



321 South Street, Philadelphia PA

Unique retail space available **for lease**

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Property Overview



Dual-level retail space



34' frontage on South St



Historic location with vibrant nightlife



Close proximity to Pennsylvania Hospital



Just steps from South Street staples Jim's Steaks & Lorenzo's Pizza

321 South Street offers a unique, dual-level retail space on Philadelphia's most vibrant and eclectic retail corridor with access to a robust residential population and active nightlife.

The space consists of two floors totaling 3,910 SF available for lease.

Address	321-23 South Street, Philadelphia PA
Location	3rd & South, around the corner from Headhouse Square
Year Built	1900
Site Area	2,942 SF
Retail Area	up to 3,800 SF
Rentable Area	Ground Floor - 2,170 SF Second Floor - 1,740 SF
	Total Available - 3,910 SF
Frontage	34' on South Street
Parking	Street
Zoning	CMX-3
Retail Neighbors	Theatre of the Living Arts (TLA), Philadelphia's Magic Gardens, Jim's Steaks, Lorenzo's Pizza



Walk Score

99



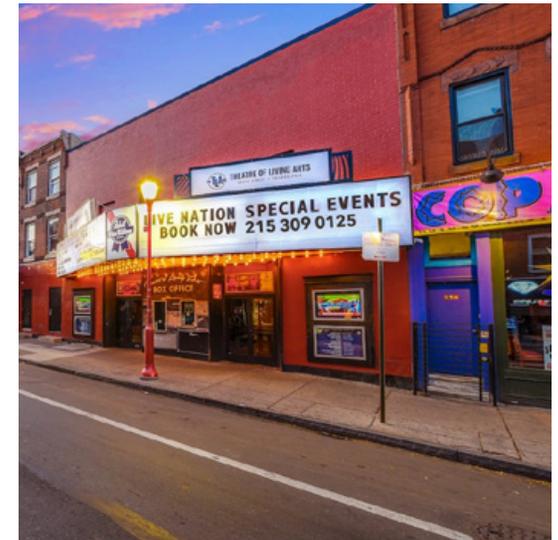
Bike Score

80

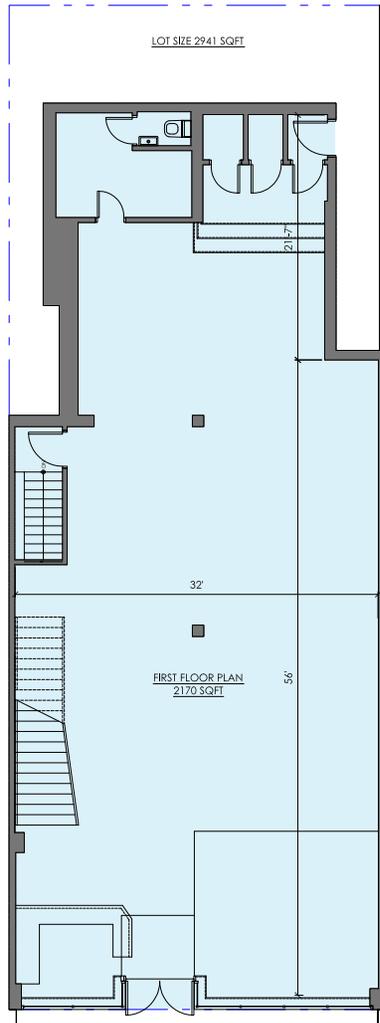


Transit Score

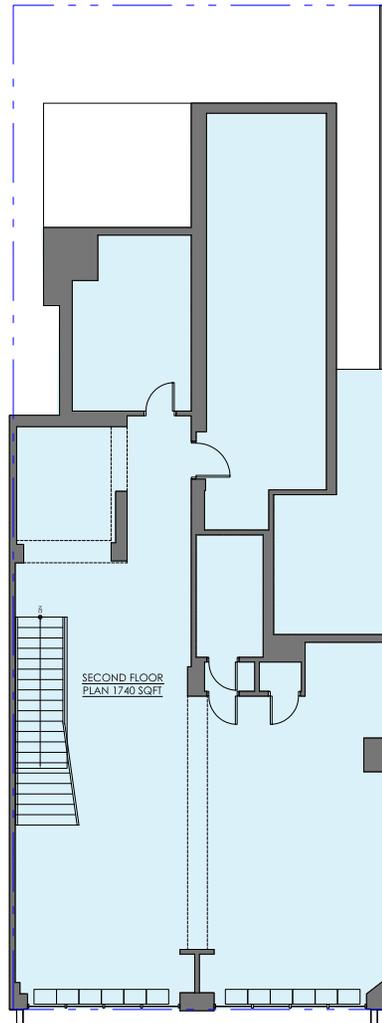
100



Floor Plan



2 1ST FLOOR PLAN
A1 SCALE: 1/8"=1'-0"



3 2ND FLOOR PLAN
A1 SCALE: 1/8"=1'-0"

Retail Space

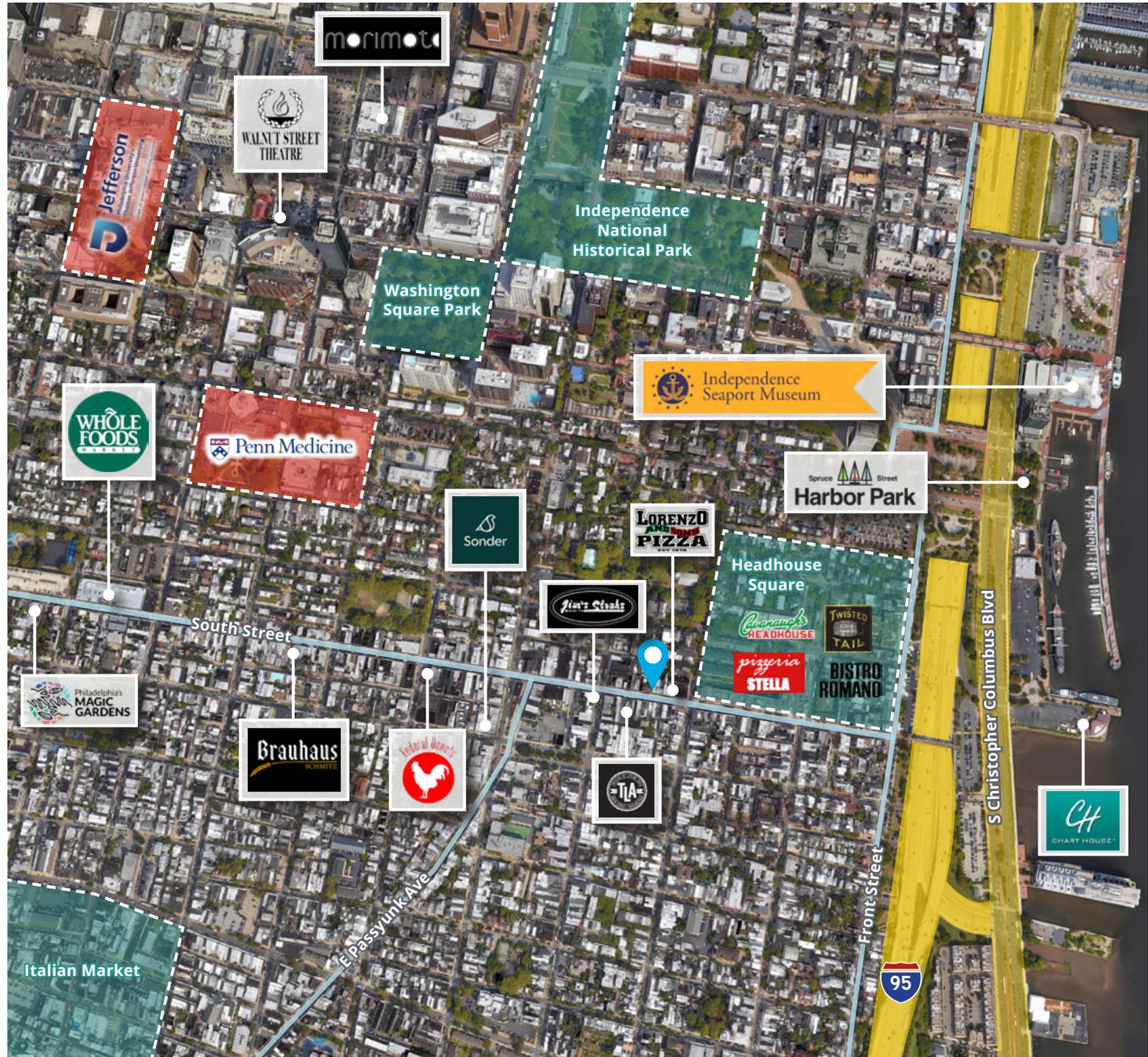
- First (ground) floor - **2,170 SF**
- Second floor - **1,740 SF**
- Frontage - **34' on South Street**

