

MEDICAL OFFICE OPPORTUNITY

VISIBILITY + LOCATION

INDEPENDENCE PLACE

241 S. 6TH STREET

PHILADELPHIA, PA 19106

RD+

PROPERTY SUMMARY

Prime ground-floor space at Independence Place, prominently positioned along the south side of Washington Square. Currently built out as a 2nd-gen medical lab, the space is equally well-suited for a physician, dental practice, or boutique med-spa seeking an upscale clientele.

Co-tenants include a market, fitness center, salon, and dry cleaner, creating a built-in customer base. Ideally located in Society Hill, near Washington Square West, Old City, and Queen Village, the property benefits from strong residential density and steady commercial foot traffic in one of Philadelphia's most established neighborhoods.



AT A GLANCE



SQUARE FOOTAGE
3,060



FRONTAGE
25 FT



NEIGHBORHOOD
Washington Square



PARKING
Adjacent parking garage



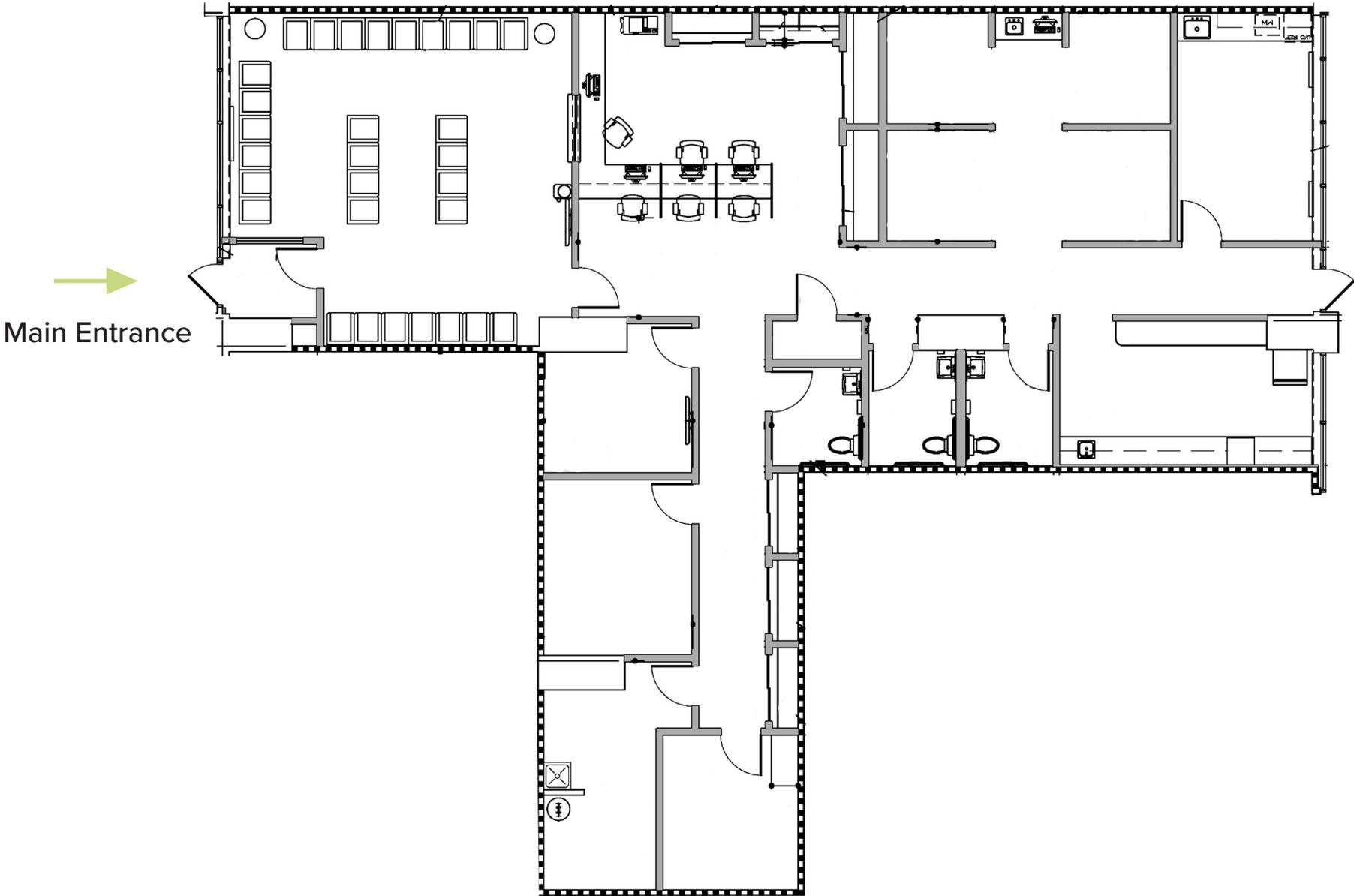
CONDITION
2nd Gen medical space



