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RETAIL PROPERTY FOR LEASE

160-64 N 2ND ST

Philadelphia, PA 19106

DEAL TEAM

160-64 N 2nd St | Philadelphia

RETAIL PROPERTY FOR LEASE



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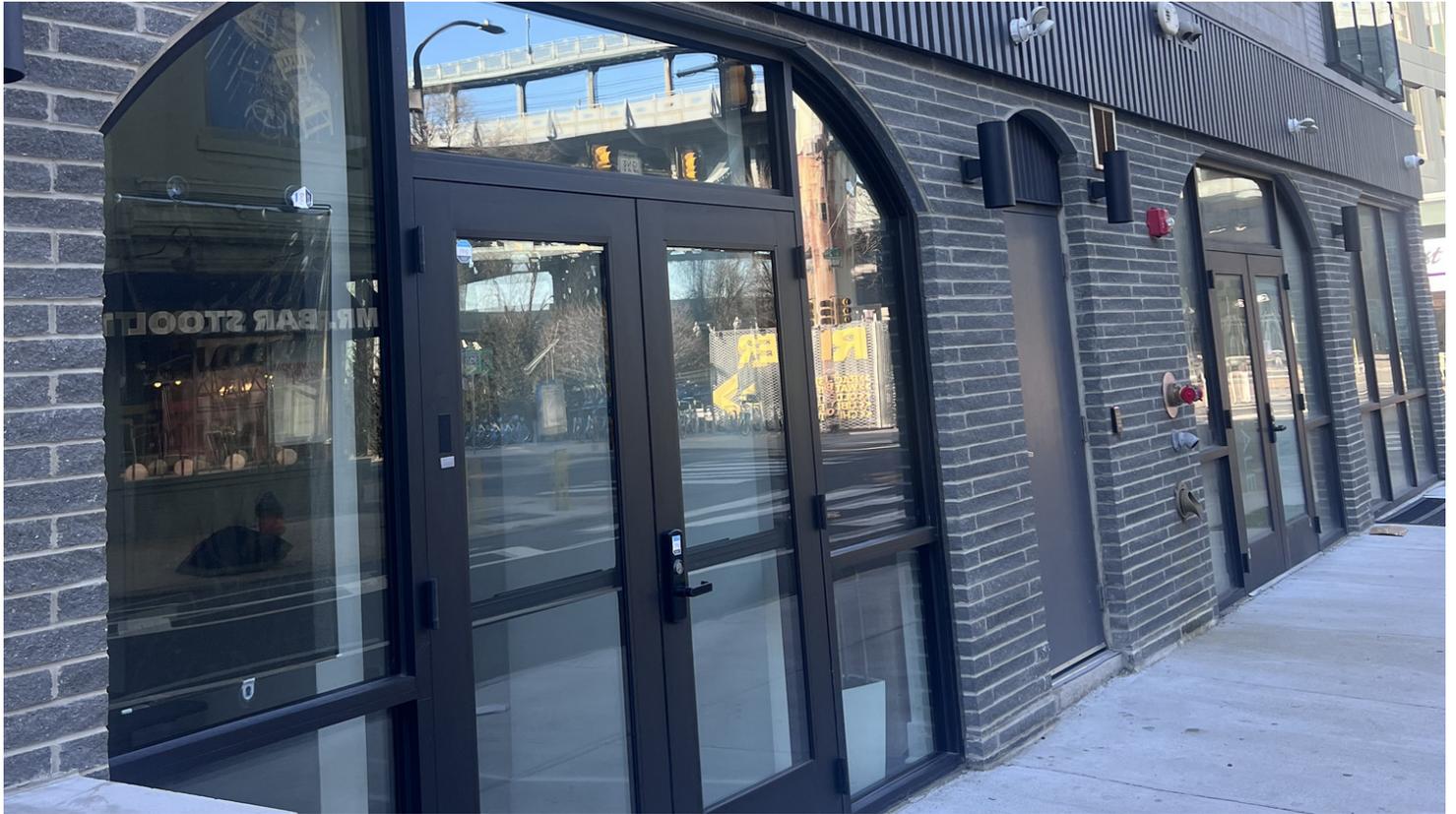
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PROPERTY SUMMARY

