

1437-39 SOUTH STREET

CENTER CITY | PHILADELPHIA | 19146

FOR LEASE

EXPANSIVE RESTAURANT/BAR SPACE AVAILABLE ON SOUTH STREET



\$17.50/SF NNN

Available for the first time in 20 years, 1437-39 South Street is a unique commercial space with multiple sections that could be used as one enormous bar/restaurant venue or support multiple simultaneous commercial uses.

- 8,300 SF bar/restaurant venue extending over 3 floors
- The venue has a vented kitchen with 7 bars throughout
- Outdoor seating consists of a roof deck on the upper floors and a cover courtyard in the rear portion of the property
- Located along the South Street commercial corridor on the west side of Broad Street, the property sits among several bars, restaurants, cafes and entertainment venues, with easy access the public transportation, Rittenhouse Square and South Philadelphia
- Zoned CMX-4

The space's generous CMX-4 zoning allows for a variety of uses that are not permitted by other zoning designations, so be creative!



NEIGHBORS INCLUDE



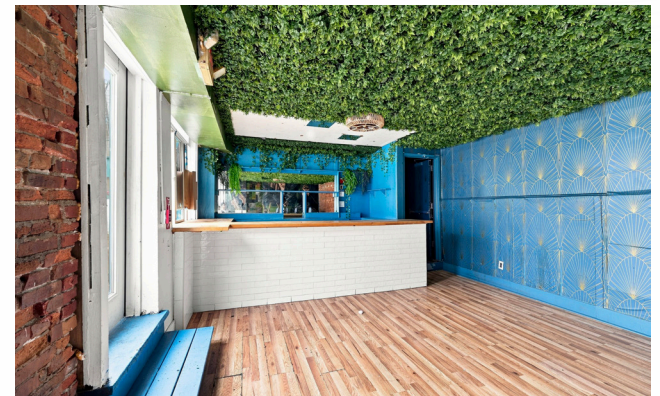
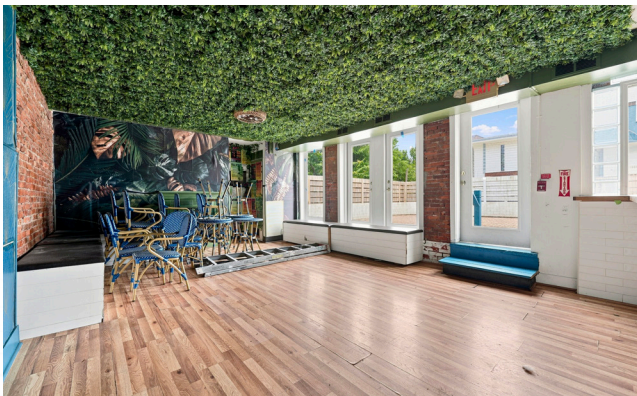
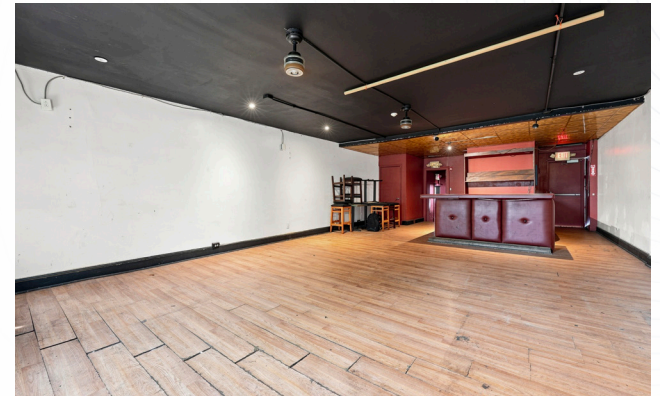
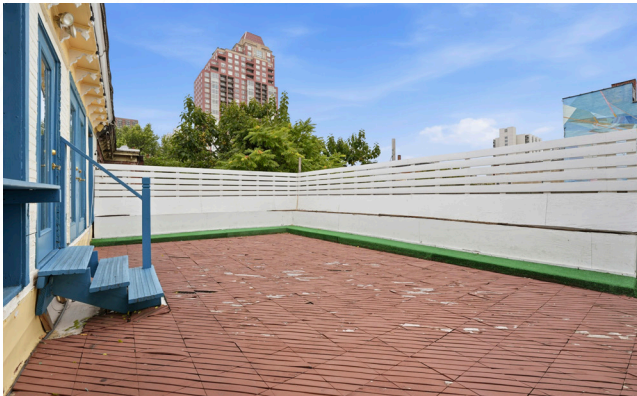
DENNIS CARLISLE
215.805.8620 | DCARLISLE@MPNREALTY.COM