PATIENT DROP OFF
Easy & Convenient



FLOOR PLAN



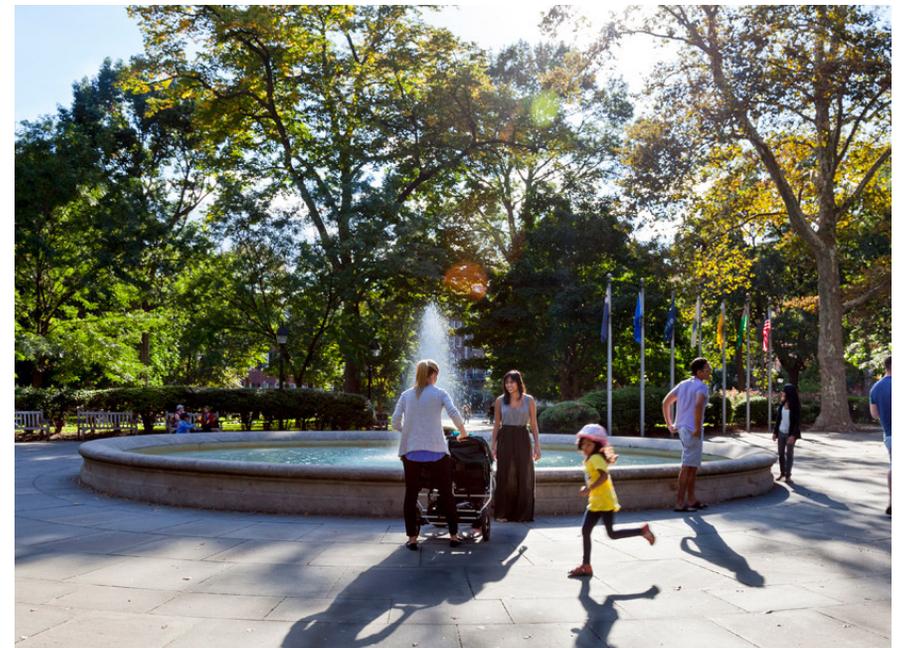


NEIGHBORHOOD

Society Hill and Washington Square West are among Philadelphia's most vibrant and sought-after neighborhoods, blending historic charm with modern sophistication. Known for its tree-lined streets and iconic brownstones, this area is home to a thriving community of luxury residences, boutique shops, and award-winning restaurants.

Situated in the heart of the city, this site offers unparalleled access to top medical institutions, including Penn Medicine and Jefferson Health, making it a hub for healthcare and wellness. The neighborhood's proximity to cultural landmarks, such as Washington Square Park, adds to its appeal, offering a perfect balance of convenience and lifestyle.

With a walkable layout, excellent public transit options, and a lively atmosphere, this site is a prime destination for both residents and businesses.



