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# 1520

**SHERMAN BROS.**  
RETAIL SPACE AVAILABLE FOR LEASE

Two unique opportunities on one of Center City's most vibrant blocks.

522  
COLE-HAANS Sherman Brothers JOHNSTON & MURPHY  
**SANSOM STREET**

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1520  
SANSOM STREET



## PROPERTY OVERVIEW

### ADDRESS

1520-22 Sansom Street  
Philadelphia PA 19102

### ZONING

CMX-5

### FRONTAGE

32 feet on Sansom Street

### LEASING OPPORTUNITIES

Space A | Ground Floor - 2,726 SF  
+ Full Basement

IDEAL FOR

Bar, Cafe, Clothing or Real Estate Office

Space B | Second Floor - 2,726 SF

IDEAL FOR

Fitness, Beauty, Art Gallery or Specialty Shop

## NEIGHBORING TENANTS

OYSTER HOUSE

barre3  
Balanced in body. Empowered from within.

*Harp & Crown*

SOULCYCLE



W HOTELS



CONTACT Jackie Balin | 215-400-1979 | [jbaline@amcdelancey.com](mailto:jbaline@amcdelancey.com) | [amcdelancey.com](http://amcdelancey.com)

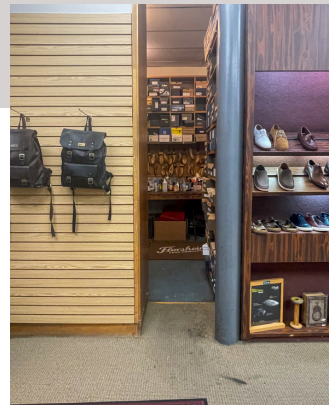
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## SPACE A

Ground floor of **2,726 SF**  
Plus full basement

### INTERIOR PHOTOS



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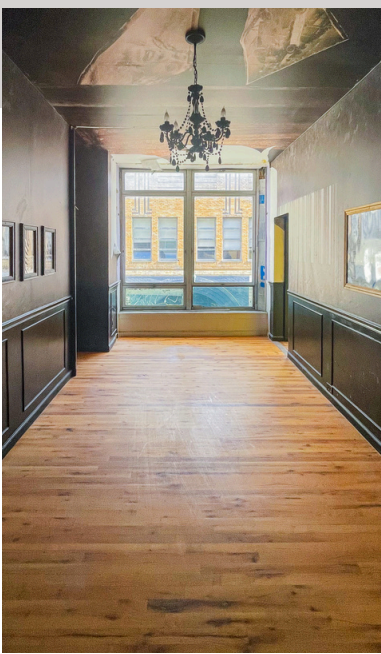
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# SPACE B

