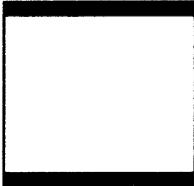


# **PROPERTY INFORMATION PACKAGE**

**MUTUAL**  
**REAL ESTATE**  
**CORPORATION**



**FOR SALE**

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

**Contact:**

**Louis J. Syrkus, President**  
**Mutual Real Estate Corporation**  
**1077 Rydal Road**  
**Suite 303**  
**Rydal, Pennsylvania 19046**  
**(215) 784-9100 • FAX (215) 784-9540**

## **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

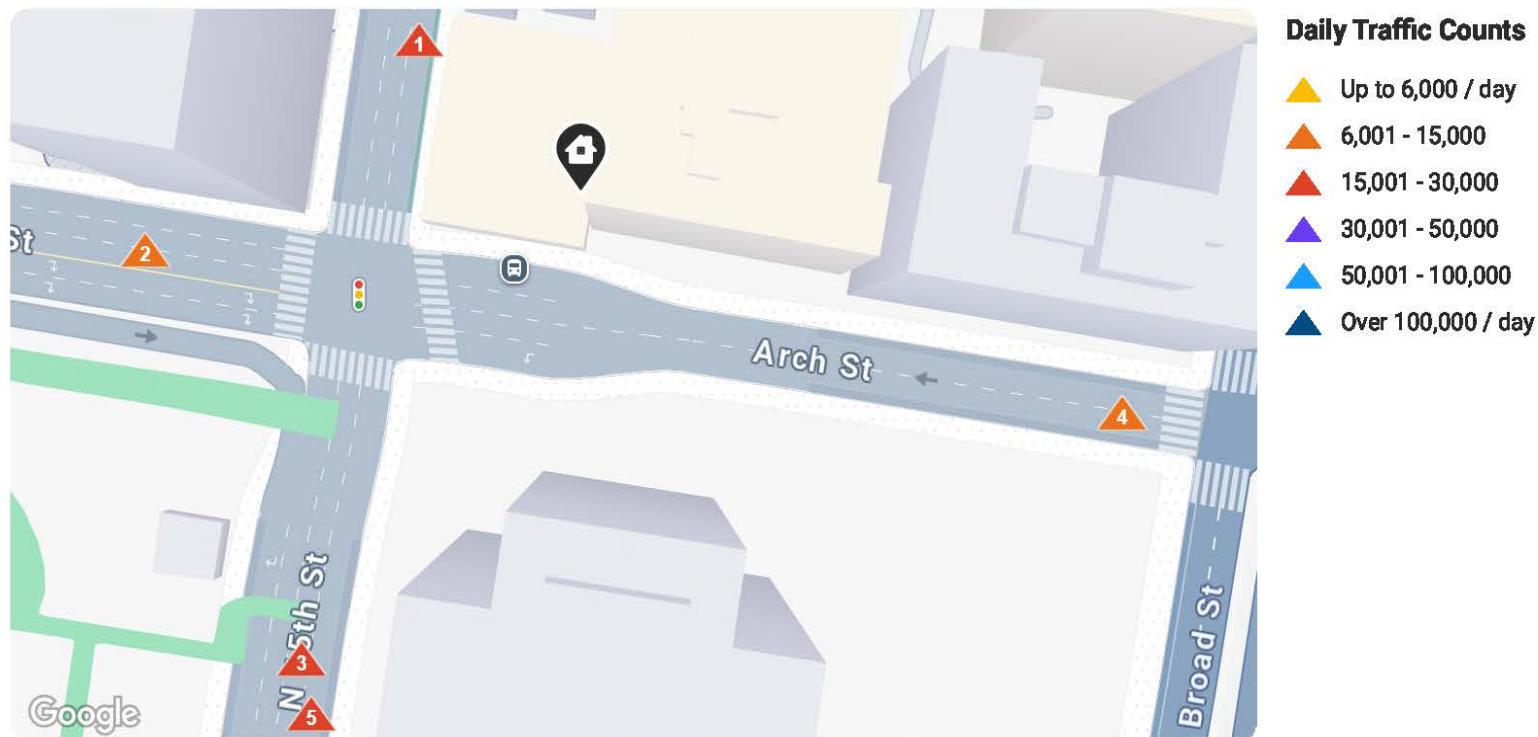
apartments, office buildings, hotels, private residences, and public parking. The property is in full occupancy at competitive NNN rents. The condition of the property is good with a new roof installed in October 2024. A good value-add multi-story investment potential property.

