

# 1111-13 WALNUT STREET

Midtown Village, Philadelphia 19107

**Sale Price: \$1,450,000**

**Lease Price: \$13,500/mo + NNN**

- » 5,200 +/- SF including lower level, bathrooms, office, and support space
- » Retail opportunity with 38' of double-wide glass frontage on Walnut Street
- » 2nd gen. restaurant potential with existing FF&E in place, including existing hoods, walk-ins on the first floor and basement, and 16-line tap system in place. Potential for outdoor dining.
- » Space features include high ceilings, multiple design/layout options, existing office bathrooms, floor-to-ceiling windows
- » Rear loading and trash
- » Zoning: CMX-5
- » Patco Subway Stops at 9th & Locust and 13th and Locust
- » Surrounded by Jefferson Hospital and highly active retail



**NEIGHBORS INCLUDE:**



DEMOGRAPHICS (within 1 mile)	
Residents	95,217
Average household income	\$78,376
Est. daytime population	231,730

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## Property Photos ([click here for more photos](#))

*Please use Google Chrome*

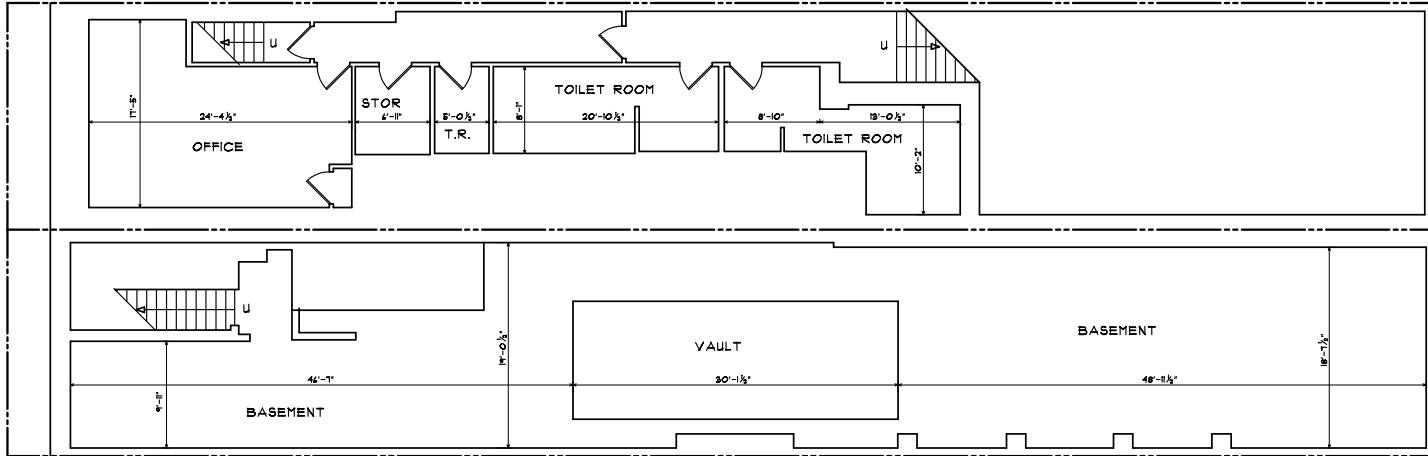


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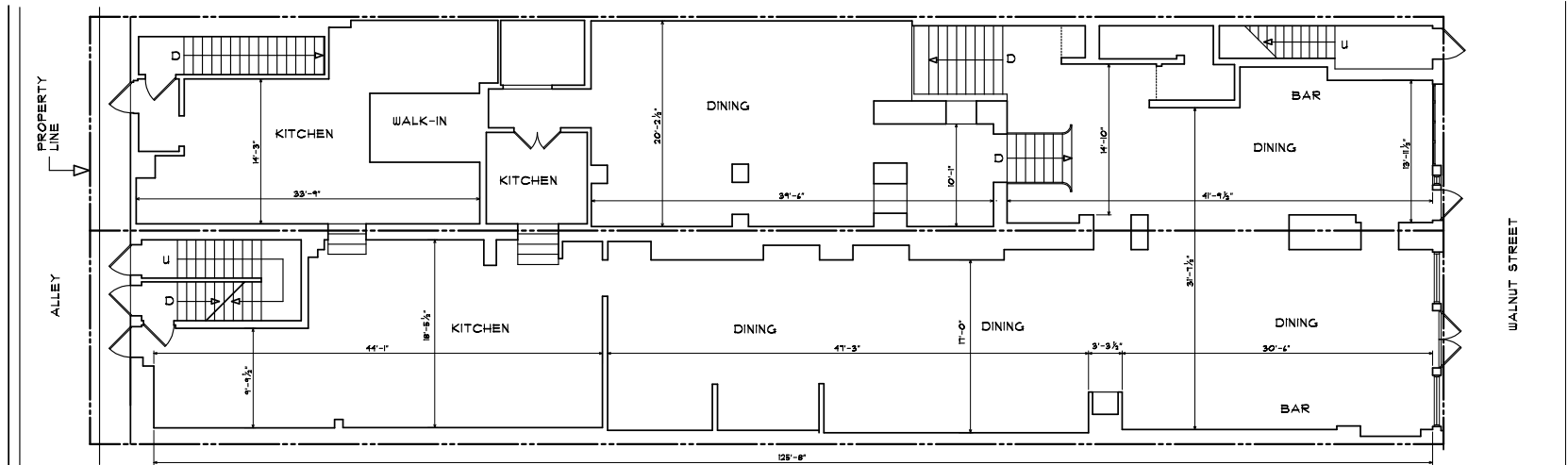
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## Property Floor Plans