39

MEDIAN AGE

.5 mi radius

\$171,046

HOUSEHOLD
INCOME

\$82.55M

TOTAL HEALTHCARE
EXPENDITURE

65,151

DAYTIME
POPULATION



AMENITIES

Food & Beverage

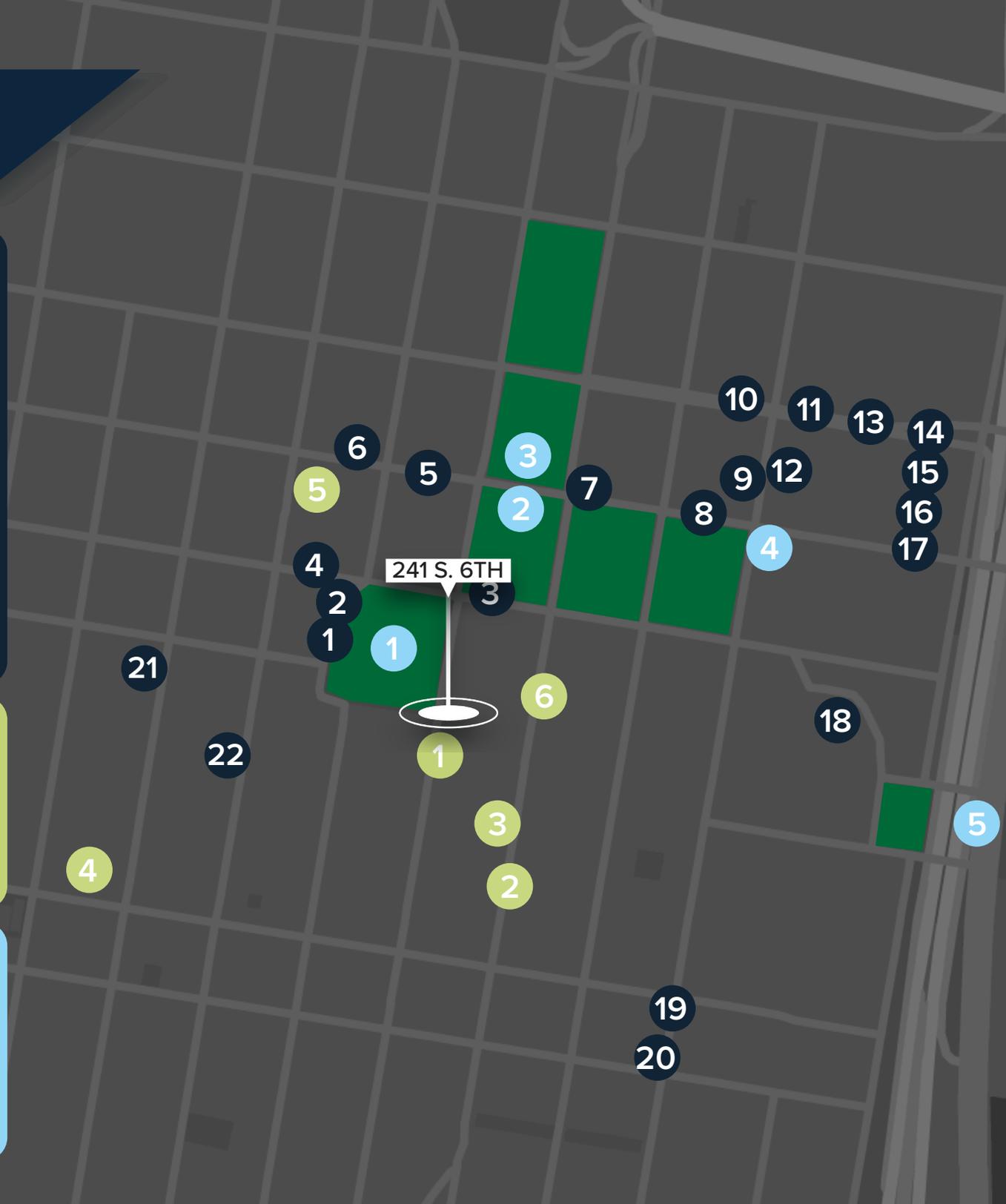
- | | |
|----------------------------|-----------------------|
| 1. Talula's Garden | 12. Las Bugambiglia's |
| 2. Talula's Daily | 13. Sonny's Steaks |
| 3. PJ Clarke's | 14. Campo's |
| 4. Umami Steak & Sushi Bar | 15. Cuba Libre |
| 5. LaScala's | 16. Sassafras |
| 6. Sakartvelo | 17. Royal Boucherie |
| 7. Red Owl Tavern | 18. Zahav |
| 8. Buddakan | 19. Provenance |
| 9. National Mechanics | 20. Pizzeria Stella |
| 10. Fork | 21. Middle Child |
| 11. Tacobee's | 22. Kanella |

Stores, Retail, & Fitness

- | | |
|--------------------------------|-----------------------------|
| 1. Washington Square Pharamacy | 4. Whole Foods |
| 2. ACME | 5. SolidCore |
| 3. CVS | 6. Philadelphia Sports Club |

Area Attractions

- | | |
|---------------------------|--------------------------------------|
| 1. Washington Square Park | 4. Museum of the American Revolution |
| 2. Independence Hall | 5. Spruce Street Harbor Park |
| 3. Liberty Bell | |



TRANSPORTATION





PETER ROTHBERG

DIRECT | 267.515.6021

MOBILE | 215.292.2200

Peter@rothbergdubrow.com



GENNADIY KAPKANOV

DIRECT | 267.238.4234

MOBILE | 267.515.7024

Gennadiy@rothbergdubrow.com

OFFICE | 267.238.3500

rothbergdubrow.com



The information contained herein has been obtained from sources deemed reliable. Coldwell Banker Commercial cannot verify it and makes no guarantee, warranty, or representation about its accuracy. Any opinions, assumptions, or estimates provided by Coldwell Banker Commercial are for discussion purposes only and do not represent the current or future performance of a property, location, or market.