

PROPERTY INFORMATION PACKAGE

MUTUAL
REAL ESTATE
CORPORATION



FOR SALE

PROPERTY ADDRESS

**1429-31 Arch Street
Philadelphia, PA**

Contact:

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SUMMARY OF PERTINENT INFORMATION

Subject: Core Center City NNN retail leased property for Sale.

Location: 1429-31 Arch Street

City: Philadelphia

County: Philadelphia

State: Pennsylvania

Building Size: 4,000 square feet plus 3,600 square foot basement area.

Lot Size: 4,074 square feet.

Frontage: 42 feet on Arch Street.

Property Description: One-story masonry building containing two separate operating restaurant businesses with front window displays and separate front & rear entrances. New built-up flat roof (2024).

Built: 1912 with professional updates to the interiors/ exteriors of the building and its mechanical systems up through 2025.

Zoned: Center City Core Commercial Mixed Use. ("CMX5")

Ceiling Height:	16 feet.
Lighting:	Florescent and recessed lighting
Floors:	Concrete Tile
Water/Sewer:	Public
H.V.A.C.:	Multiple rooftop heating and air conditioning Units for each restaurant.
Power:	400-amp three (3) phase and single-phase electric
Sprinkler:	100% (Updated in 2025)
OPA #:	882137300
Assessed Value:	\$1,188,800
RE Taxes:	\$16,641.00
Miscellaneous:	Well-located in core downtown commercial business district. One block from the Pennsylvania Convention Center, a few feet from Le Meridian Hotel, across the street from the Municipal Services Building, and Love Park. A two-block walk to City Hall, easy access to the Benjamin Franklin Parkway, the Vine Street Expressway I-676. The Septa Public bus stop is located in front of the property. This property is considered to be located in a good visitor walkway and is surrounded by multiple high-rise

apartments, office buildings, hotels, private residences, and public parking. The property is in full occupancy at competitive NNN rents. The condition of the property is good with a new roof installed in October 2024. A good value-add multi-story investment potential property.

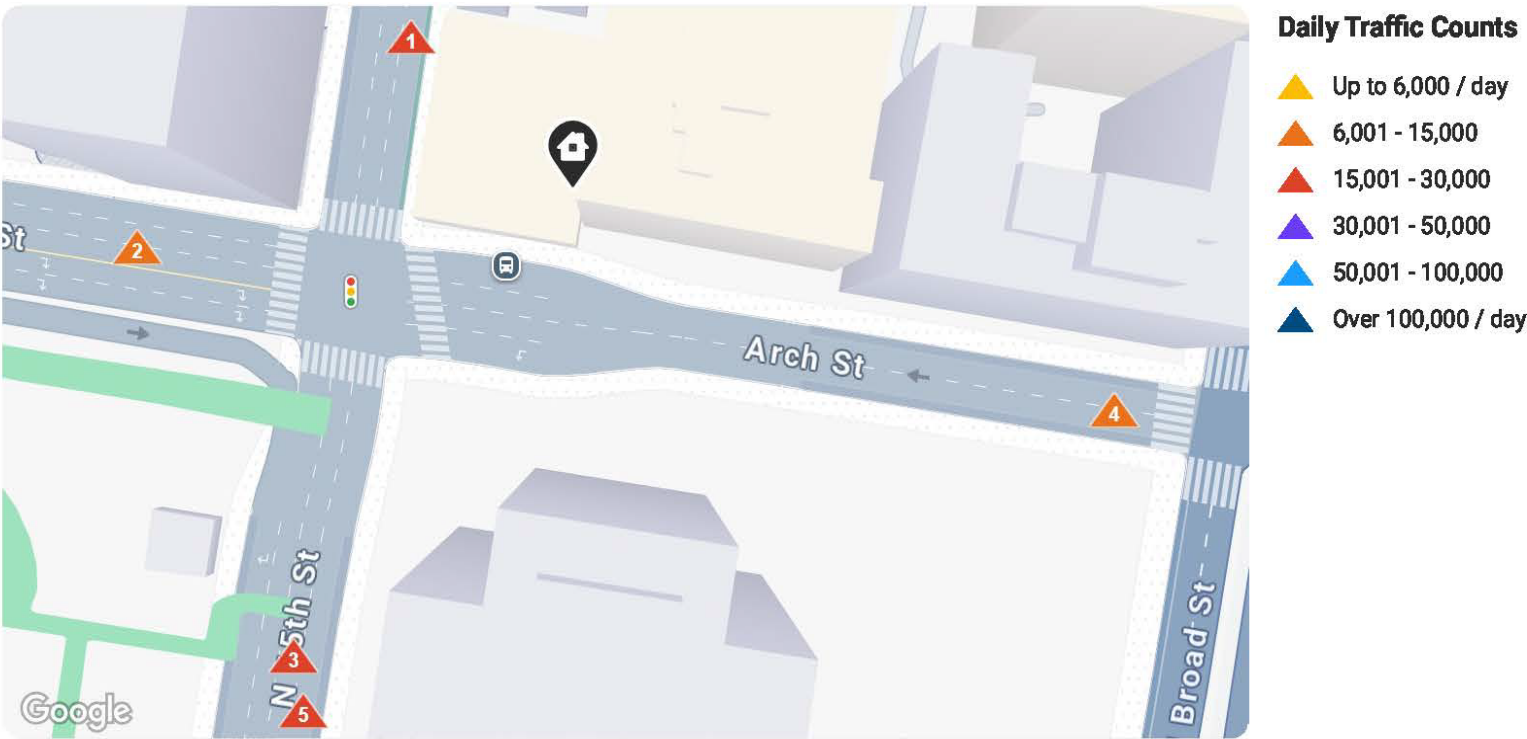
Demographic Information: Commercial Trade Area for Philadelphia,
Pennsylvania 19102 (2024)

