

RITTENHOUSE SQUARE RETAIL SPACE WITH POSSIBLE ROOF DECK

1624-28 LOCUST ST. Rittenhouse Square, Philadelphia 19103



- » Rare opportunity for retail space one block from Rittenhouse Square.
 - 5,400 +/- SF 1st floor
 - 6,000 +/- SF lower level
- » 12' ceiling heights, multiple configurations possible with double height ceilings.
- » Multiple elevators can facilitate a possible roof deck
- » Rear loading and trash
- » Frontage: 58' on Locust Street
- » 5 additional floors available above under new ownership
- » Zoning: CMX-3
- » In the heart of Rittenhouse, densely surrounded by affluent office and residential consumers.
- » Transportation: close to Septa Broad Street Line, PATCO, Suburban Station



Walk Score
100

WALKER'S PARADISE
Daily errands don't require a car.

Transit Score
100

RIDER'S PARADISE
World-class public transportation.

Bike Score
89

VERY BIKEABLE
Biking is convenient for most trips.

DEMOGRAPHICS

Residents within 1 mile	101,103
Average household income	\$119,619
Est. daytime population (workers within 1 mile)	198,741



NEIGHBORS INCLUDE:



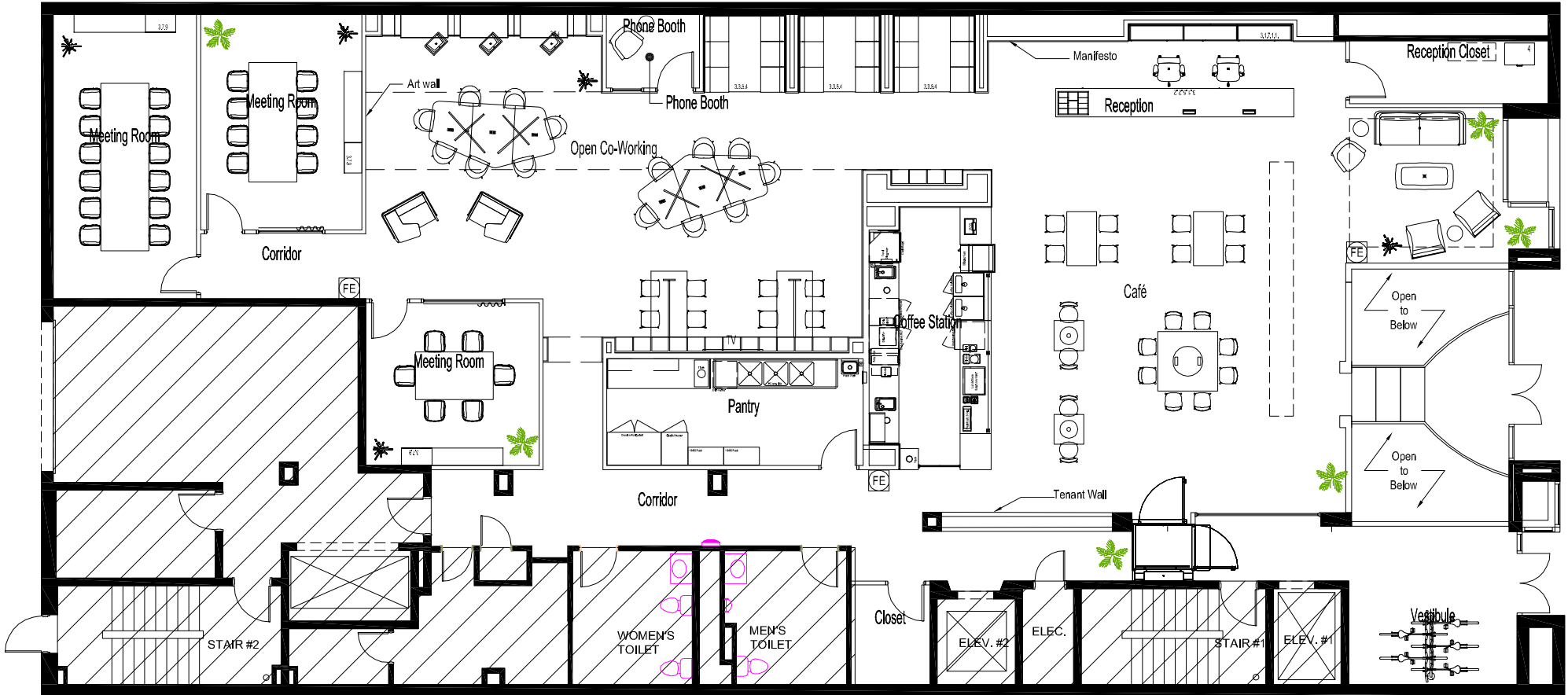
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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without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

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Property Floor Plans - 1st Floor

