

RD+

**2007-11 WALNUT STREET  
PHILADELPHIA, PA**

AVAILABLE  
GREGORY BIANCHI  
US REALTY  
215-701-3840  
www.usrealty.com

IRISH PUB





Walk Score | 100



Transit Score | 100

## PROPERTY INFORMATION

Building Square Footage 17,558 SF

Lot Measurements 54'x120'

Annual Real Estate Taxes \$68,407

Zoning Designation CMX 4

# SALE & BUILDING INFORMATION



## EXCEPTIONAL VALUE-ADD DEVELOPMENT OR REDEVELOPMENT OPPORTUNITY

Three adjacent and interconnected buildings for a total of 54 feet of frontage along Walnut Street



## 2007-2009 WALNUT

**4 story mixed-use building** with a fully fit out, turnkey restaurant and bar on the first floor and basement along with 8 units above ready for redevelopment



## 2011 WALNUT

**5 story mixed-use building** with a fully fit out, turnkey cafe and bar on the first floor along with a leased office space and 2 renovated and occupied apartments above

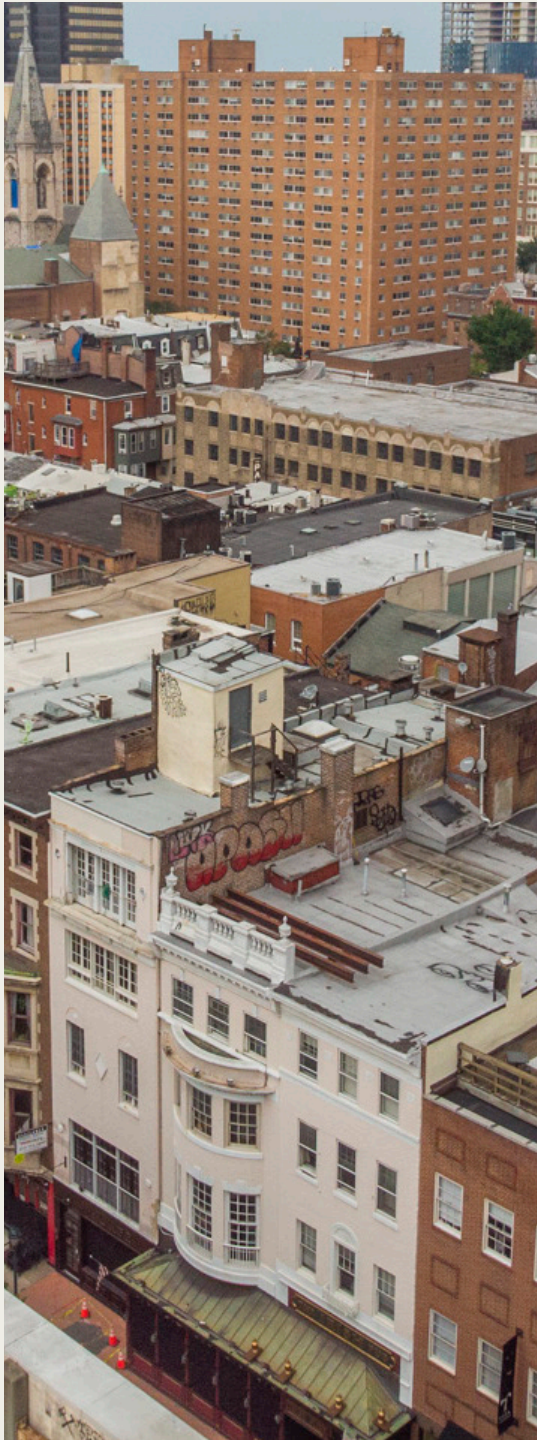


## LIQUOR LICENSE AVAILABLE







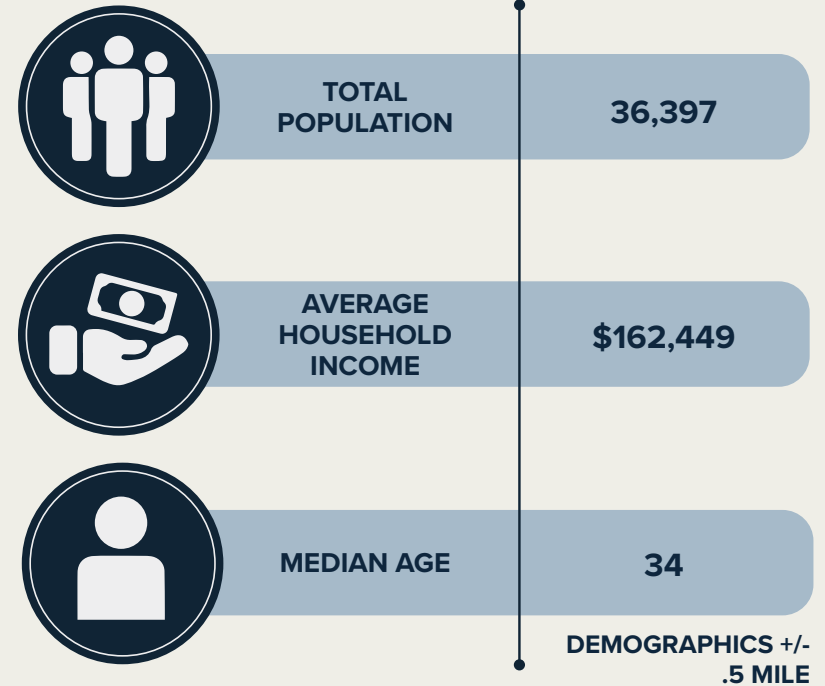




# LOCATION INFORMATION

- + **Neighborhood:** Located next to the prestigious Rittenhouse Square in Center City
- + **Redevelopment Opportunity:** Prime location for redevelopment
- + **Strategic Access:** Easily accessible via multiple SEPTA bus and trolley routes, regional rail lines, and by car
- + **Commercial Corridor:** Situated on Walnut Street, one of Philadelphia's premier retail and business corridors, known for attracting high-end retailers, dining establishments, and professional offices

*“Long-considered one of the toniest neighborhoods in the city, Rittenhouse Square isn’t just an enviable address. It’s a lifestyle.”*



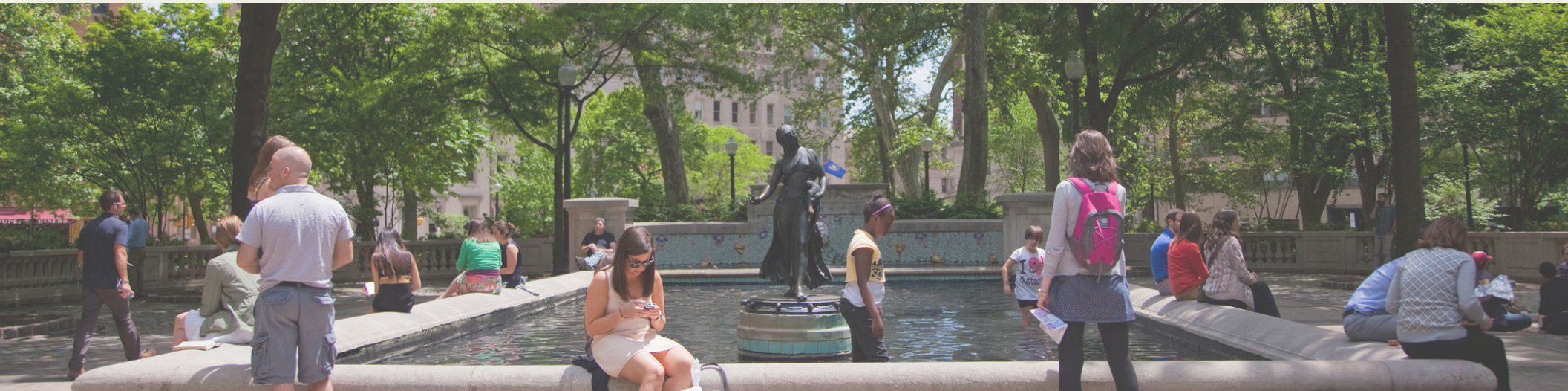


# RITTENHOUSE SQUARE

One of five original squares planned by city founder William Penn in the late 17th century, Rittenhouse Square is the heart of Center City's most expensive and exclusive neighborhood.