160-64 N 2nd St | Philadelphia

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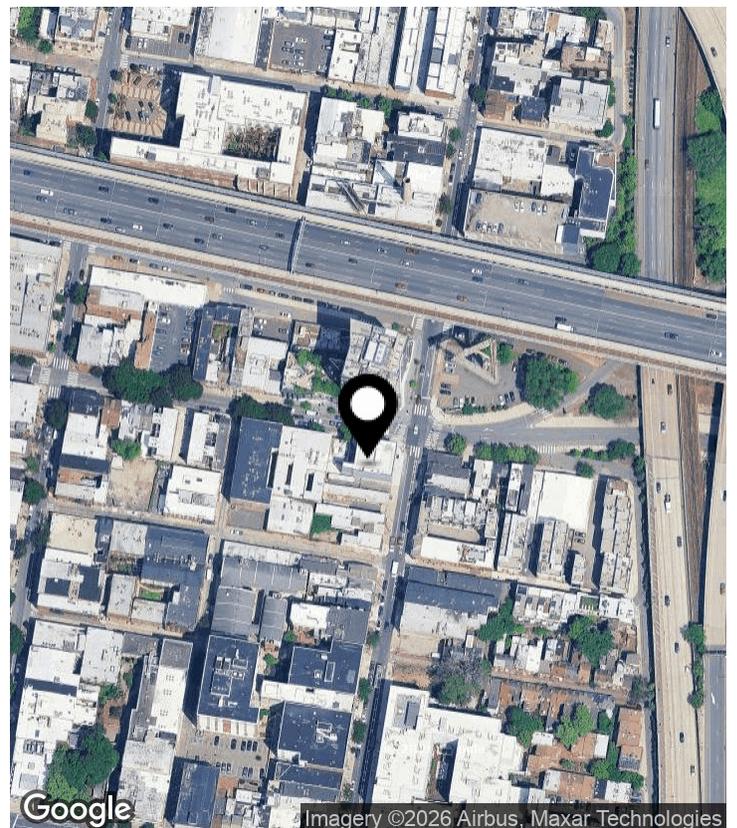
PROPERTY DESCRIPTION

Located on the ground floor of The Ben at 160 N 2nd Street in Philadelphia's Old City, this newly constructed space (built from the ground up in 2024) offers outstanding visibility and accessibility. The property features a strong street-level presence with steady foot traffic, making it ideal for businesses seeking maximum exposure.

The versatile layout is well suited for a wide range of uses, including retail, office, medical, food and beverage, or other service-oriented concepts, and can be customized to meet various operational needs. This presents a unique opportunity to establish your business in a dynamic, high-demand urban location.

OFFERING SUMMARY

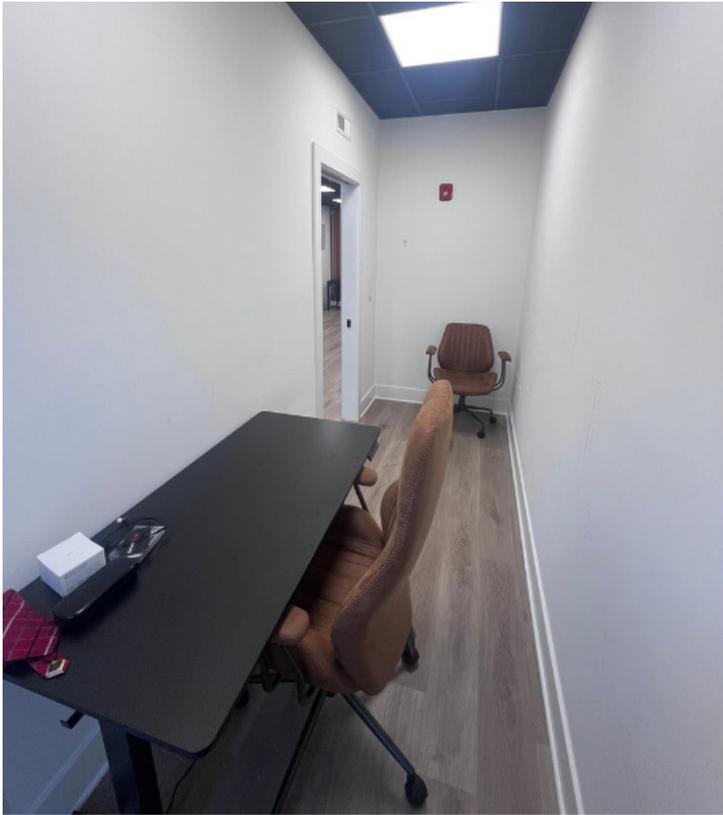
Lease Rate:	\$4,500/mo
Building Size:	1,387 SF
Year Built:	New Construction in 2024
Zoning Code:	CMX



