

Center City

RETAIL SPACE FOR LEASE

100 N. 17th Street
Philadelphia, PA

ADJACENT TO THE
COMCAST CENTER



TriStateCR.com

STEVE JEFFRIES
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LISTING DETAILS

100 N. 17TH STREET | PHILADELPHIA, PA

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PROPERTY HIGHLIGHTS

- 2,800 SF of retail space
- Steps from the Comcast Center & Suburban Station
- Located within the heart of the Center City Business District
- Rare double wide glass storefront
- Excellent branding & signage opportunities
- Walk Score: 97 | Transit Score: 100

NEIGHBORING TENANTS



DEMOGRAPHICS



EST. POPULATION

.25 Miles: 4,545 | .5 Miles: 23,136 | 1 Mile: 90,256



EST. MEDIAN AGE

.25 Miles: 46.1 | .5 Miles: 38.7 | 1 Mile: 35.9



EST. AVG HH INCOME

.25 Miles: \$100,333 | .5 Miles: \$114,963 | 1 Mile: \$114,717



EST. EMPLOYEES

.25 Miles: 72,047 | .5 Miles: 130,662 | 1 Mile: 204,289

FLOOR PLANS

100 N. 17TH STREET | PHILADELPHIA, PA

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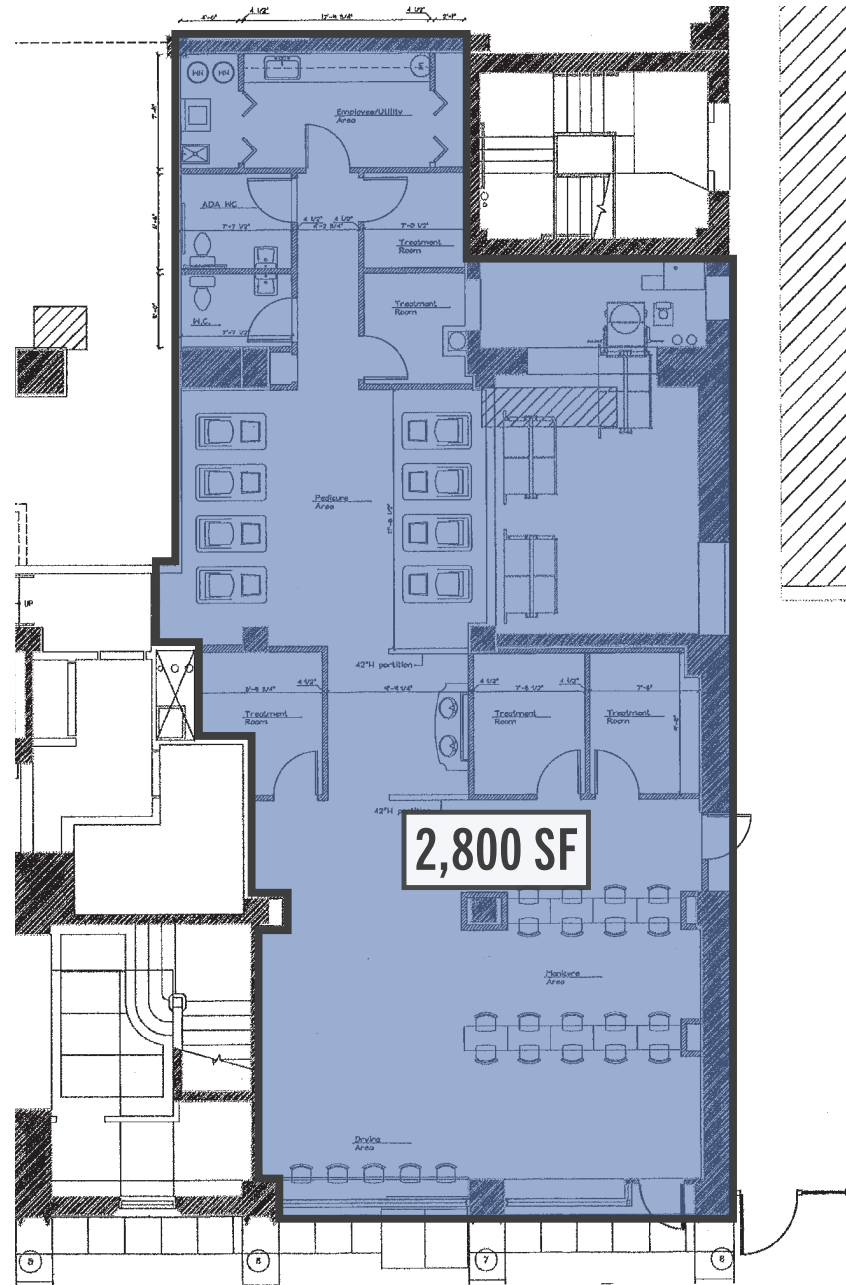