Surrounded by high-rise luxury apartments, 5-star restaurants, neighborhood coffee shops, and upscale shopping, this park provides a relaxing spot for locals and visitors alike.

The Friends of Rittenhouse Square membership organization works to preserve, protect, and beautify the park- including its 200+ trees and 5 iconic sculptures.



# AREA DEVELOPMENTS

- + 1701 Market St. Conversion:**  
Conversion of Center City office to 299 apartments
- + 2300 Market:**  
Under construction, 8-story, 220,000sf life sciences building
- + 1706, 08, 10 Walnut St:**  
Proposed 30 story tower for apartments
- + 2222 Market:**  
Under construction, home to \$200 million office tower
- + 1808-10 Chestnut St:**  
Preliminary plans to add new residential condominium tower
- + 1826 Chestnut St:**  
Proposed 213 apartments and 64 underground parking spots



# AMENITY MAP

## Food & Restaurants

- |                              |                               |
|------------------------------|-------------------------------|
| 1. Revolution Taco Bar       | 12. Chipotle                  |
| 2. Rosy's Taco Bar           | 13. Parc                      |
| 3. Goldie                    | 14. The Bakeshop on Twentieth |
| 4. The Dandelion             | 15. Metropolitan Bakery       |
| 5. Restaurant Aleksander     | 16. Spread Bagelry            |
| 6. Dim Sum House             | 17. Trattoria Carina          |
| 7. Wilder                    | 18. El Merkury                |
| 8. Devil's Alley Bar & Grill | 19. Ambrosia Ristorante       |
| 9. Bao Nine                  | 20. Mix Bar & Grill           |
| 10. sweetgreen               |                               |
| 11. Ruth's Chris Steak House |                               |

