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· MAIN LINE ·

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McCann
COMMERCIAL

RETAIL PROPERTY FOR LEASE

703 S 4TH ST. UNIT 2 S

Philadelphia, PA 19147

PROPERTY SUMMARY

703 S 4th St. Unit 2 S | Philadelphia

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Unit 2 offers approximately 980 SF of total space, with 580 SF of ground-level space and an additional 400 SF basement, providing ample room for storage or other supplemental uses.

Get in early and design where bathroom and other amenities will go!

Note: Unit 1 (North) and Unit 2 (South) are located side by side and are offered as separate, non-connectable units.

LOCATION DESCRIPTION

Discover the vibrant retail scene in the heart of Philadelphia. From upscale boutiques in Queen Village to the eclectic shops on historic South Street, this area offers a diverse and dynamic shopping experience. Explore the unique offerings of Fabric Row and local markets, all within easy reach of this prime location.

OFFERING SUMMARY

Lease Rate:	\$2,300 /mo
Ground Level SF:	580 SF
Basement SF:	400 SF
Building Size:	980 SF
Lot Size:	3402 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,161	10,734	35,513
Total Population	6,197	19,762	66,700
Average HH Income	\$224,262	\$190,356	\$151,032

PHOTOS

703 S 4th St. Unit 2 S | Philadelphia

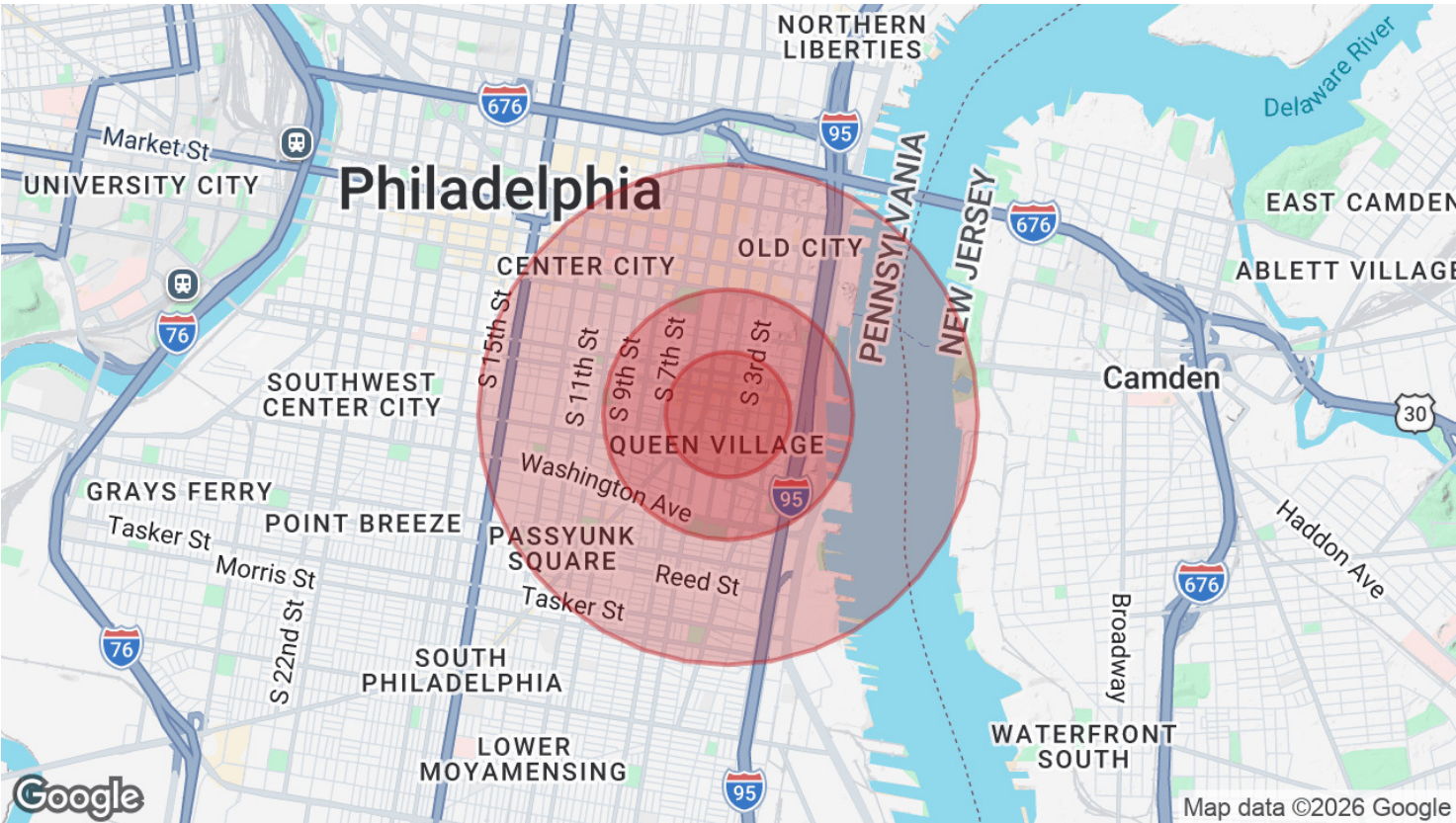
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,197	19,762	66,700
Average Age	34.4	40.4	37.6
Average Age (Male)	34.4	40.2	38.1
Average Age (Female)	34.8	41.3	37.3