JOE SCARPONE
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PROPERTY PHOTOS

1437-39 SOUTH STREET



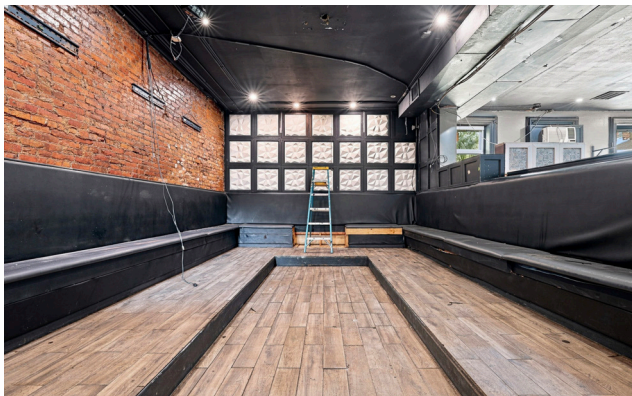
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TITLE

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INTENT: Community- and region-serving mixed use development, including retail and service uses

Table 14-602-2: Uses Allowed in Commercial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-4	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	N	
Two-family	N	
Multi-family	Y	
Group Living (except as noted below)	Y	
Personal Care Home	Y	14-603 (11)
Single-Room Residence	Y	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	Y	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

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COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	Y	
Casino	N	
Nightclubs and Private Clubs	Y	14-603 (18)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	Y	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	[6]	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)

NEARBY RETAILERS

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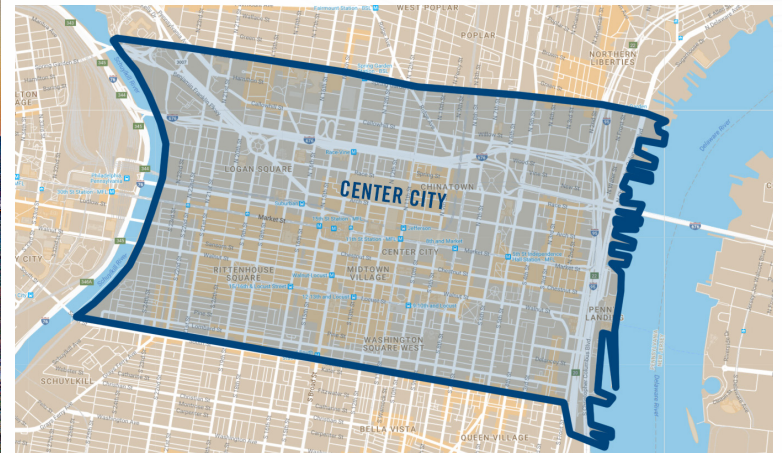
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ABOUT THE NEIGHBORHOOD

1437-39 SOUTH STREET

CENTER CITY is the vibrant heart of Philadelphia, serving as the city's primary business, cultural, and commercial hub. Known for its iconic skyline, historic architecture, and modern high-rise developments, the area blends old and new seamlessly. Landmarks such as Philadelphia City Hall and nearby districts like Rittenhouse Square and Old City contribute to Center City's dynamic and diverse character. The neighborhood features a mix of luxury apartments, office towers, hotels, and cultural institutions, making it a major destination for both residents and visitors.

Center City offers exceptional walkability and access to public transportation, including multiple SEPTA subway, trolley, and regional rail lines, providing convenient connections throughout the region. The area is home to a wide range of restaurants, retail corridors, entertainment venues, and green spaces, creating a lively urban lifestyle day and night. With its strong employment base, thriving arts scene, and central location, Center City continues to be one of the most desirable and influential neighborhoods in Philadelphia for professionals, businesses, and investors alike.



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