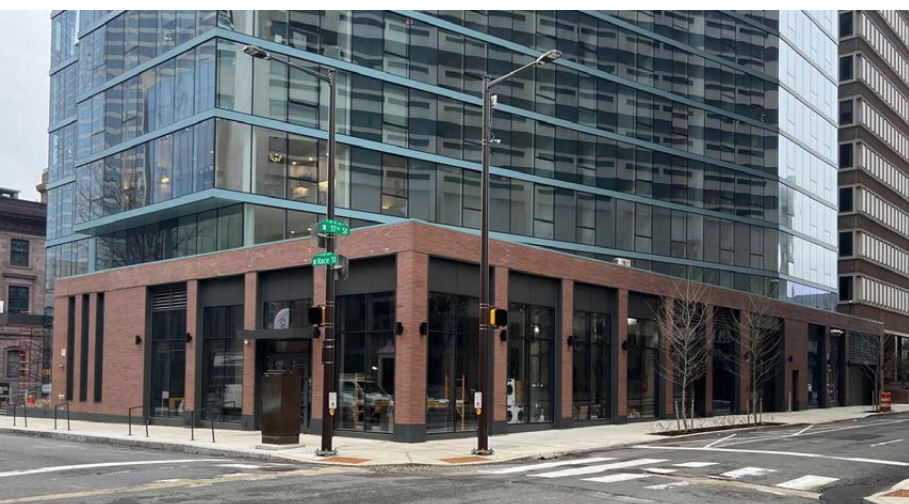


MSC RACE STREET

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 EST. MEDIAN AGE

206,964 35.5

EST. MEDIAN HH INCOME EST. EMPLOYEES

\$95,215 227,743

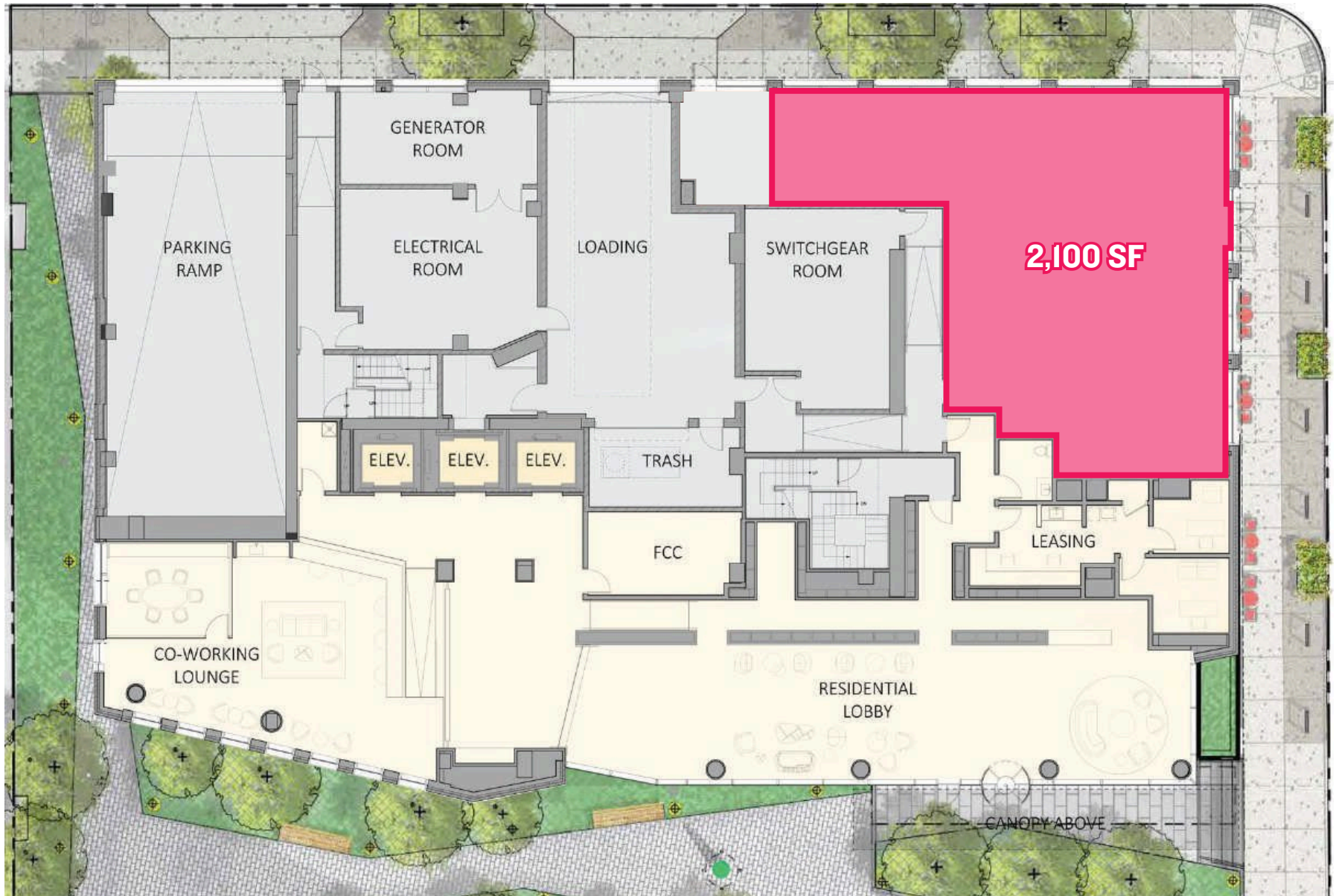
JOIN NEIGHBORING TENANTS



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



AERIAL



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