

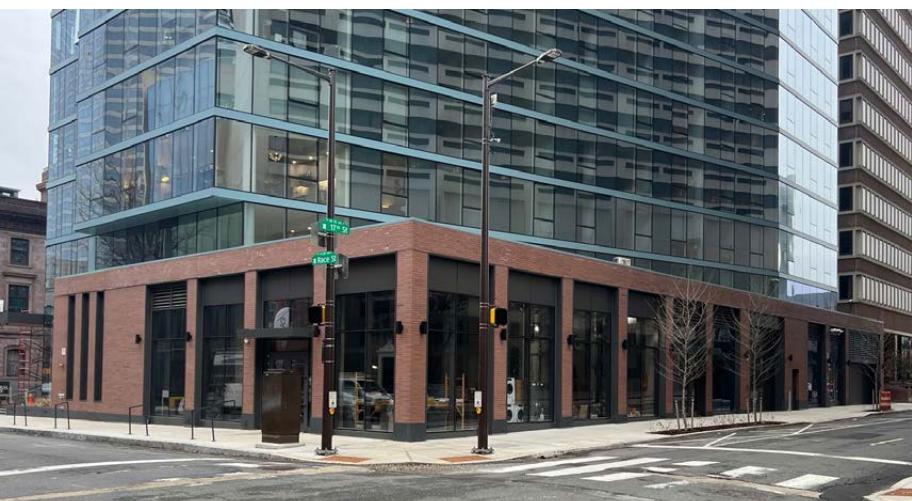


# MSC RACE STREET

LOGAN SQUARE  
PHILADELPHIA, PA

NEW CONSTRUCTION  
CORNER RETAIL SPACE  
FOR LEASE

# 1701 RACE STREET



## DEMOGRAPHICS

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

EST. POPULATION

**206,964**

EST. MEDIAN AGE

**35.5**

EST. MEDIAN HH INCOME

**\$95,215**

EST. EMPLOYEES

**227,743**

## JOIN NEIGHBORING TENANTS



vernick fish



FOUR SEASONS

*Sean-Georges*

**the Logan**  
PHILADELPHIA'S HOTEL

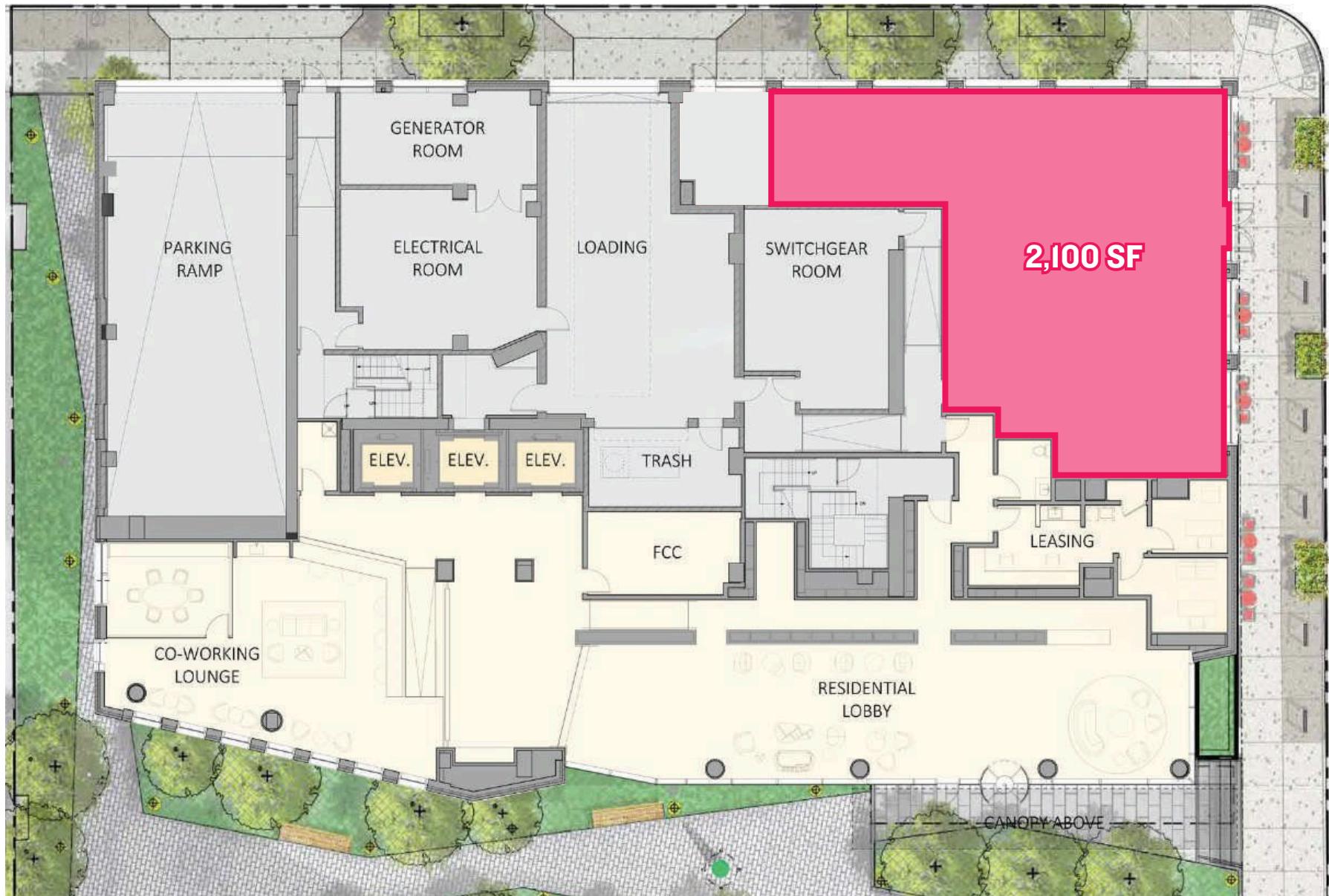
**ASSEMBLY**



## PROPERTY DETAILS

- ▶ Prime 2,100 SF corner retail space in brand-new construction at the base of One Cathedral Square
- ▶ Built-in customer base with 271 luxury apartments directly above
- ▶ Outdoor seating available – perfect for cafés, restaurants, or experiential retail
- ▶ Unbeatable location just off the iconic Benjamin Franklin Parkway and steps from Logan Square
- ▶ Surrounded by major employers – just two blocks from Comcast Center and Comcast Technology Center, CHUBB Headquarters
- ▶ Foot traffic magnet – walkable to top tourist attractions like the Philadelphia Museum of Art, The Franklin Institute, and The Barnes Foundation
- ▶ High-visibility area with luxury hotels nearby, including The Logan, Four Seasons, and Sheraton

## FLOOR PLAN



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

**MSC**

# AERIAL



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

**MSC**

# MSC

ANNELLYSE CHAN

[achan@hellomsc.com](mailto:achan@hellomsc.com)

732.533.3363

DOUGLAS GREEN

[dgreen@hellomsc.com](mailto:dgreen@hellomsc.com)

215.883.7400