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17TH STREET

RETAIL AERIAL

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23RD STREET

22ND STREET

21ST STREET

20TH STREET

18TH STREET

17TH STREET

16TH STREET

15TH STREET

CHERRY STREET

ARCH STREET

JFK BOULEVARD

MARKET STREET

CHESTNUT STREET

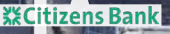
SUBURBAN STATION



L MERIDIEN

CITY HALL
DILWORTH PARK

SITE



CHESTNUT STREET



HOTELS



CENTER CITY

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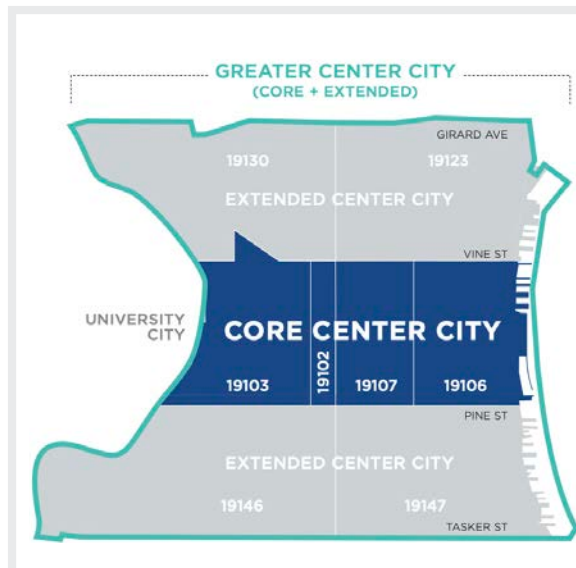
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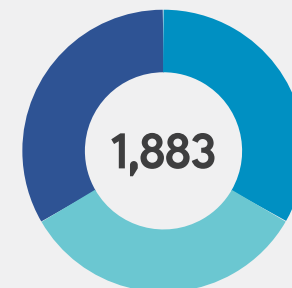
“Philadelphia’s downtown retail market has been comprised of a diverse mix of locally owned stores and national brands. While more than 90 nationals opened in Center City during the last five years, local retailers still make up more than 75% of the overall tenant mix. Downtown shops and restaurants provide a mix of entry-level and skilled jobs for city residents and help contribute to Center City’s prominence as a regional shopping and dining destination offering unique brands and experiences.”

(Center City District)



CENTER CITY PHILADELPHIA KEY FACTS

Center City Storefronts, 2023



NATIONAL RETAILERS	208
LOCAL RETAILERS	745
FOOD ESTABLISHMENTS	930

PA Convention Center

552,000
VISITORS

Dilworth Park

8,900,000
VISITORS

Reading Terminal Market

4,700,000
VISITORS

Hotel Rooms **13,000**

Residential Pop. **203,484**

College Students **109,000**

Retailers **1,883**

Arts & Culture **210**

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(Center City District)

15TH STREET: 13,967 Daily Ridership
CITY HALL: 14,044 Daily Ridership

SUBURBAN STATION: 8,853 Daily Ridership

PATCO: 4,946 Daily Ridership