## Stores, Retail, & Fitness

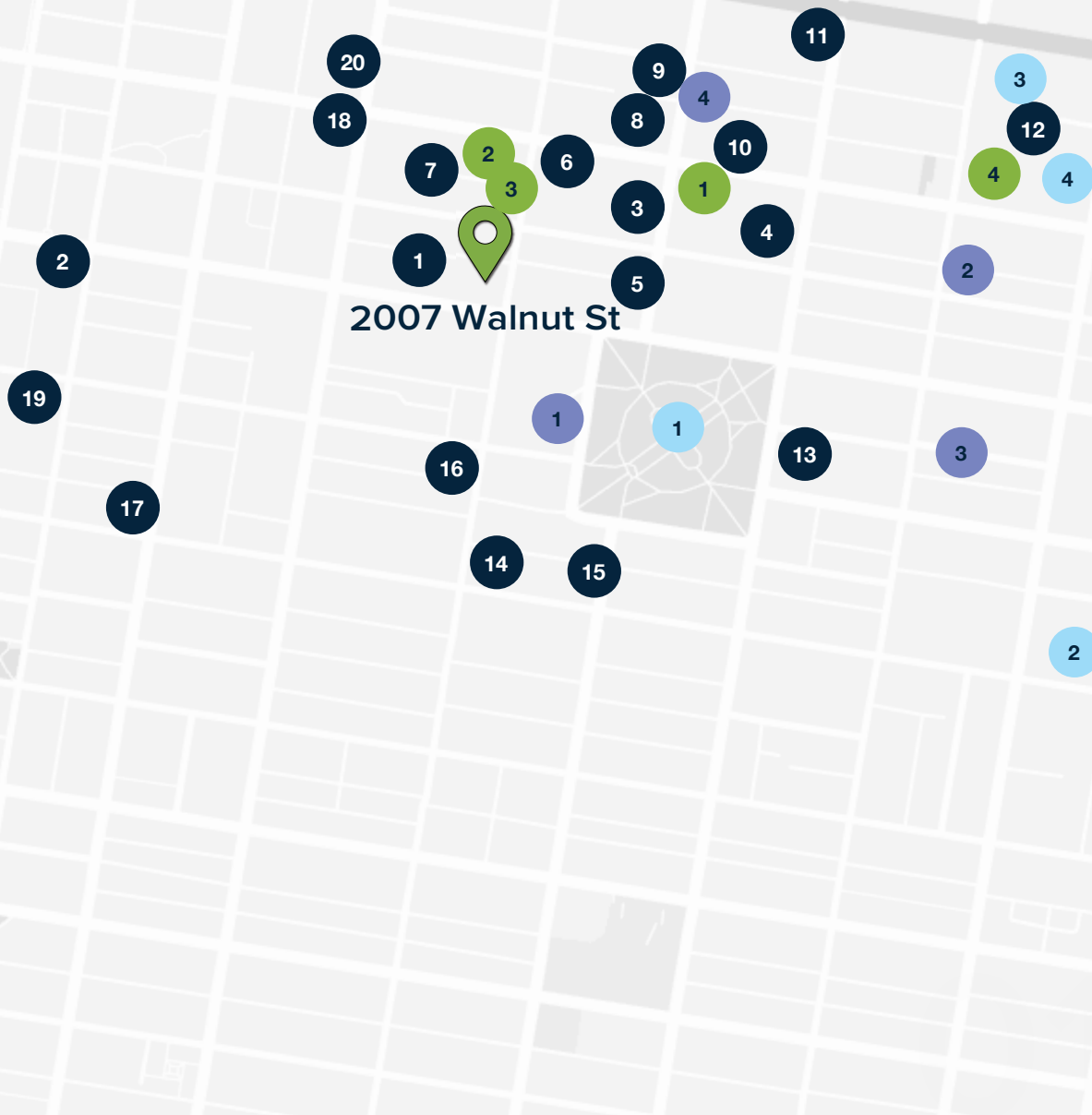
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|-------------------------|-------------------------|
| 1. CVS                  | 4. Orangetheory Fitness |
| 2. Target               |                         |
| 3. Barry's Philadelphia |                         |

## Area Attractions

- |  |                               |
|--|-------------------------------|
| 1. Rittenhouse Square Park               | 4. The Shops at Liberty Place |
| 2. Kimmel Center for the Performing Arts | 5. The Mutter Museum          |
| 3. Puttshack                             |                               |

## Hotels

- |                          |                              |
|--------------------------|------------------------------|
| 1. The Rittenhouse Hotel | 3. Hyatt Centric Center City |
| 2. Kimpton Hotel Palomar | 4. Motto by Hilton           |





# TRANSIT MAP

2007 Walnut St

+ Trolley Lines

+ Indego Bike Stations

+ PATCO Station

+ SEPTA Bus Routes

P PARKING



5 Minutes



10 Minutes





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