**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) 1<sup>st</sup> Dominant Segment: Metro Renters
- e) Traffic Counts: 1 Mile  
16,183 Vehicles on North 15<sup>th</sup> Street  
8,543 Vehicles on Arch Street

Price: Contact Agent

# Traffic Counts



## Traffic Counts within 1 mile by Proximity

### 1 16,183

N 15th St  
2024 Est. daily traffic counts

Cross: Arch St  
Cross Dir: S  
Distance: 0.02 miles

#### Historical counts

Year	▲	Count	Type
2019	▲	16,125	AADT
2018	▲	16,049	AADT
2017	▲	16,125	AADT
2015	▲	14,129	AADT
2007	▲	13,394	AADT

### 2 8,543

Arch St  
2024 Est. daily traffic counts

Cross: N 15th St  
Cross Dir: E  
Distance: 0.02 miles

#### Historical counts

Year	▲	Count	Type
2019	▲	7,625	AADT
2018	▲	7,589	AADT
2017	▲	11,777	AADT
2015	▲	8,667	AADT
2012	▲	7,967	AADT

### 3 18,642

North 15th Street  
2021 Est. daily traffic counts

Cross: John F Kennedy Blvd  
Cross Dir: N  
Distance: 0.06 miles

#### Historical counts

Year	▲	Count	Type
2017	▲	17,351	AADT
2015	▲	19,150	AADT
2011	▲	16,865	AADT
2010	▲	22,924	AADT

### 4 9,227

Arch St  
2024 Est. daily traffic counts

Cross: N Broad St  
Cross Dir: E  
Distance: –

#### Historical counts

Year	▲	Count	Type
2019	▲	17,523	AADT
2018	▲	17,523	AADT
2017	▲	16,776	AADT
2015	▲	17,280	AADT
2013	▲	17,829	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

## 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**



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.

## INTERIOR ENTRY



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.

## INTERIOR ENTRY: OPEN KITCHEN



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.

## GENERAL SEATING AREA



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.

## ADDITIONAL SEATING AREAS



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.

## **1431: ALDO & MANNY'S PIZZA & PASTA RESTAURANT**

### **INTERIOR 1**



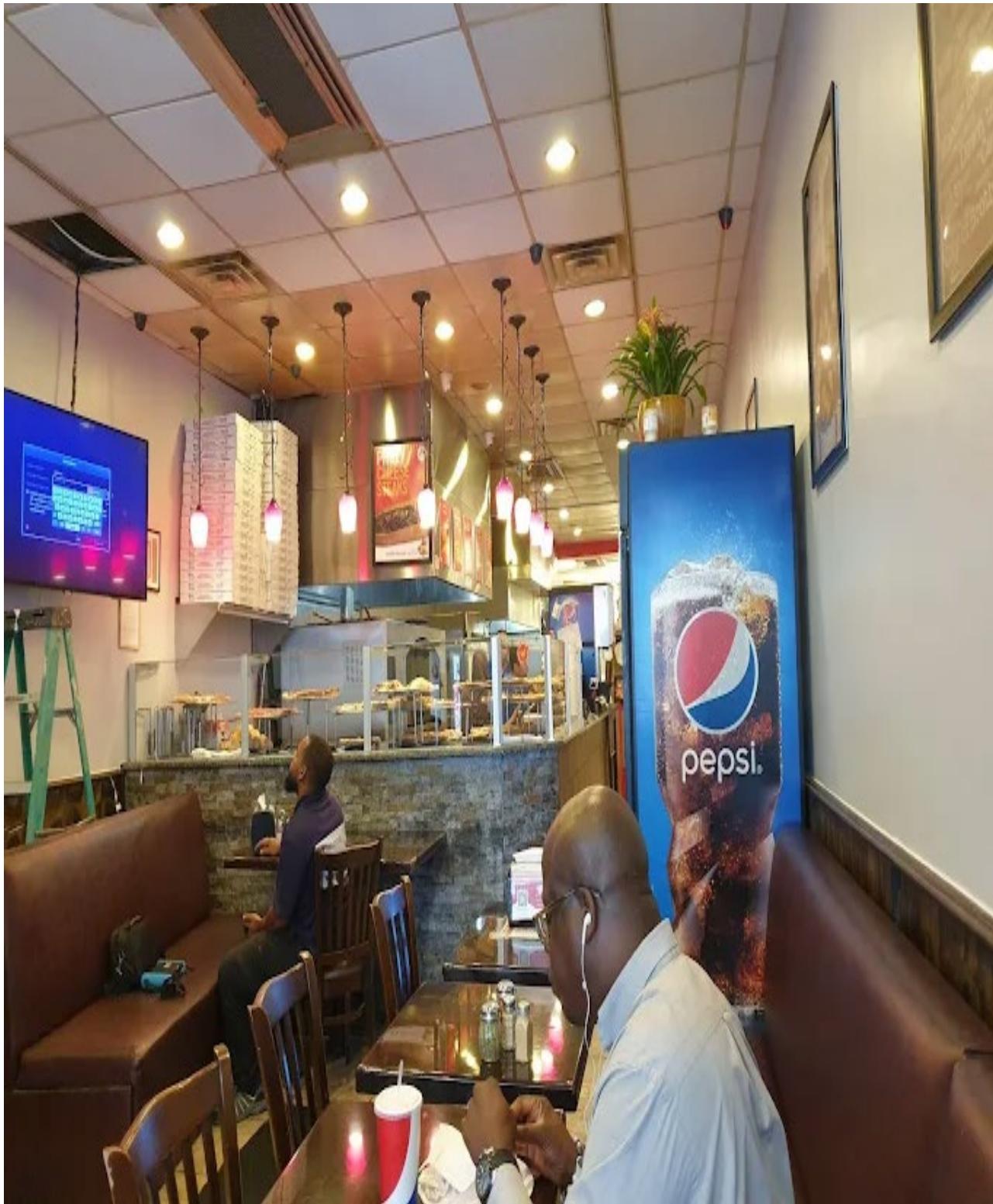
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to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