- a) Median Household Income: \$118,862
- b) Median Age: 32 Years
- c) Total Population: 8,298
- d) 1st Dominant Segment: Metro Renters
- e) Traffic Counts: 1 Mile
16,183 Vehicles on North 15th Street
8,543 Vehicles on Arch Street

Price:

Contact Agent

Traffic Counts



Traffic Counts within 1 mile by Proximity

1 16,183	2 8,543	3 18,642	4 9,227	5 18,204
N 15th St	Arch St	North 15th Street	Arch St	N 15th St
2024 Est. daily traffic counts	2024 Est. daily traffic counts	2021 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts
Cross: Arch St	Cross: N 15th St	Cross: John F Kennedy Blvd	Cross: N Broad St	Cross: John F Kennedy Blvd
Cross Dir: S	Cross Dir: E	Cross Dir: N	Cross Dir: E	Cross Dir: S
Distance: 0.02 miles	Distance: 0.02 miles	Distance: 0.06 miles	Distance: -	Distance: 0.03 miles
Historical counts	Historical counts	Historical counts		Historical counts
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type		Year ▲ Count Type
2019 ▲ 16,125 AADT	2019 ▲ 7,625 AADT	2017 ▲ 17,351 AADT		2019 ▲ 17,523 AADT
2018 ▲ 16,049 AADT	2018 ▲ 7,589 AADT	2015 ▲ 19,150 AADT		2018 ▲ 17,523 AADT
2017 ▲ 16,125 AADT	2017 ▲ 11,777 AADT	2011 ▲ 16,865 AADT		2017 ▲ 16,776 AADT
2015 ▲ 14,129 AADT	2015 ▲ 8,667 AADT	2010 ▲ 22,924 AADT		2015 ▲ 17,280 AADT
2007 ▲ 13,394 AADT	2012 ▲ 7,967 AADT			2013 ▲ 17,829 AADT

BUILDING EXTERIOR



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

1429: FOODS ON FIRST DINER

FRONT ENTRANCE



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INTERIOR ENTRY



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INTERIOR ENTRY: OPEN KITCHEN



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GENERAL SEATING AREA



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ADDITIONAL SEATING AREAS



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1431: ALDO & MANNY'S PIZZA & PASTA RESTAURANT

