

## TURNKEY RETAIL IN OLD CITY

### 39 N 3RD STREET Old City, Philadelphia 19106

- » 1317 +/- SF of ground floor retail plus lower level space
- » High ceilings of 9-10 ft. throughout creating a light and bright atmosphere.
- » Tile flooring throughout
- » Zoning: CMX-3
- » North 3rd Street is the main commercial corridor of Old City
- » This space is ideal for art galleries, salons, creative offices, boutique fitness, light food users, and many more
- » The Old City neighborhood is America's "most historic square mile" home to the region's most renowned museums, institutions, theaters, and art galleries
- » Old City is experiencing unprecedented residential growth. The number of housing units in old city has grown dramatically which will bring even more new residents to the neighborhood



**Walk Score**

Walk Score **100**    Transit Score **100**    Bike Score **84**

DEMOGRAPHICS (workers within 1 mile)	
Residents within 1 mile	53,957
Average household income	\$128,076
Est. daytime population	94,183

NEIGHBORS INCLUDE

LACQUER + LOUNGE    CITY FITNESS PHILADELPHIA    CVS    OLD CITY COFFEE EST. 1985 COFFEE ROASTED ON THE PREMISES

ups    FORK

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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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**Property Photos**



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**Property Photos**

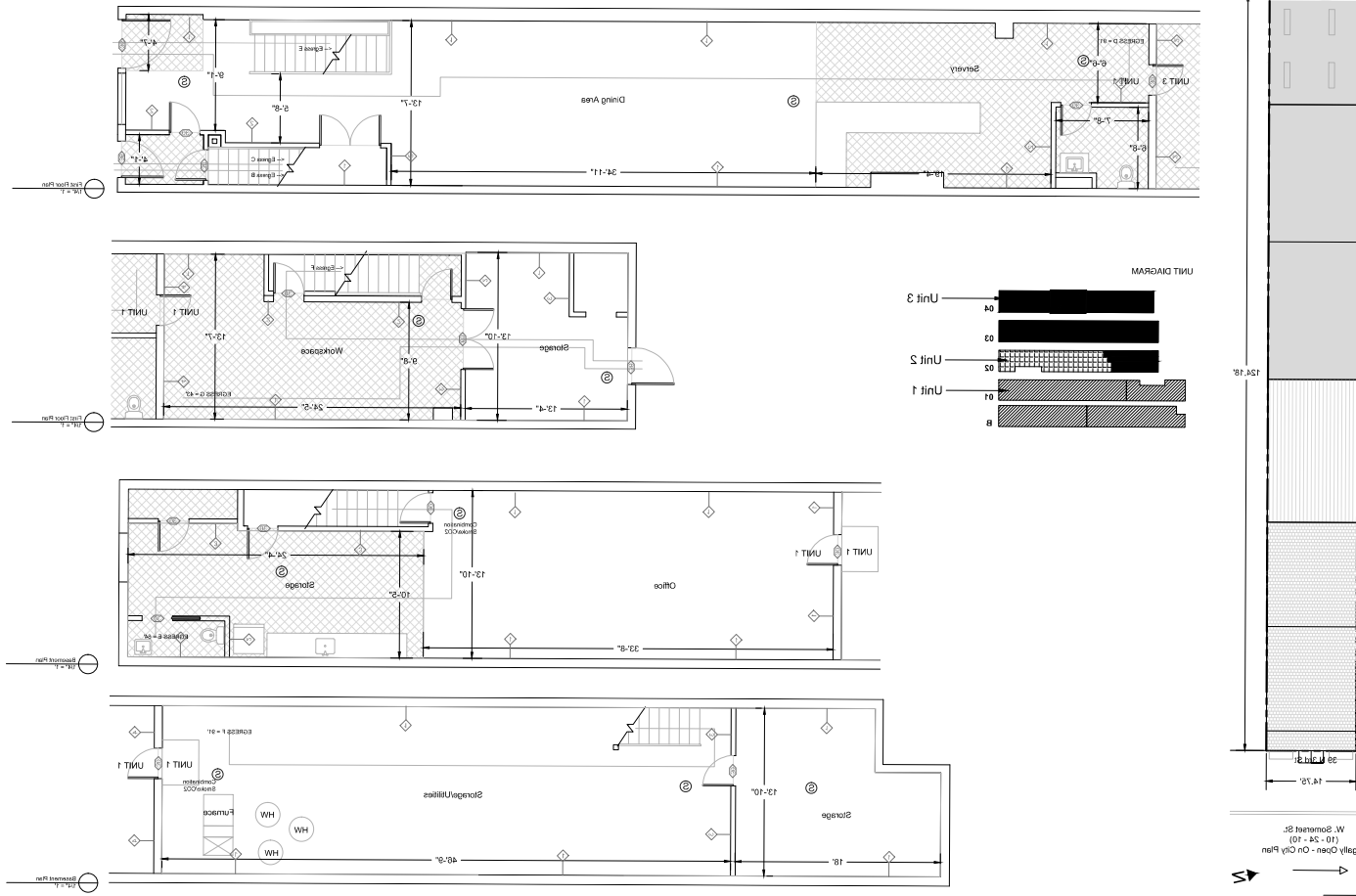


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## Floor Plan



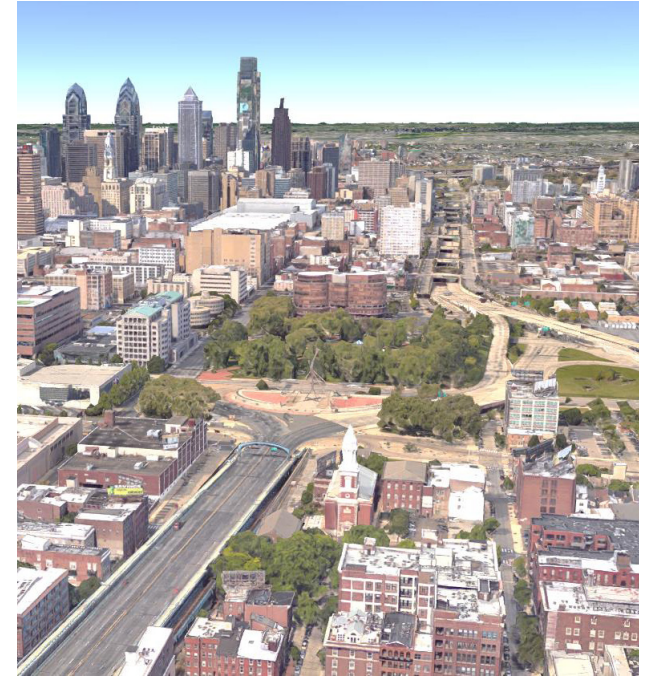
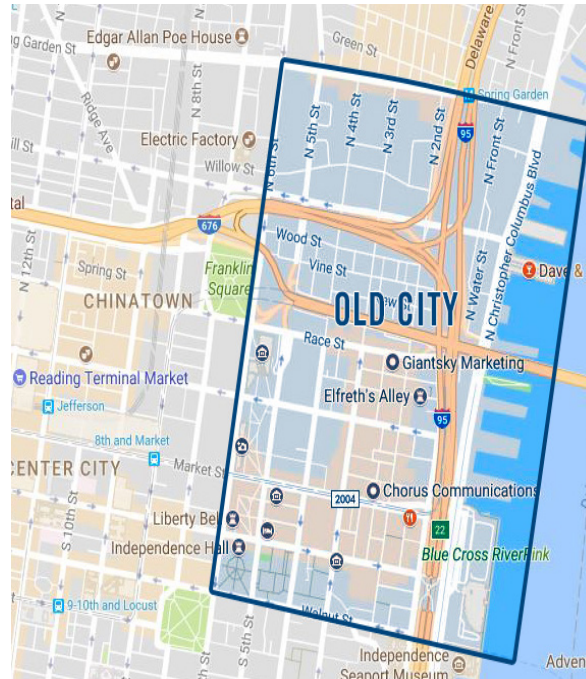
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### About the Neighborhood: Old City



