



TRI STATE COMMERCIAL
PRECISION
REAL ESTATE EXPERTS

2ND GENERATION RESTAURANT SPACE FOR LEASE

2104 MARKET STREET
PHILADELPHIA, PA

CONTACT

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LISTING DETAILS

2104 MARKET STREET | PHILADELPHIA, PA

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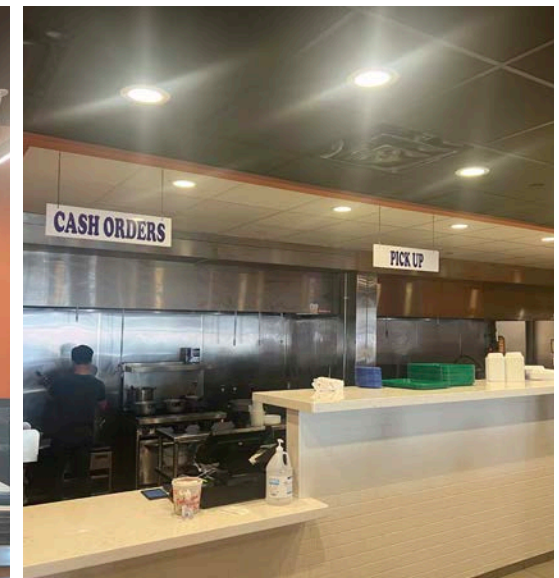
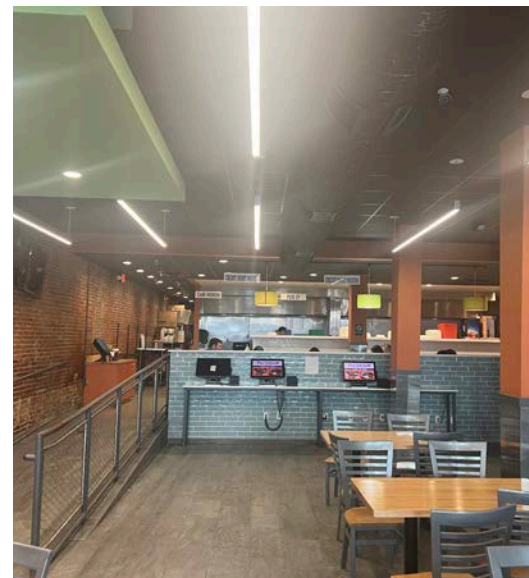
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PROPERTY HIGHLIGHTS

- 3,600 SF
- Located in Market Street-West
- Turn-key restaurant, fully vented with all equipment in place
- Plug & Play opportunity with little to no alterations needed
- Steps from Commerce Square & the heart of the Central Business District
- Excellent signage & Market Street visibility
- Landlord incentives available for qualified tenants



Demographics

	.25 Miles	.50 Miles	1 Mile
EST. POPULATION	10,255	24,754	87,352
AVERAGE AGE	43.7	40.9	36.5
EST. AVG HH INCOME	\$91,137	\$120,212	\$111,462
EST. TOTAL EMPLOYEES	31,250	106,400	178,505