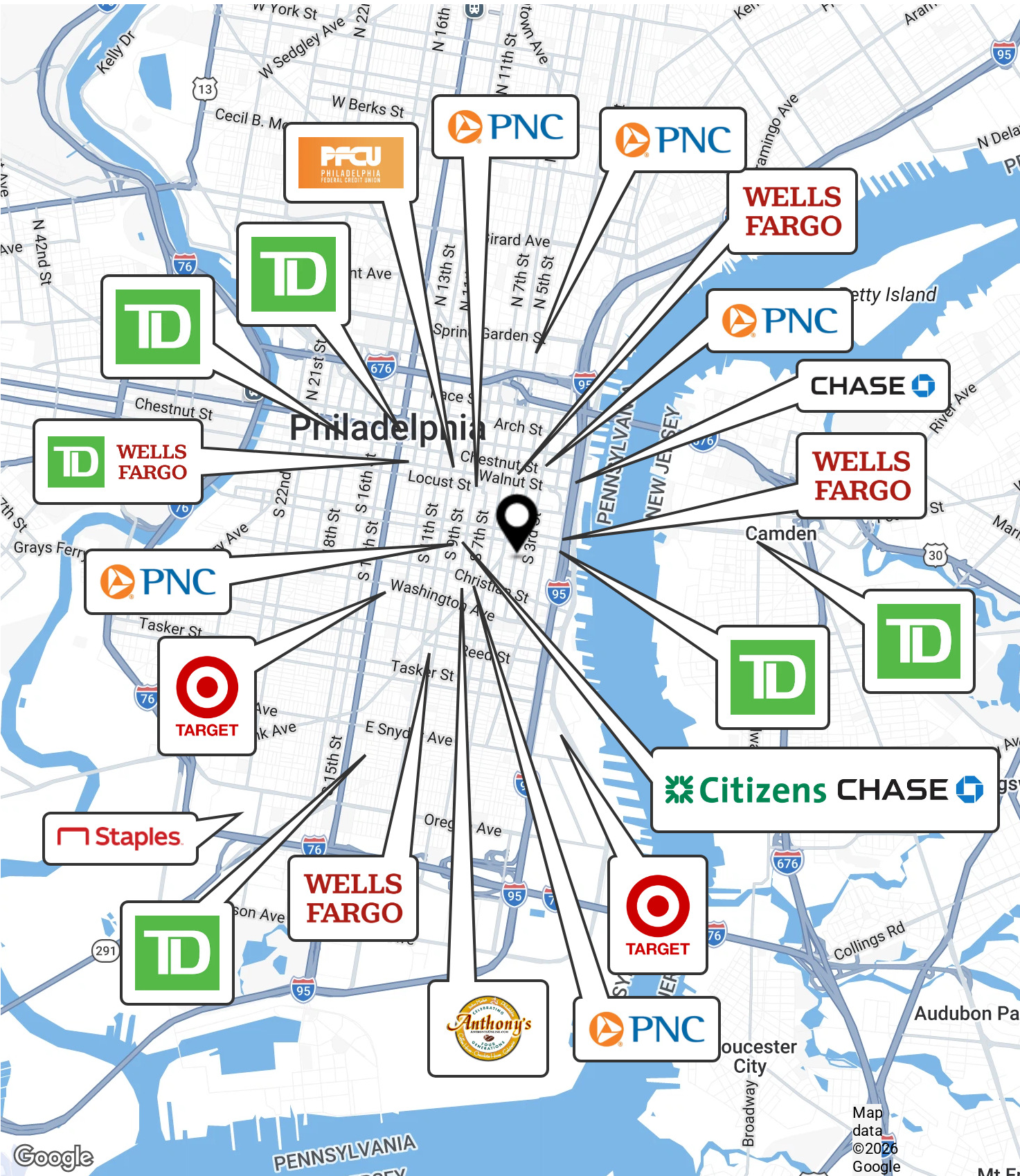
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,161	10,734	35,513
# of Persons per HH	2.0	1.8	1.9
Average HH Income	\$224,262	\$190,356	\$151,032
Average House Value	\$742,926	\$666,913	\$571,959

2023 American Community Survey (ACS)

RETAILER MAP

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RETAIL PROPERTY FOR LEASE



DEAL TEAM

703 S 4th St. Unit 2 S | Philadelphia

RETAIL PROPERTY FOR LEASE



Jennifer Houghton

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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