## INTERIOR 2



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.

## INTERIOR 3



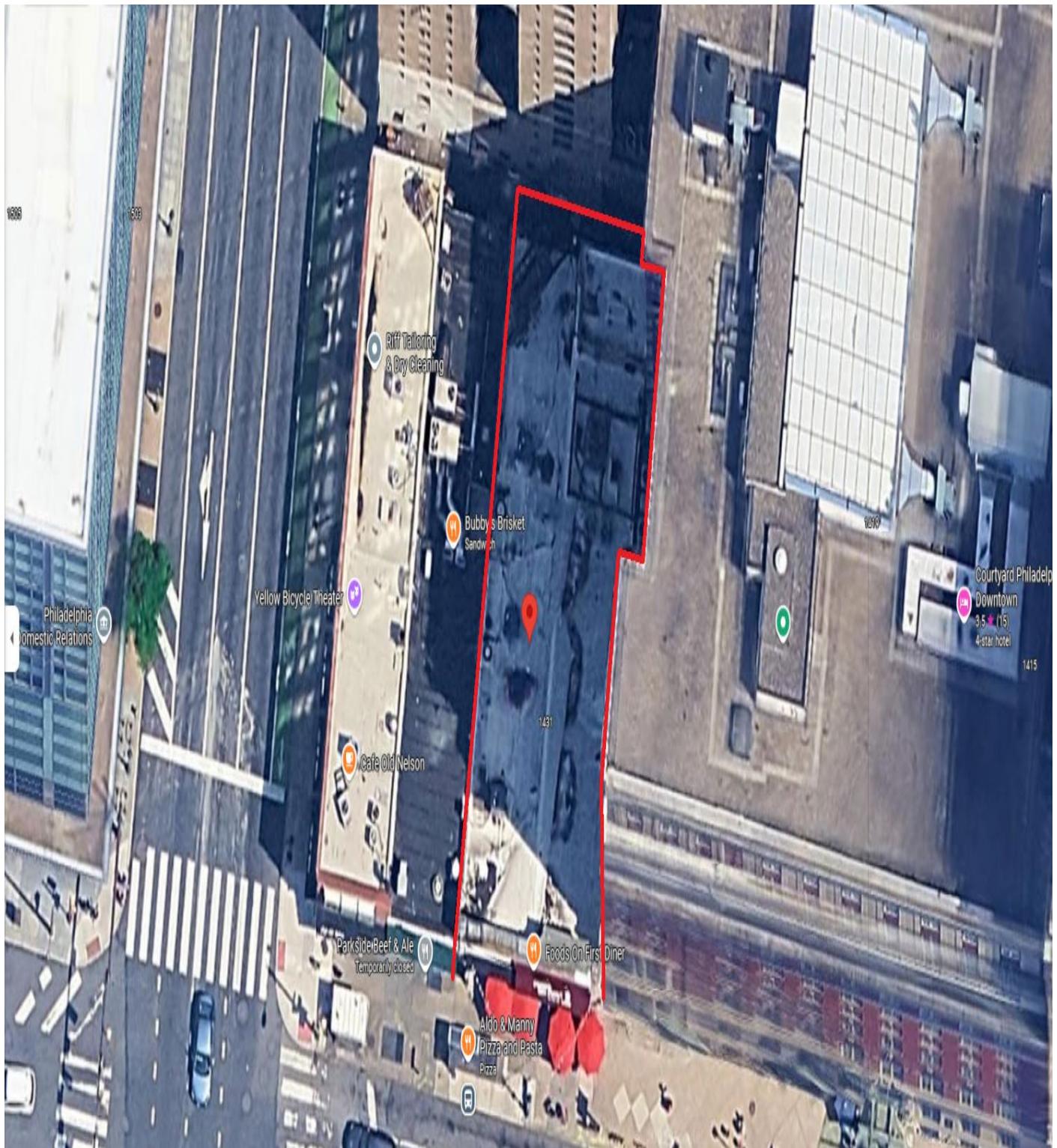
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to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