WALK SCORE | **100**

TRANSIT SCORE | **100**

BIKE SCORE | **92**

RETAIL AERIAL

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30TH STREET STATION



JFK BOULEVARD

MARKET STREET



CHESTNUT STREET



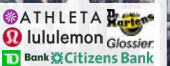
WALNUT STREET



food & drink



FOUR SEASONS
HOTELS AND RESORTS



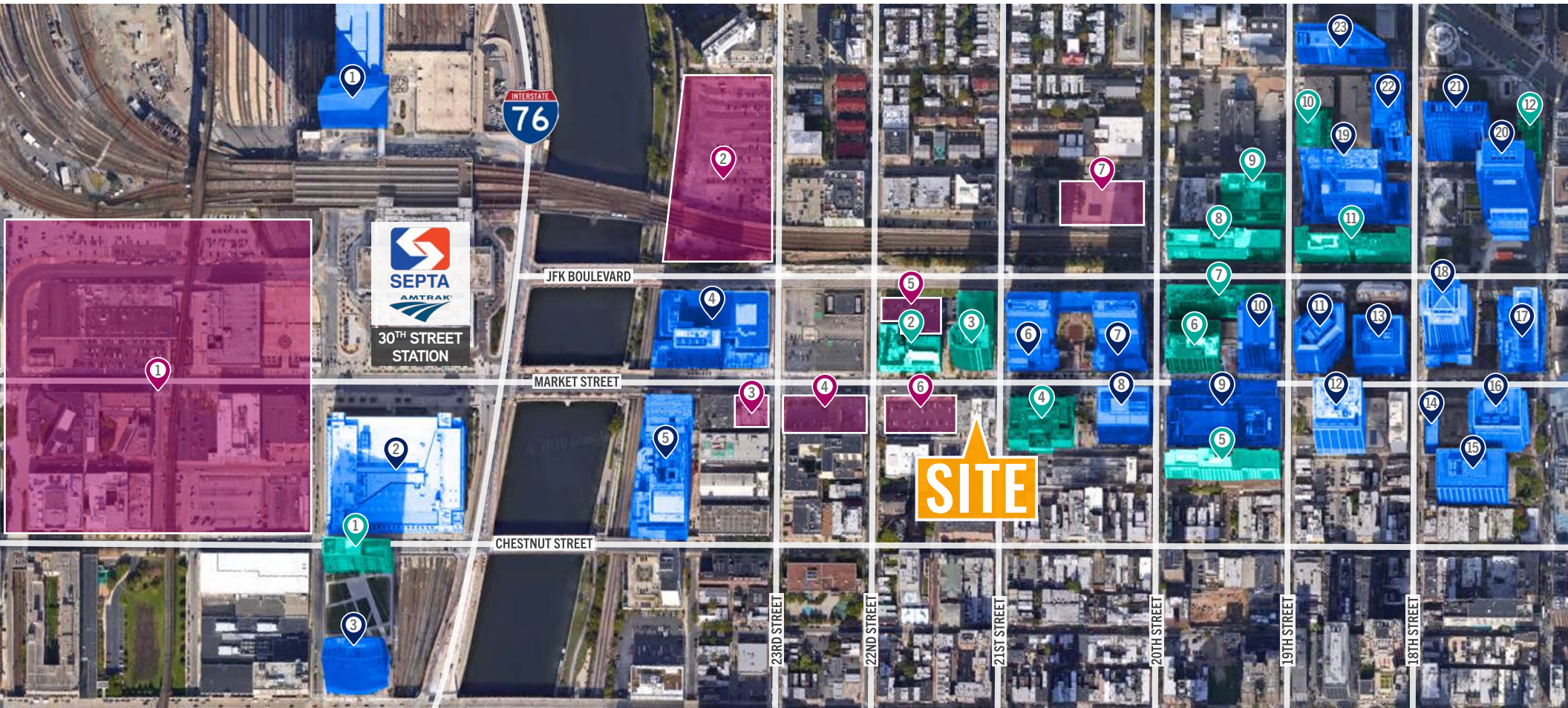
AREA DENSITY

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OFFICE SPACE

- | | | | |
|-------------------------------------|-------------------------------------|--|---|
| ① Cira Centre
730,000 SF | ⑦ Two Commerce
954,000 SF | ⑬ 10 Penn Center
668,000 SF | ⑰ Comcast Tech. Center
1.2 M SF |
| ② IRS Building
863,000 SF | ⑧ 2000 Market
662,000 SF | ⑭ 1760 Market
138,000 SF | ⑳ Comcast Center
1.3 M SF |
| ③ FMC Building
830,000 SF | ⑨ 1900 Market
457,000 SF | ⑮ United Plaza
621,000 SF | ㉑ 3 Logan Square
1 M SF |
| ④ 2301 Market
970,000 SF | ⑩ 1901 Market
761,000 SF | ⑯ 1700 Market
941,000 SF | ㉒ 2 Logan Square
700,000 SF |
| ⑤ 2400 Market
616,000 SF | ⑪ 1835 Market
686,000 SF | ⑲ 1701 Market
322,000 SF | ㉓ 1 Logan Square
600,000 SF |
| ⑥ One Commerce
942,000 SF | ⑫ 1818 Market
981,000 SF | ⑱ Melon Bank Center
1.2 M SF | |