**BASEMENT FLOOR PLAN**  
NOTE: DIMENSIONS MAY VARY IN FIELD. 3/16"=1'-0"



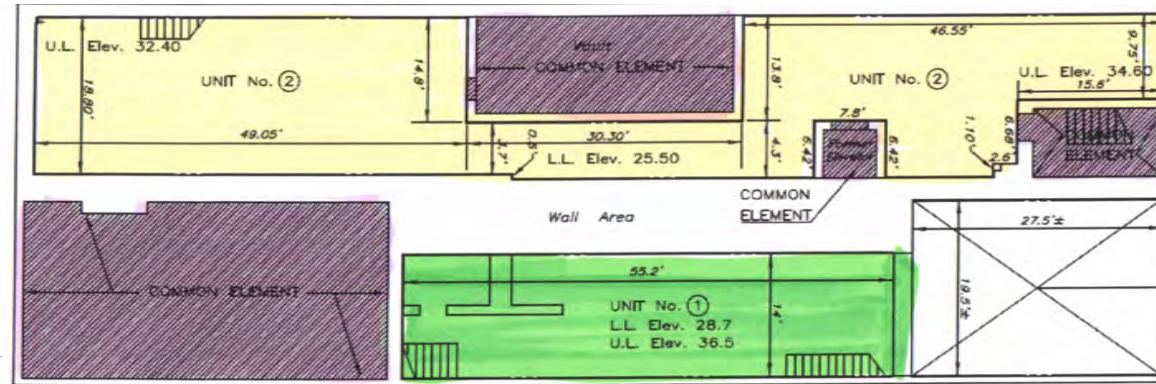
**FIRST FLOOR PLAN**  
NOTE: DIMENSIONS MAY VARY IN FIELD. 3/16"=1'-0"

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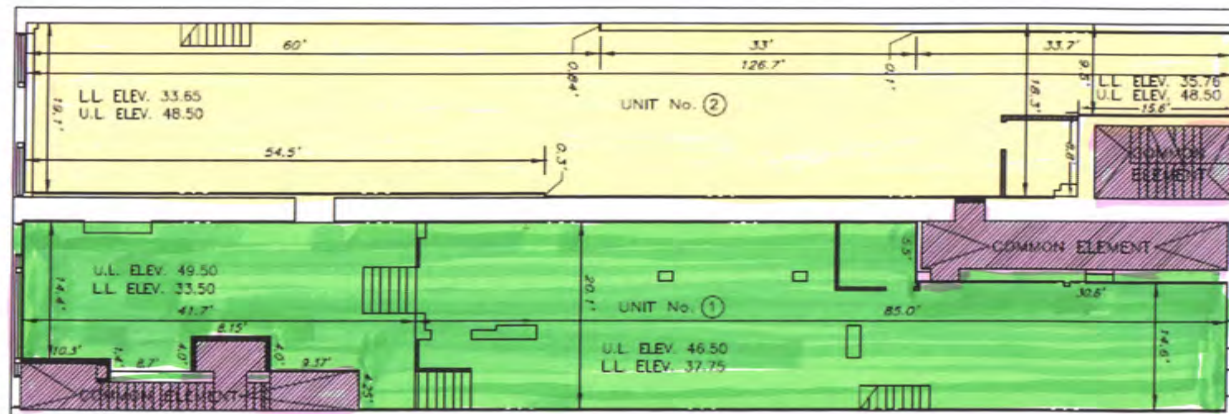
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## Property Floor Plans



- UNIT #1
- UNIT #2
- COMMON ELEMENT

BASEMENT PLAN



1ST FLOOR PLAN

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## Aerial Map of Neighborhood



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## About the Neighborhood: Washington Square West

Located between Chestnut and South streets, between 7th and Broad streets, Washington Square West is a beautiful historic area filled with rich history, dating back to the city's founding. The square was one of William Penn's original five city squares, laid out in 1682.