## INTERIOR 4



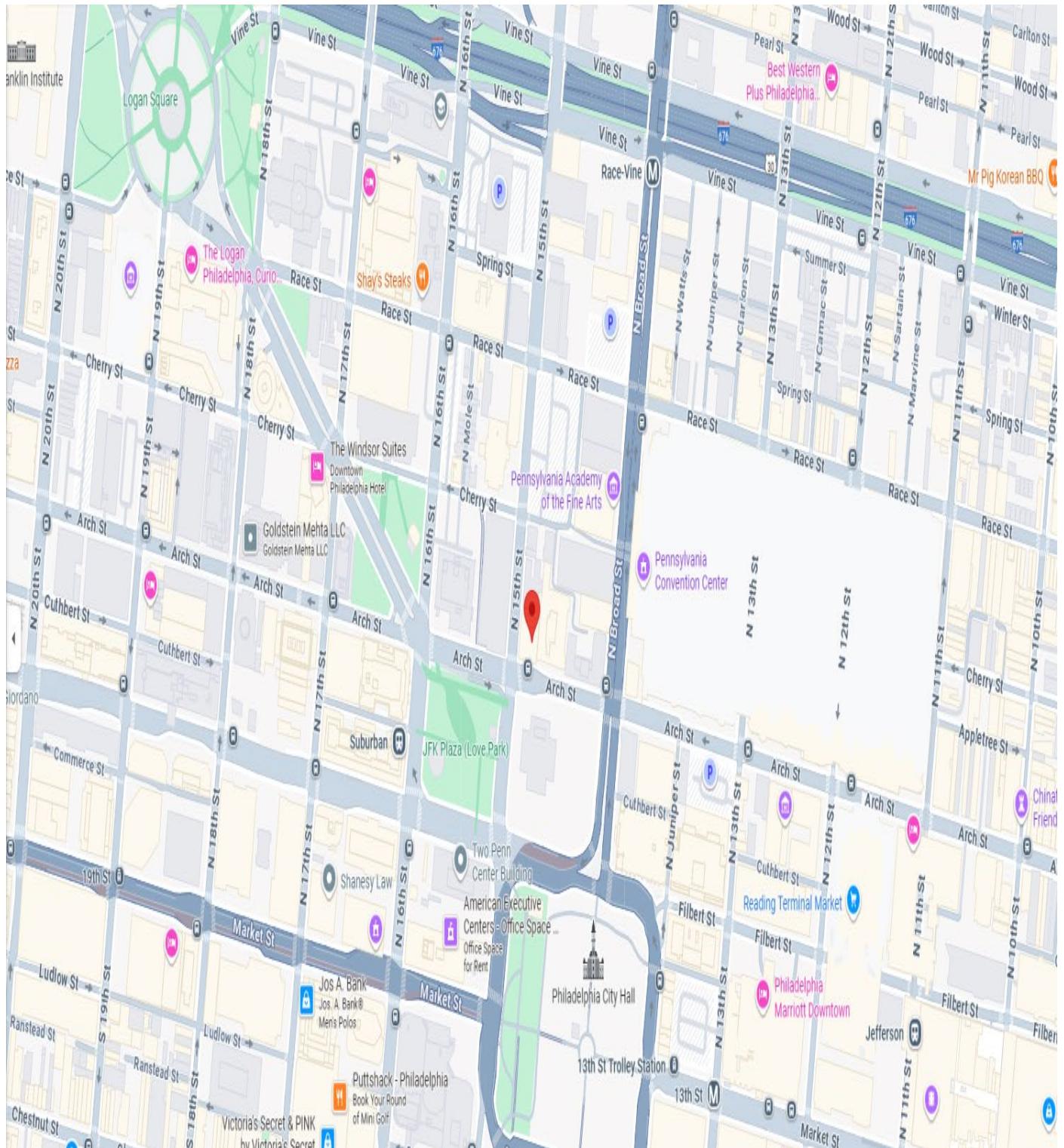
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to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