INTERIOR 1



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INTERIOR 2



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INTERIOR 3



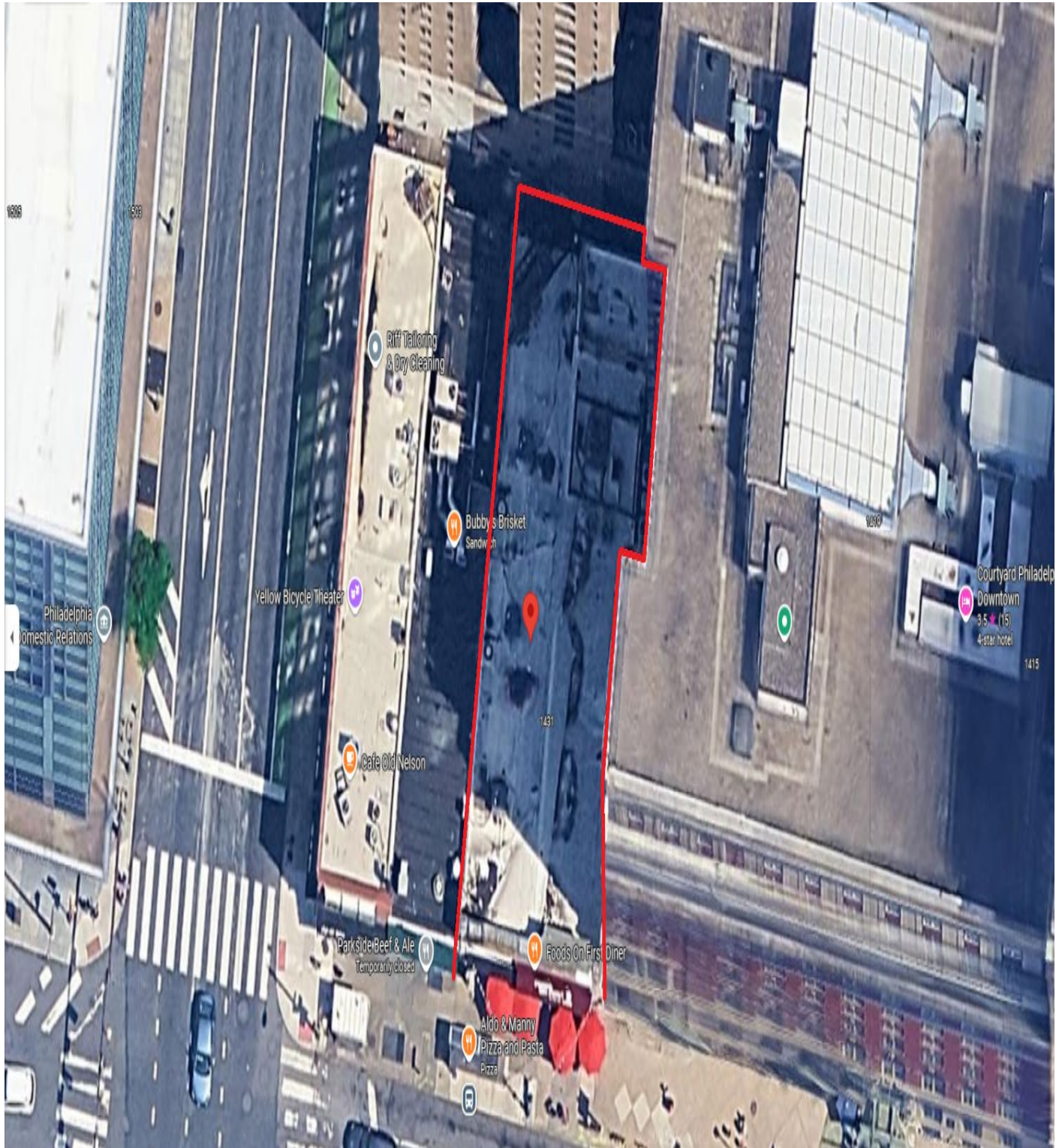
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INTERIOR 4