INTERIOR PHOTOS

160-64 N 2nd St | Philadelphia

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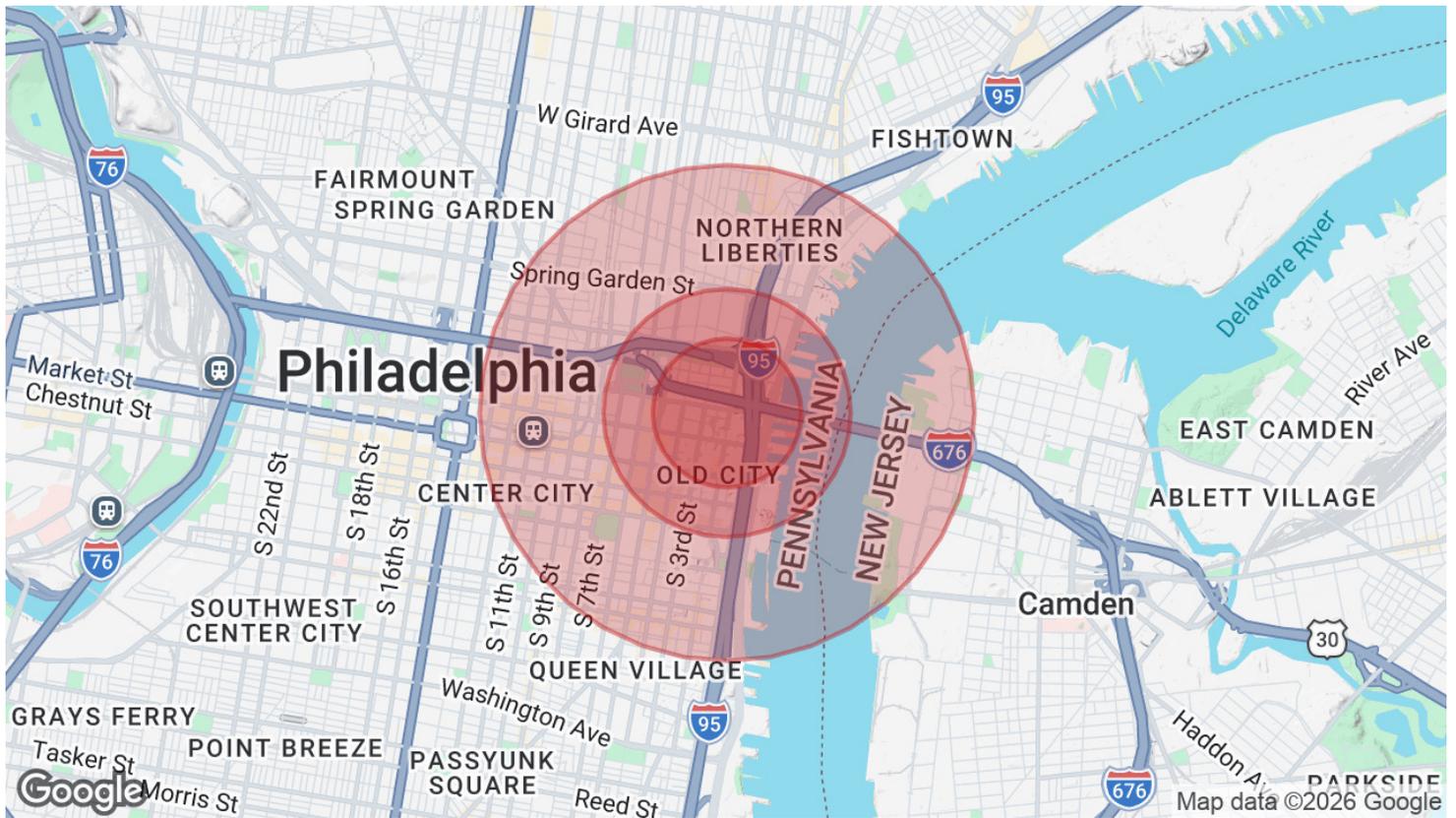
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DEMOGRAPHICS MAP & REPORT

160-64 N 2nd St | Philadelphia

RETAIL PROPERTY FOR LEASE



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,552	9,094	46,776
Average Age	40	41	40
Average Age (Male)	40	41	40
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,859	5,392	24,863
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$164,809	\$159,090	\$149,670
Average House Value	\$682,668	\$669,483	\$681,469

Demographics data derived from AlphaMap