3,910
square feet
available

Location Overview

South Street is a vibrant and eclectic stretch of Philadelphia renowned for its diverse retail offerings and energetic nightlife, attracting both locals and tourists alike.

Stretching from the Schuylkill River to the Delaware River, South Street is a cultural melting pot buzzing with activity no matter what time you visit. It is home to a myriad of boutique stores and independent shops offering a wide range of products, from trendy clothing to handmade crafts to antique furniture and collectibles. When the sun sets, South Street transforms into one of the city's most vibrant spots for nightlife with a vast array of bars, pubs, and live music. With its convenient proximity to the varied demographics of Washington Square West, Society Hill, and Queen Village, South Street is a preferred destination for retailers of all kinds.

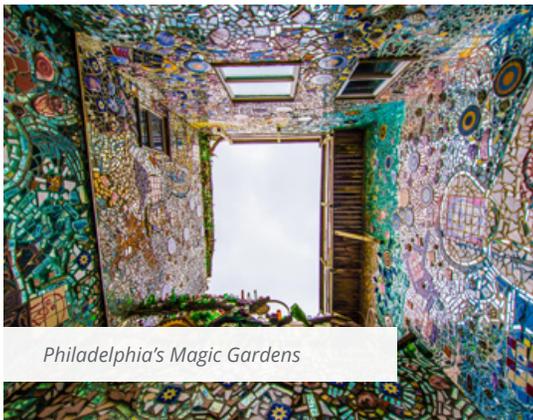




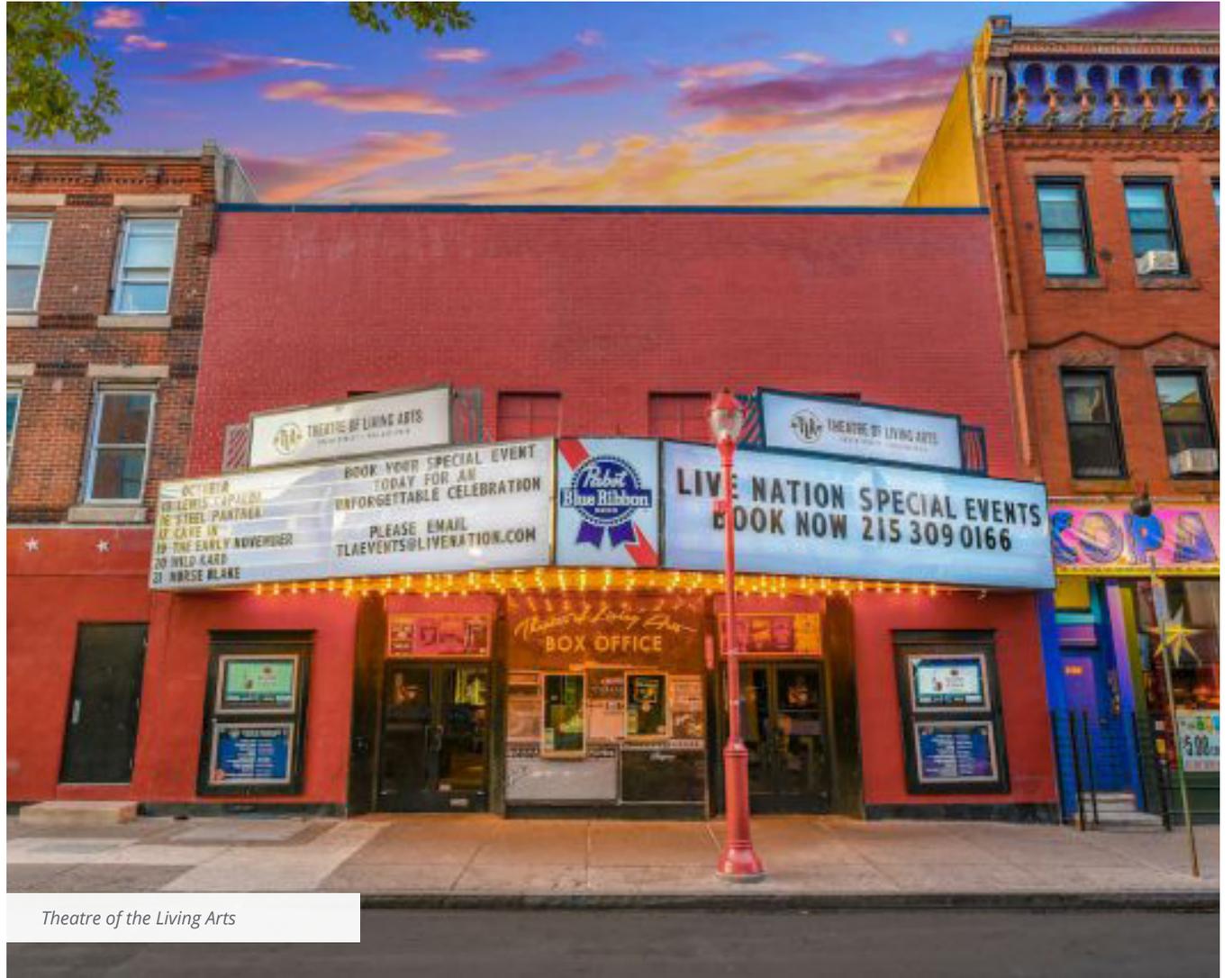
South Street Crossing



South Street Retail



Philadelphia's Magic Gardens



Theatre of the Living Arts



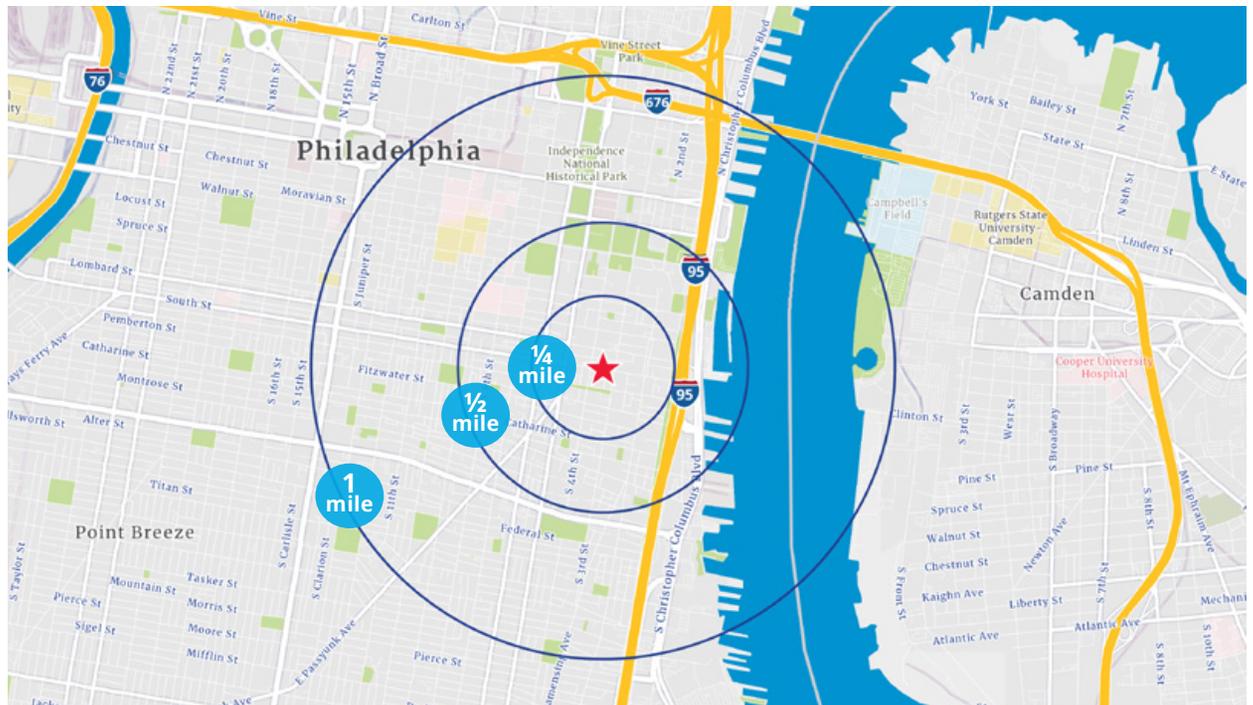
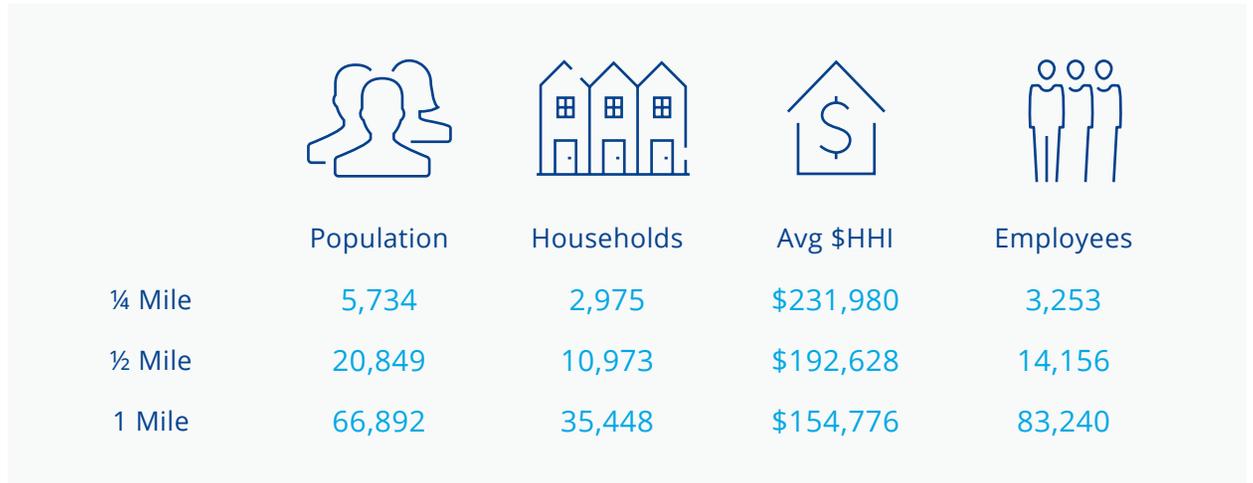
South Street Retail



Headhouse Square



Demographics





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