RESIDENTIAL

- | | |
|---|---|
| ① Cira Centre South
345+ Units | ⑦ Penn Center Apartments
400+ Units |
| ② 2121 Market
165+ Units | ⑧ Kennedy House
550+ Units |
| ③ The Murano
300+ Units | ⑨ 1900 Arch
300 Units+ |
| ④ 2040 Market
280+ Units | ⑩ The Sterling
500 Units+ |
| ⑤ William Penn House
580+ Units | ⑪ The Lofts at 1835 Arch
200 Units+ |
| ⑥ 1919 Market
320+ Units | ⑫ The Arch
250 Units+ |

NEW DEVELOPMENTS

- | | |
|---|---|
| ① Schuylkill Yards
14 Acre Development | ⑦ 2000-24 Arch
475,000 Office |
| ② River Walk
28 & 32 Story Towers | |
| ③ 2300 Market
200,000 SF Life Sciences | |
| ④ 2222 Market
305,000 SF Office | |
| ⑤ 2121 Market
341 Units | |
| ⑥ 2120 Market
23 Story Office/Residential | |

CENTER CITY

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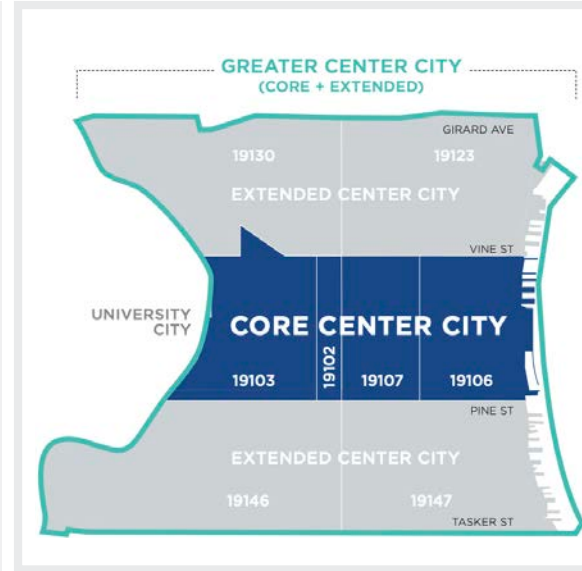
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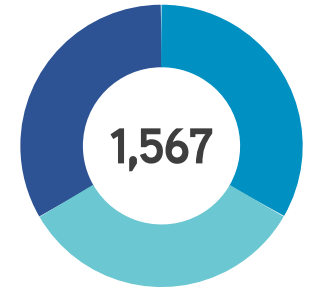
“Philadelphia’s downtown retail market has been comprised of a diverse mix of locally owned stores and national brands. While more than 90 nationals opened in Center City during the last five years, local retailers still make up more than 75% of the overall tenant mix. Downtown shops and restaurants provide a mix of entry-level and skilled jobs for city residents and help contribute to Center City’s prominence as a regional shopping and dining destination offering unique brands and experiences.”

(Center City District)



CENTER CITY PHILADELPHIA KEY FACTS

Center City Storefronts, 2022



RETAILERS	537
FOOD ESTABLISHMENTS	566
SERVICE PROVIDERS	464

PA Convention Center

694,000 VISITORS

Dilworth Park

7,089,000 VISITORS

Kimmel Center

400,000 VISITORS

Office Occupancy 82.5%

Hotel Rooms 13,375

Residential Pop. 132,667

College Students 105,147

Retailers 1,567

Arts & Culture 498

(Center City District)