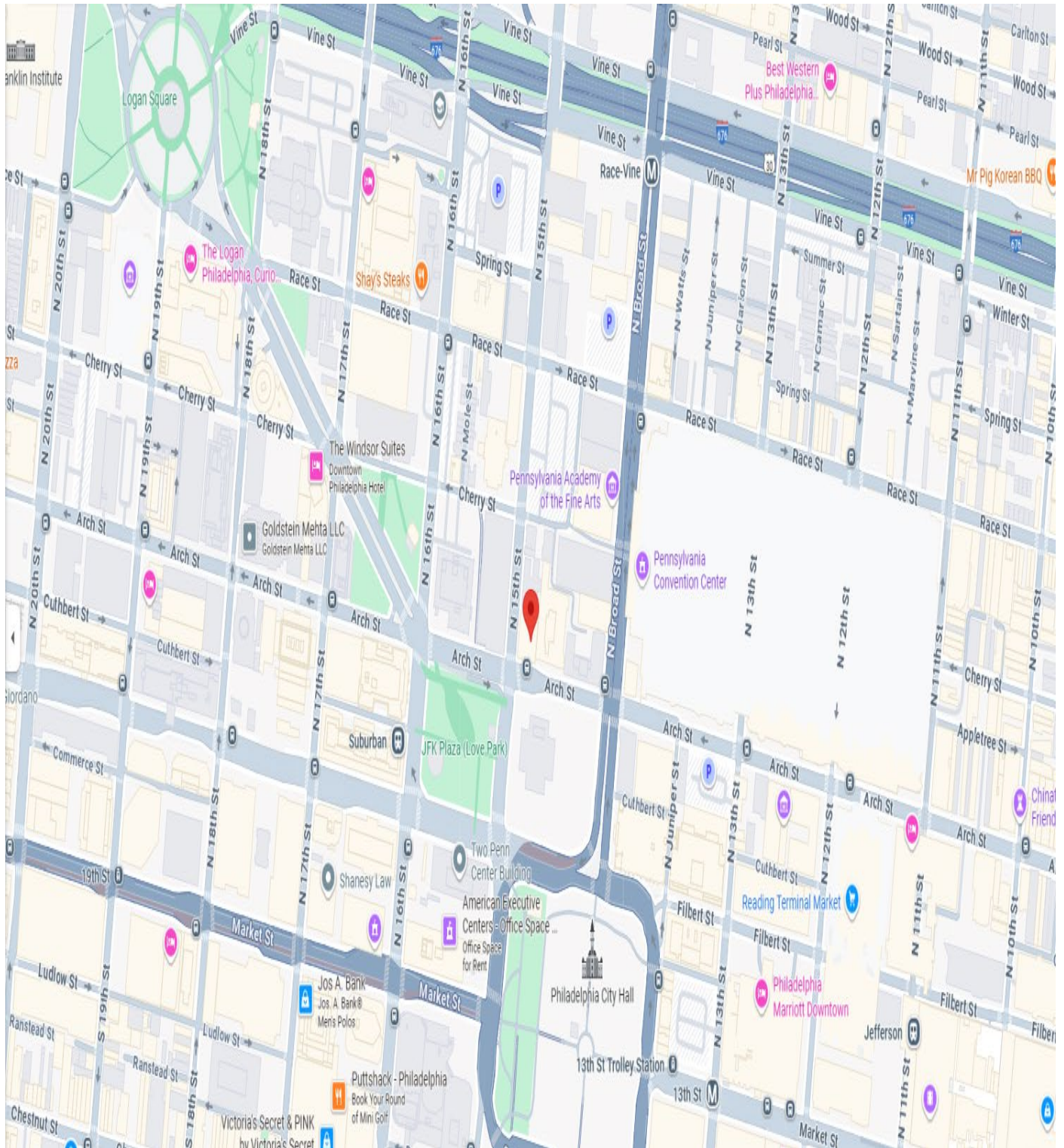
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AERIAL VIEW



