

Colliers



For
Lease



Retail/
office space
ready for
occupancy

Positioned
between
University
City and West
Rittenhouse
Square

2401 Walnut Street Philadelphia, PA

Second-Gen Restaurant Space with Deck, Parking, and Adjacent Office/Retail

- Upscale restaurant space with a sophisticated, fit-out, high-end equipment and wood burning oven
- Deck access offering unbeatable city views, including sights of Cira Green and the Schuylkill River Trail
- Prominent signage visibility along the iconic Walnut Street Bridge
- Close proximity to Schuylkill Banks Boardwalk, University City and 30th Street Station

Larry Steinberg

Senior Managing Director
+1 610 585 4700

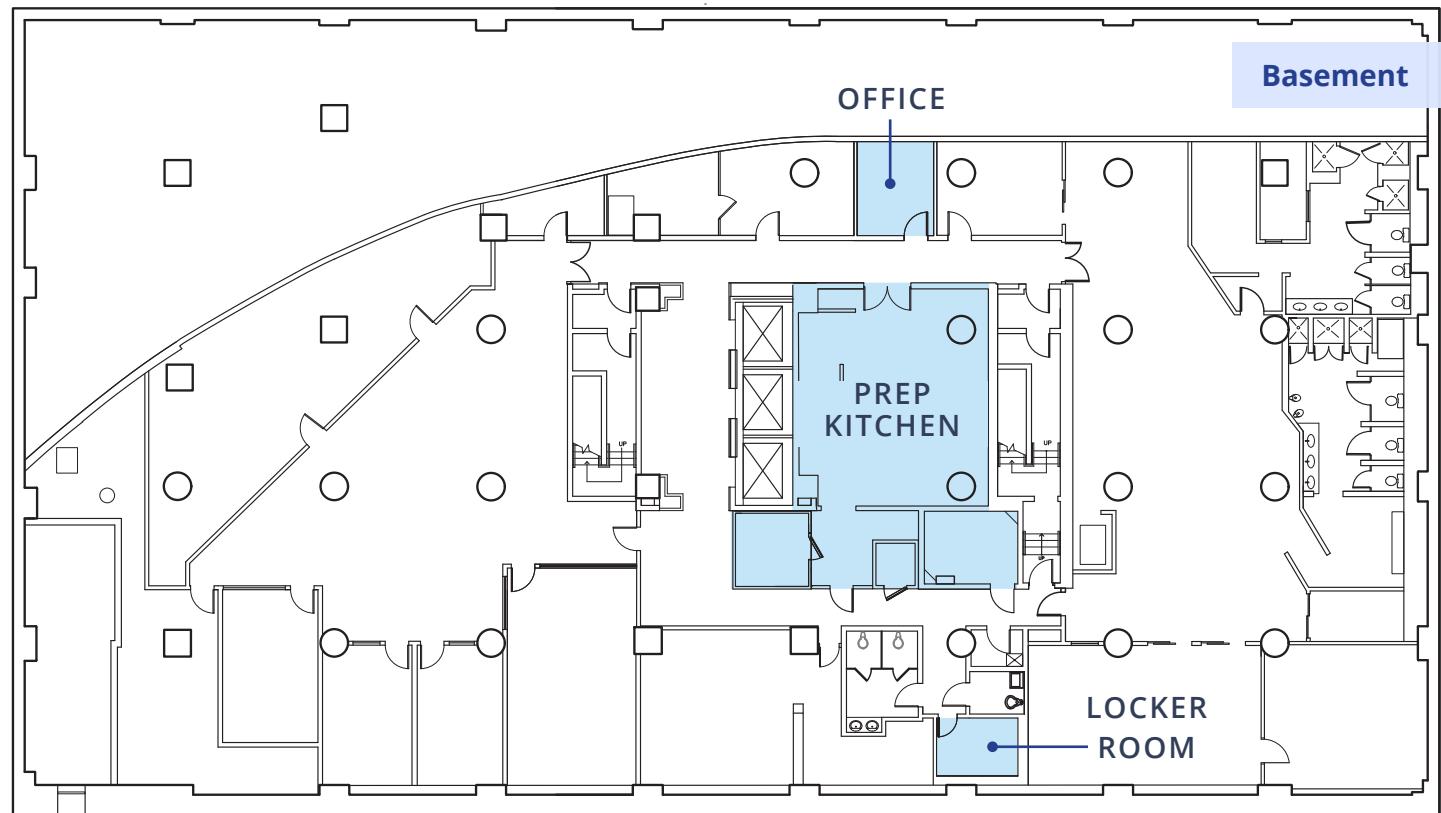
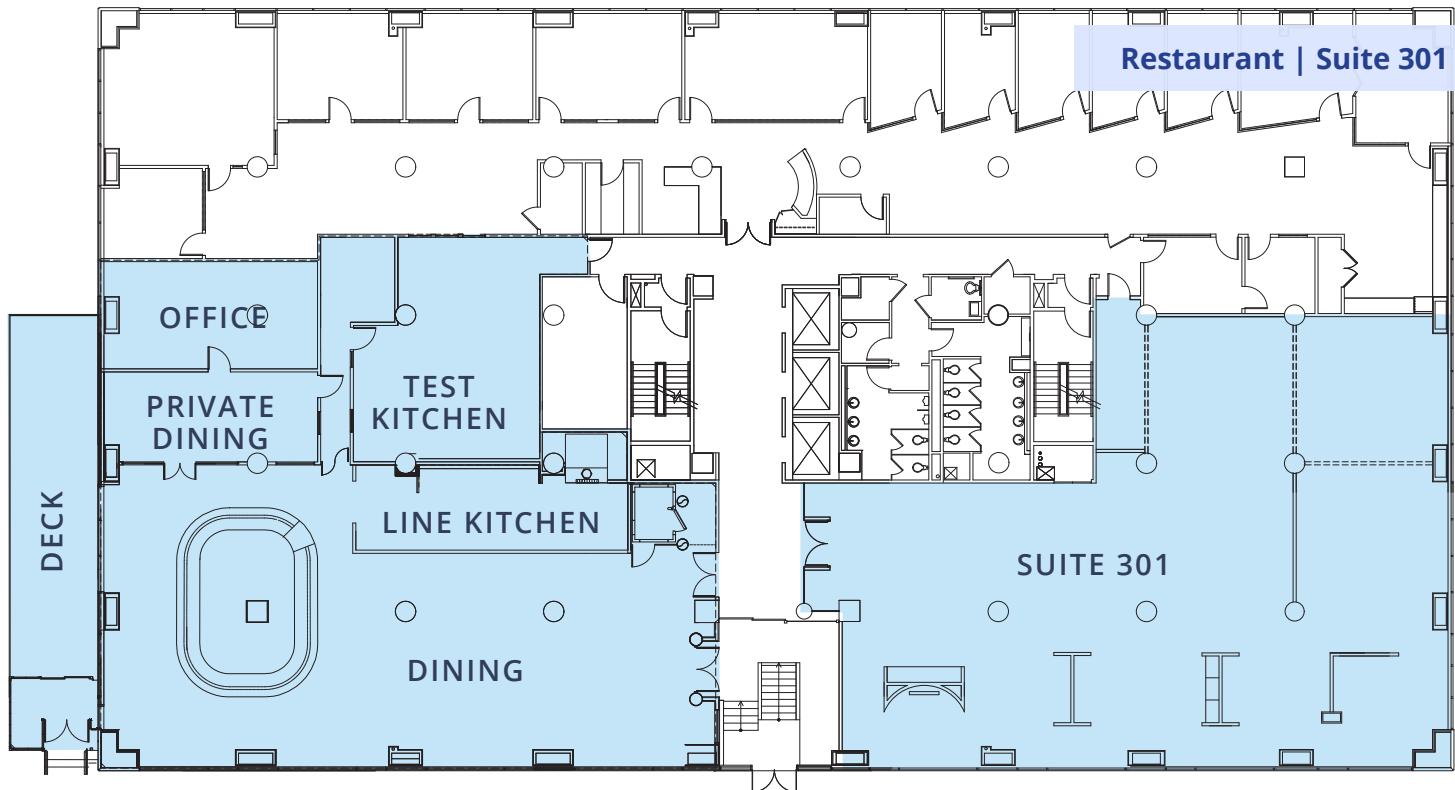
larry.steinberg@colliers.com

