

MSC ARCH STREET

PREMIUM CORNER
RETAIL SPACE IN
COMCAST CENTER

CENTER CITY
PHILADELPHIA, PA



1700 ARCH STREET

JOIN THESE AREA TENANTS


FOUR SEASONS
Hotels and Resorts

Sean-Georges
PHILADELPHIA


vernick fish
PHILADELPHIA

The
JUICE
POD

Café Click

PROPERTY DETAILS

- ▶ 2,100 SF on the corner of 17th and Arch Street at the ground floor of Comcast Center
- ▶ Increased foot traffic from office goers during regular business hours
- ▶ Walking distance from Philadelphia's main tourist attractions such as Love Park, and City Hall
- ▶ Available Q1 2025

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

188,131

EST. MEDIAN HH INCOME

\$99,150

EST. MEDIAN AGE

35

EST. EMPLOYEES

258,822

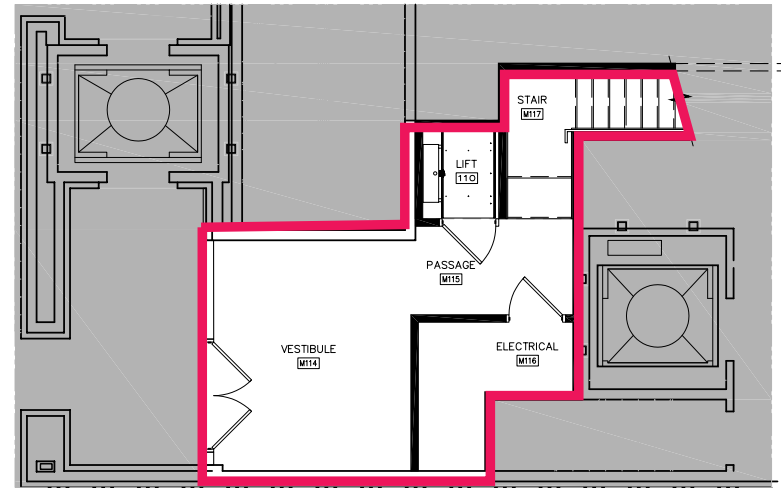
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MSC