During Philadelphia's years as a prominent publishing center, the neighborhood was Philadelphia's publishers row. Around the corner is the famous Walnut Street Theatre, the oldest theater in the United States. It has housed the performances of countless famous American actors, including Marlon Brando, Henry Fonda and Katharine Hepburn.

Beautiful residential architecture can be seen throughout the area in Greek revival homes such as the home of Nicholas Biddle, the nation's first prominent supporter of a central bank, and the Reynolds-Morris House, a noteworthy red-brick mansion on Locust Street.

Washington West is also home to Philadelphia's Antique Row, on Pine Street between Broad and Ninth streets. This small eclectic shopping district features vintage stores, handmade art and jewelry and, of course, antiques shops. Around the corner, is the nation's oldest hospital, Pennsylvania Hospital, now part of Penn Medicine, and a partner with Thomas Jefferson University in training students and providing the city with excellent medical care.



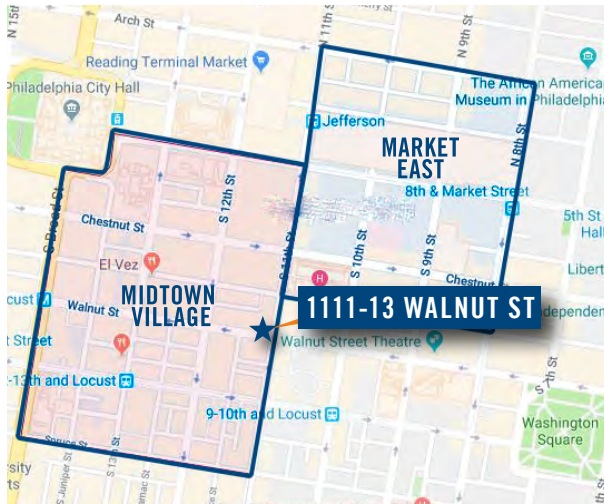
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## About the Neighborhood: Market East & Midtown Village



East of Broad Street market has moved into the spotlight as the next hot area to invest. “Market East” is the name for this newly revitalized Market Street Corridor, exploding with ground up development of entire city blocks.

The Gallery is transformed by PREIT into “Fashion Outlets,” and a new interest in the area. Office space is percolating as large players like Keystone, MRP, and Brickstone are repositioning landmark buildings like the Lit Brothers Building, Penn Mutual Tower, The Curtis Center, and The Bourse. Brickstone Realty is redeveloping and reimaging Chestnut Street East with a new Target, a Hotel, Apartments, and Creative Office Space.

Additionally, there is the “lifestyle” component: Mid-Town Village, another hot spot bordered by Locust and Chestnut, 10th and Broad. Here, a vibrant nightlife exists for Millennial and other urban dwellers to congregate.

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## About the Neighborhood: Market East Development

East Market's prime Center City location is perfectly located to capitalize on the demands of a growing population, job growth, and increased tourism — breathing new life into this neighborhood. The local real estate market, specifically East of Broad Street is undergoing a significant transformation. The area is bustling with tourists, residents, and business people 24 hours a day. This activity is driven by the increased demand in downtown living.

The \$600 million master plan will be developed in phases over the next 5 years. The vision for the East Market development is to create a dynamic, urban environment for young professionals and innovators who place value on experience and convenience. The development connects the vibrant Midtown Village neighborhood with the dense business and convention district along Market Street by creating a place that blends large format and boutique shopping and dining with modern working and living spaces.



The first phase includes a comprehensive \$250 million re-development:

- Demolishing an existing two-story, retail building and replacing it with two, two-story retail podiums, a total of 105,000 SF of retail
- A new 15-story, 322-unit residential tower above the Eastern podium with great, contemporary amenities
- Complete renovation and reskinning of an existing 8-story office building;

once completed, this building will feature 161,000 SF of office space and 25,000 SF of retail

- A 193-space, below grade parking garage with centralized loading facilities to serve the entire site
- 1101 Walnut Street in Washington Square West is designed by JKRP Architects and developed by ARD 1105 Walnut LLC and LD Investment Partners LLC, the tower will feature 111 residential units with 6,000 SF of retail on the ground floor. The future structure will rise to a height of 259 feet and 23 stories.

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