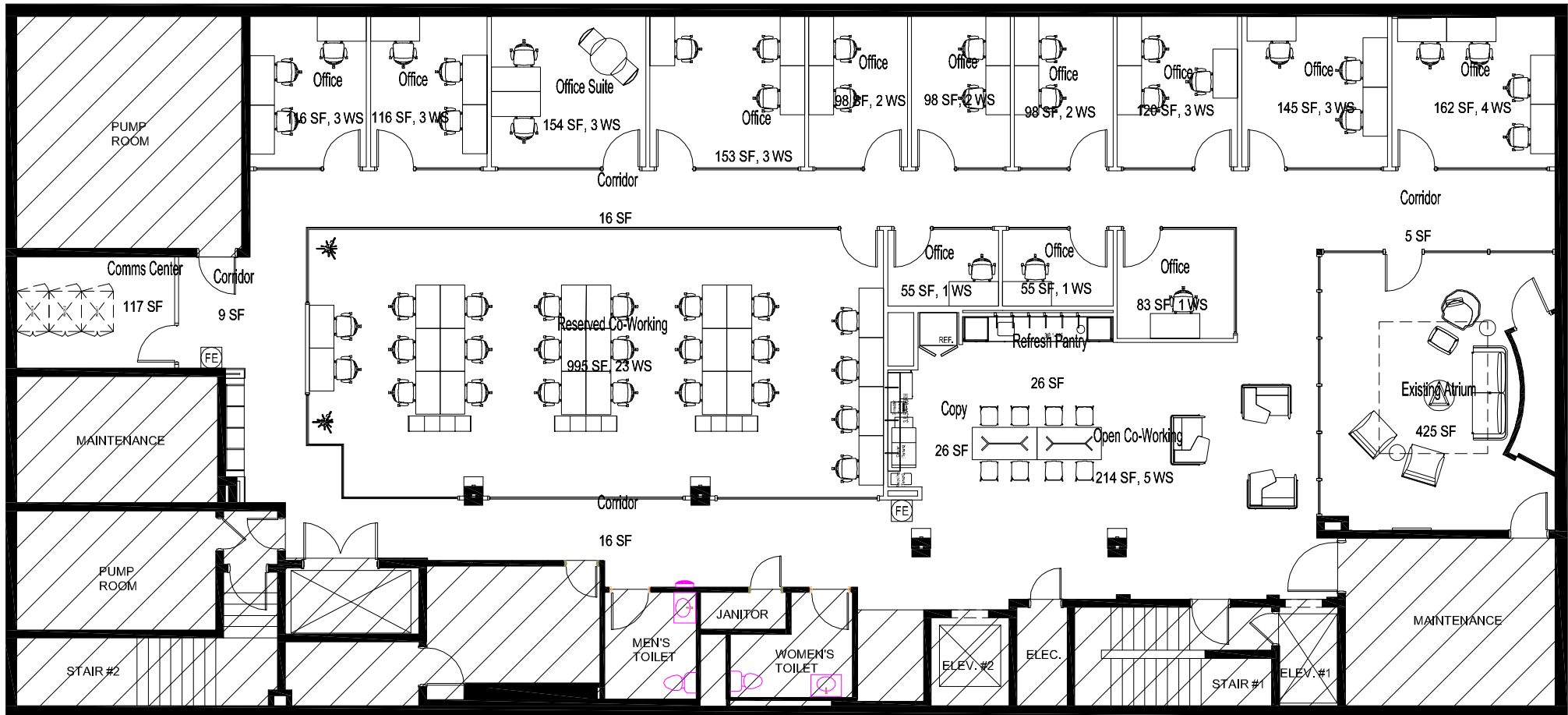


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Property Floor Plans - Lower Level



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The map displays Rittenhouse Square, a large green square in the center. Surrounding streets include Walnut St, Locust St, Spruce St, and Chestnut St. Numerous businesses are labeled with their logos or names, such as Starbucks, Apple, and various restaurants and cafes. An orange star is placed on Locust Street, with an orange arrow pointing to an inset photograph of The Stein Bellet Building. The building has a modern facade with large windows and a sign that reads 'THE STEIN BELLET BUILDING'.

1624-28 LOCUST STREET

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Neighborhood - Rittenhouse Square

A RICH CULINARY LANDSCAPE THAT CATERS TO EVERY PALATE

From upscale fine dining establishments to cozy cafes and trendy bistros, the area offers a plethora of gastronomic delights. Visitors can indulge in artisanal pizzas, farm-to-table delicacies, international cuisines, and innovative fusion dishes crafted by talented chefs. Whether you're craving a gourmet burger, fresh seafood, or decadent desserts, Rittenhouse Square has something to satisfy every food lover's cravings. With its charming ambiance and abundance of dining options, it's no wonder that Rittenhouse Square is considered a foodie haven in the heart of Philadelphia.



RETAIL RENAISSANCE IN RITTENHOUSE SQUARE

Renowned for its dynamic retail scene, the area surrounding Rittenhouse Square in Philadelphia offers a diverse array of shopping experiences. From high-end fashion boutiques and luxury retailers to quaint independent shops and artisanal markets, visitors can peruse designer labels, unique handmade goods, upscale home décor, and much more. Whether seeking the latest trends or one-of-a-kind treasures, this vibrant shopping haven invites exploration. With its blend of sophistication, charm, and variety, it stands out as a premier destination for retail therapy.

LUMINESCENT REVERIE: RITTENHOUSE SQUARE'S NOCTURNAL TAPESTRY

With an eclectic mix of bars, lounges, and clubs, the area offers an exhilarating array of experiences for night owls. From chic cocktail bars serving artisanal concoctions to lively music venues showcasing local talent, there's something to suit every mood and preference. Visitors can immerse themselves in the vibrant energy of the nightlife scene, whether enjoying a leisurely drink with friends or dancing the night away to the beats of live DJs. With its pulsating atmosphere and diverse offerings, Rittenhouse Square emerges as a captivating canvas for nocturnal adventures in Philadelphia.



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