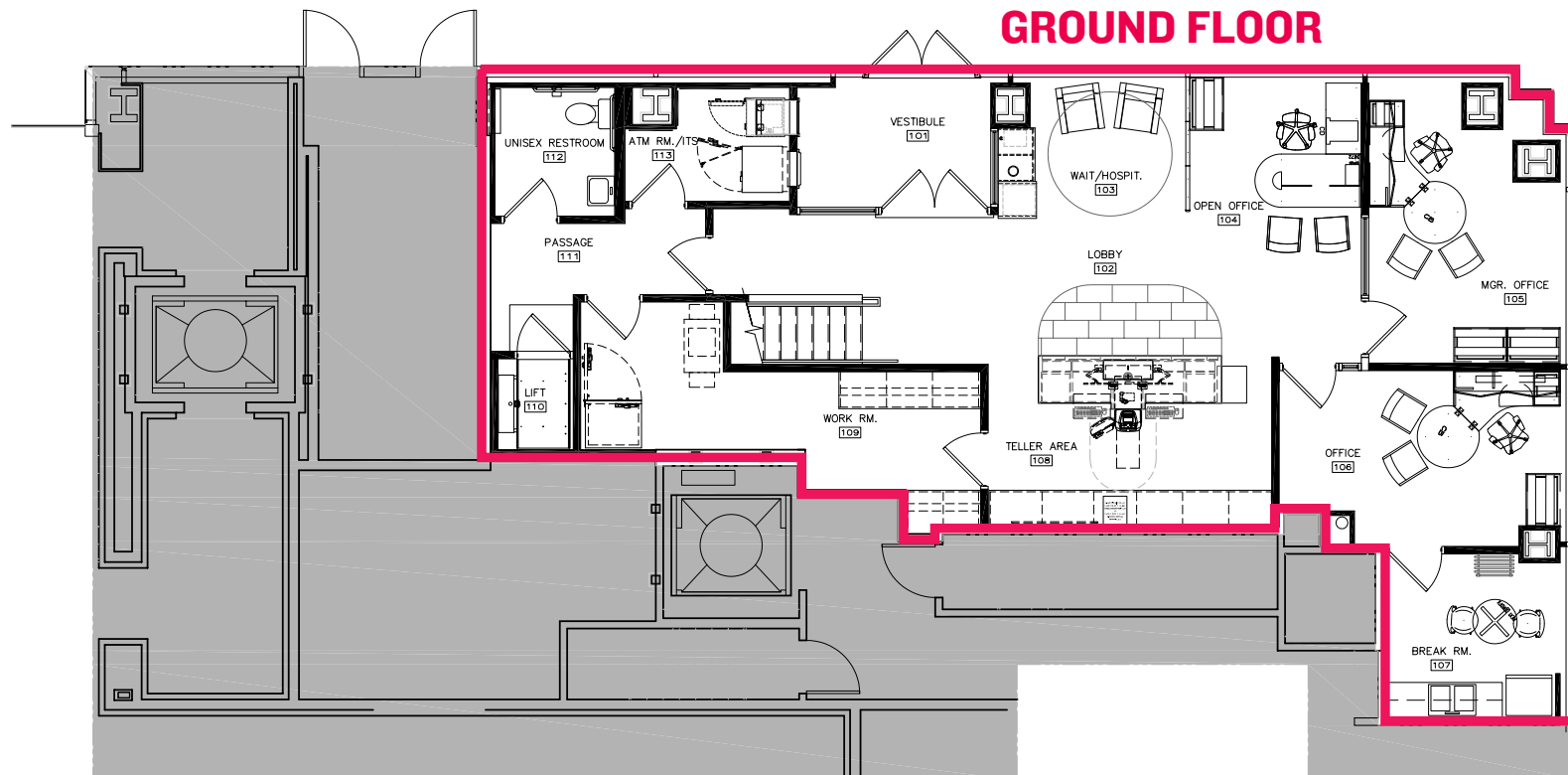
FLOOR PLANS

2,100 SF

MEZZANINE



GROUND FLOOR



PHOTOS



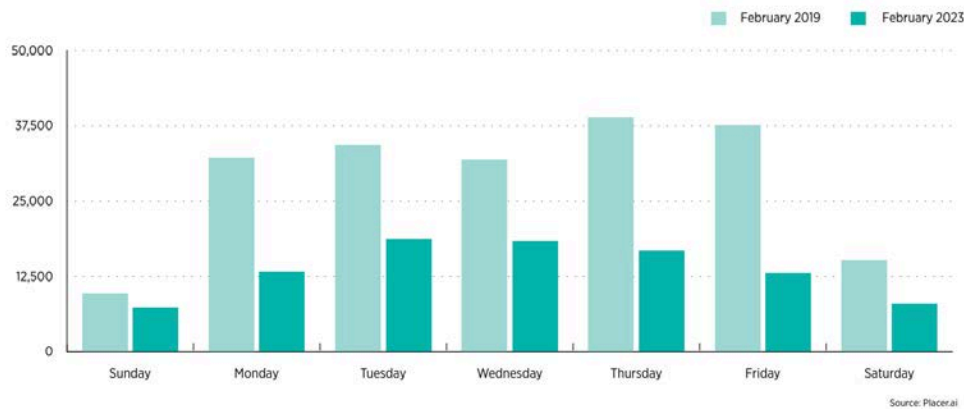
MARKET AERIAL



CENTER CITY DISTRICT: COVID STATISTICS AND RECOVERY

West Market Office District, Daily Average By Day

Pedestrian volumes in the office district on Tuesdays, Wednesdays, and Thursdays have recovered most rapidly, with Wednesday volumes reaching 57% of the pre-pandemic level.

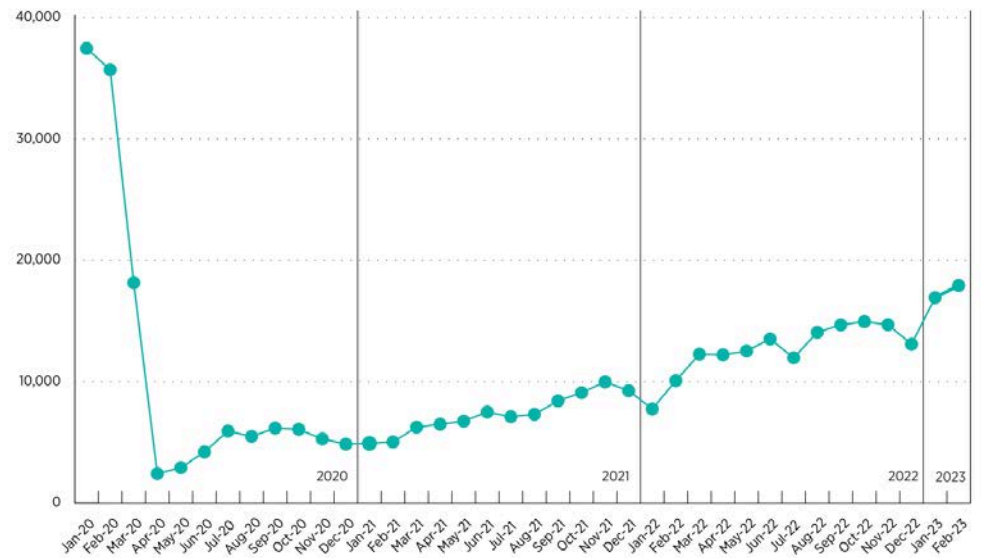


Approximately 38,500 daily pedestrian volumes in 2019, have now recovered to 47% of those totals on a weekly basis, and between 50%-60% during peak office days (Tuesday-Thursday).

The CCD reports a notable recovery to the volume of individuals in the Philadelphia office district since the COVID-19 Pandemic in the 2023 State of Center City Philadelphia report.

West Market Office District Average Daily Worker Volume

By February 2023, the volume of people in Philadelphia's office district increased to 47% of 2019 totals.



CENTER CITY TRADE DEMOGRAPHICS



ESTIMATED POPULATION

191,585



ESTIMATED BUSINESSES

17,011



ESTIMATED MEDIAN AGE

35.6



ESTIMATED AVG HH INCOME

\$150,235



ESTIMATED EMPLOYEES

224,580

MSC

JACOB COOPER

jcooper@hellomsc.com
215.883.7402

ANNELLYSE CHAN

achan@hellomsc.com
215.883.7379

JULIA MCMANUS

jmcmanus@hellomsc.com
215.883.7390

