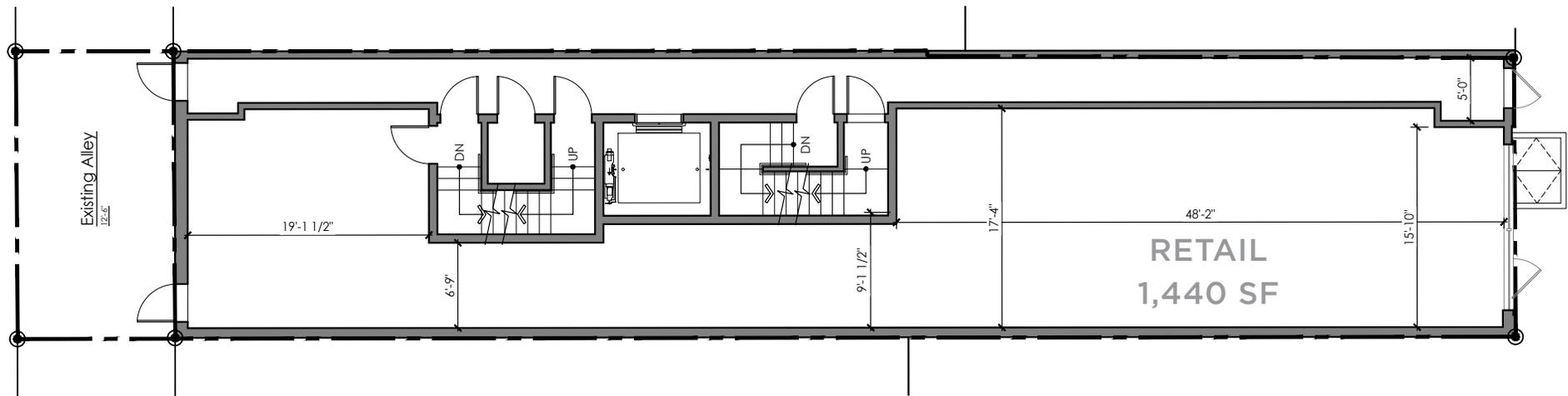
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Floor Plan: Ground Floor



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