Alexandra Sayer

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

Floor Plans

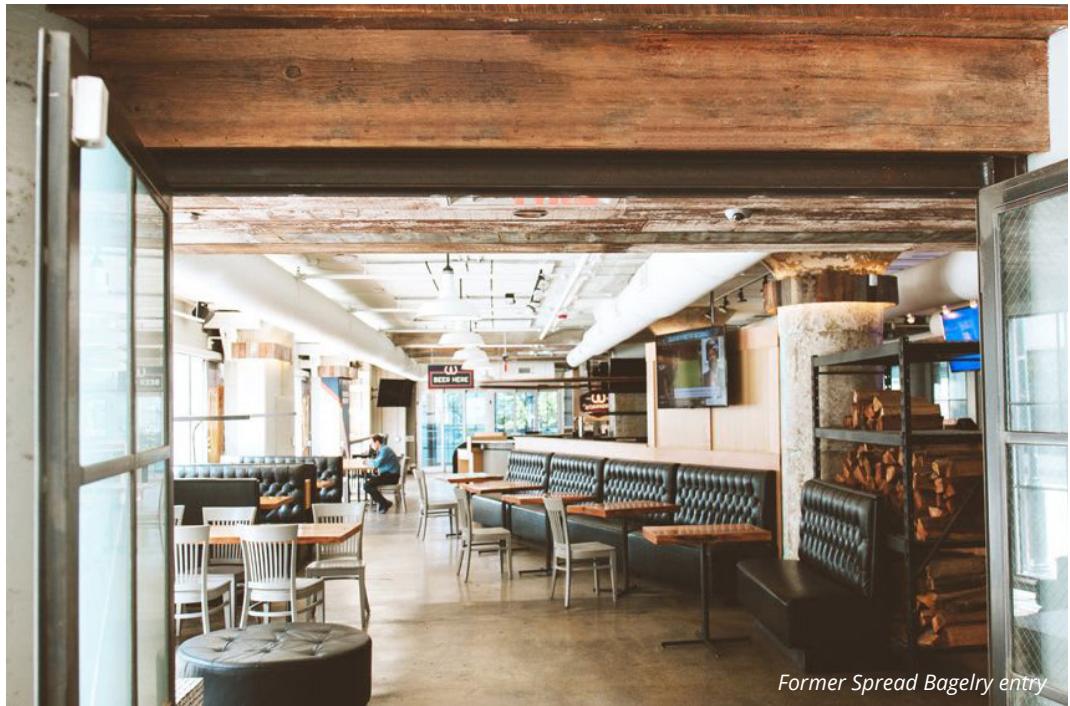
RESTAURANT: 6,000 SF | RETAIL/OFFICE (SUITE 301): 5,415 SF



— Available for lease



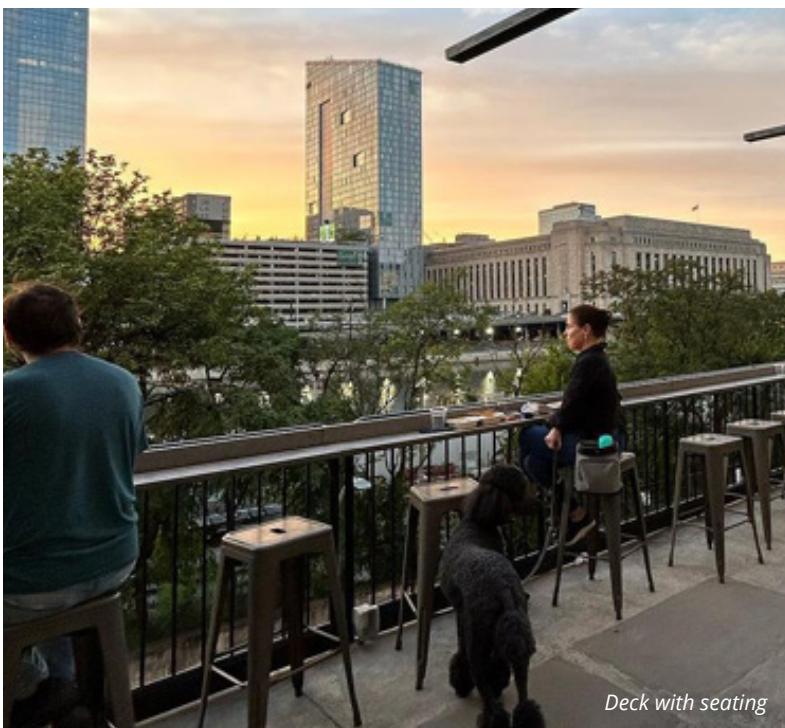
Wood burning oven



Former Spread Bagelry entry



Former Spread Bagelry seating



Deck with seating



Former Spread Bagelry seating

Local Snapshot



DEMOGRAPHIC	1/4 MILE	1/2 MILE	1 MILE
Population	7,233	25,233	88,901
Households	4,713	15,746	46,804
Avg. HHI	\$139,769	\$155,643	\$151,590
Employees	10,605	47,952	253,189



Colliers



2401 Walnut St | Philadelphia, PA

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 © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Philadelphia Tri-State Region.