Old City fulfills the fundamental dictum of profitable real estate investing and retailing: "location, location, location". The property is surrounded by numerous thriving bars, restaurants, and retail shops. The area is especially busy on First Fridays when Old City becomes the epicenter of an artistic and art-appreciating crowd drawn from nearby neighborhoods and the suburbs. The recently designated N3RD Street tech corridor also brings more companies, more people and more money to Old City. And soon the neighborhood will be home to the new Museum of the American Revolution, which will bring even more traffic to the streets and sidewalks.

More and more people want to live in Old City: young, old, artist, hipster, professional. New apartments and condos propagate even as rents and prices per square foot rise. The vibrant, wealthy community values local businesses and quality residences and the real estate upon which they sit. At last count, 1,300 new luxury condos and townhouses were approved, under construction or just finished; most of these just one or two blocks from 20 S 2nd St. This affluent population wants food and drink and has the ability to pay for it. Old City is booming.

Philadelphia is also attracted more major events recently, such as the Pope's 2015 visit, 2016 Democratic National Convention, and the 2017 NFL Draft. The Convention Center as well hosts both national and local gatherings that draw tens of thousands of people to the Center City area each year, including the 2nd St and Market St Corridors. These big splashes will send out ripples for years to come.

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## Retail Map of Neighborhood



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