Second floor of **2,726 SF**

## INTERIOR PHOTOS



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# FLOOR PLANS

## SANSOM STREET



# RITTENHOUSE AREA MAP



RESIDENTIAL

RETAIL

RESTAURANT

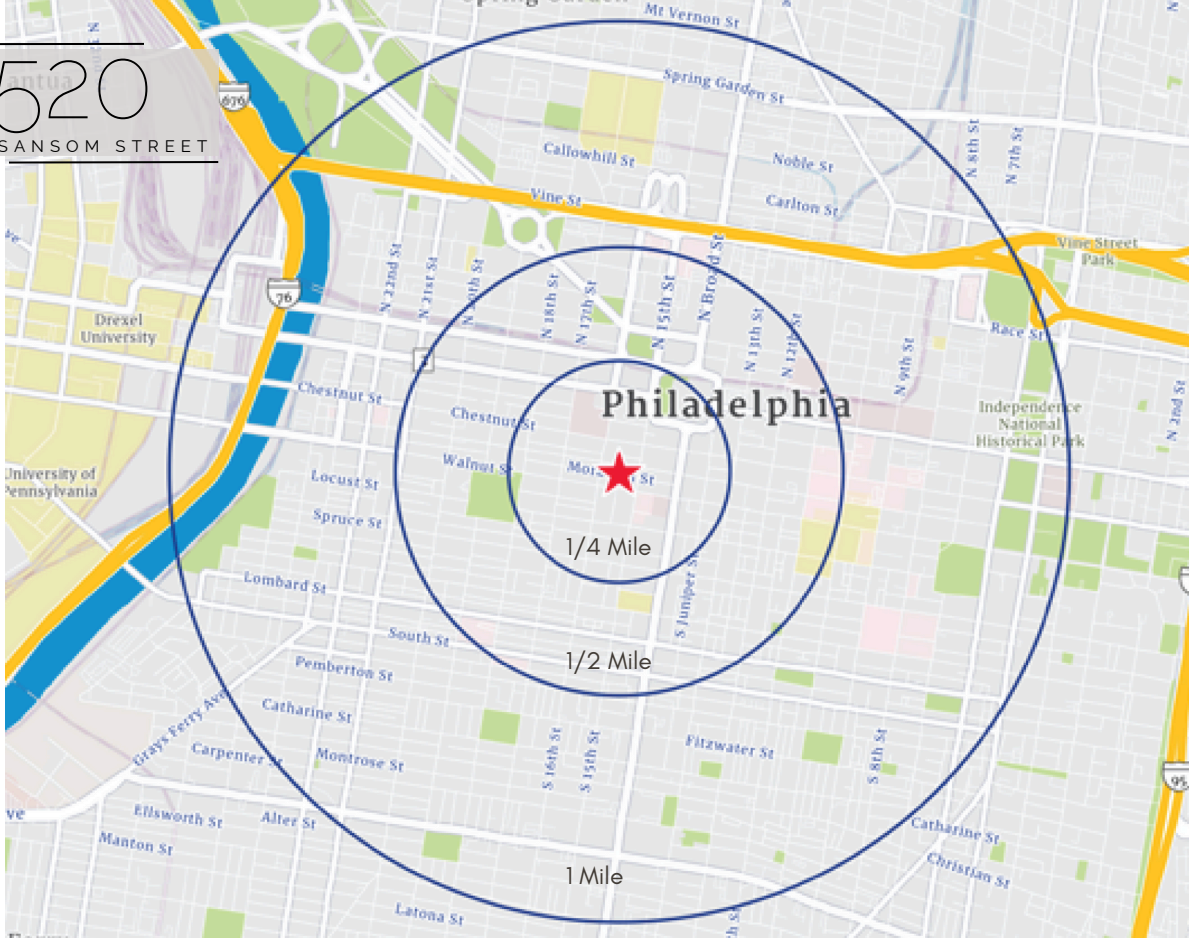
HEALTH & BEAUTY

HOTEL

FINANCIAL



1520  
SANSOM STREET



# LOCATION HIGHLIGHTS

Located in the heart of bustling Center City West, a few blocks from Rittenhouse Square, City Hall, the office district, and surrounded by Philadelphia's best shopping, restaurants and entertainment.

This coveted neighborhood is home to a diverse group of residents, office workers, students and tourists, providing a large customer base for this vibrant day to night location.

This high profile location is easily accessible whether walking, using public transportation, or driving, with convenient garage parking on the same block.



Walk Score  
**100**



Transit Score  
**100**



Bike Score  
**83**

# DEMOGRAPHICS

	Current Households	Current Households	Average Household Income	Daytime Population
1/4 Mile	<b>9,234</b>	<b>6,481</b>	<b>\$170,290</b>	<b>57,308</b>
1/2 Mile	<b>35,085</b>	<b>22,710</b>	<b>\$153,688</b>	<b>145,814</b>
1 Mile	<b>99,963</b>	<b>58,446</b>	<b>\$158,274</b>	<b>216,653</b>

BE IN GOOD COMPANY WITH NEIGHBORS LIKE



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**JACKIE BALIN**

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**SHERMAN BROS.**  
Suits for MEN

COLE HAANS

Sherman Brothers

JOHNSTON & MURPHY

522

BUY & SELL GUITARS