## AERIAL VIEW



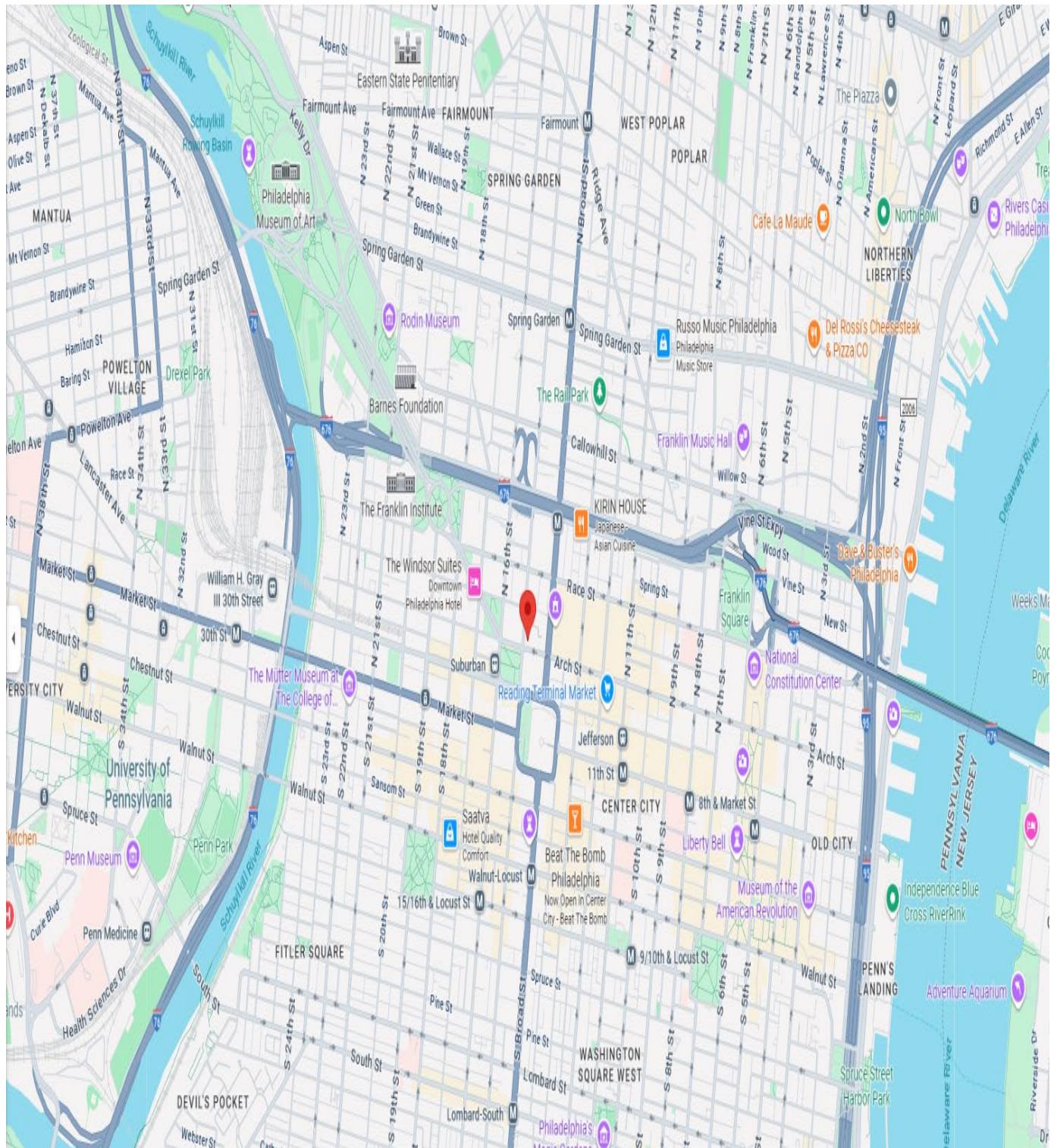
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to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

## LOCAL MAP



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.

## REGIONAL MAP



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.