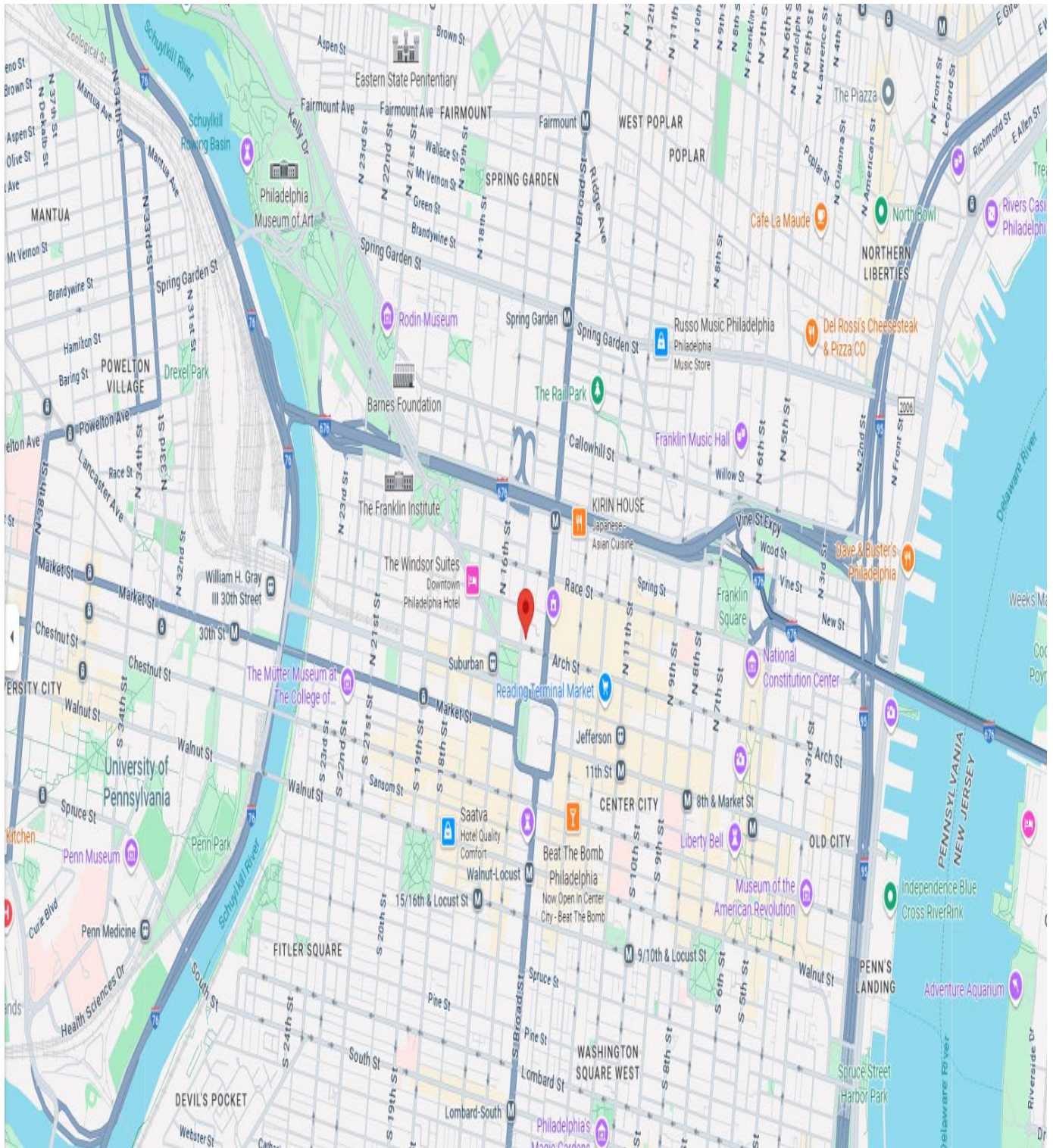
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LOCAL MAP



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REGIONAL MAP



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