

Center City

FLAGSHIP RETAIL SPACE FOR LEASE

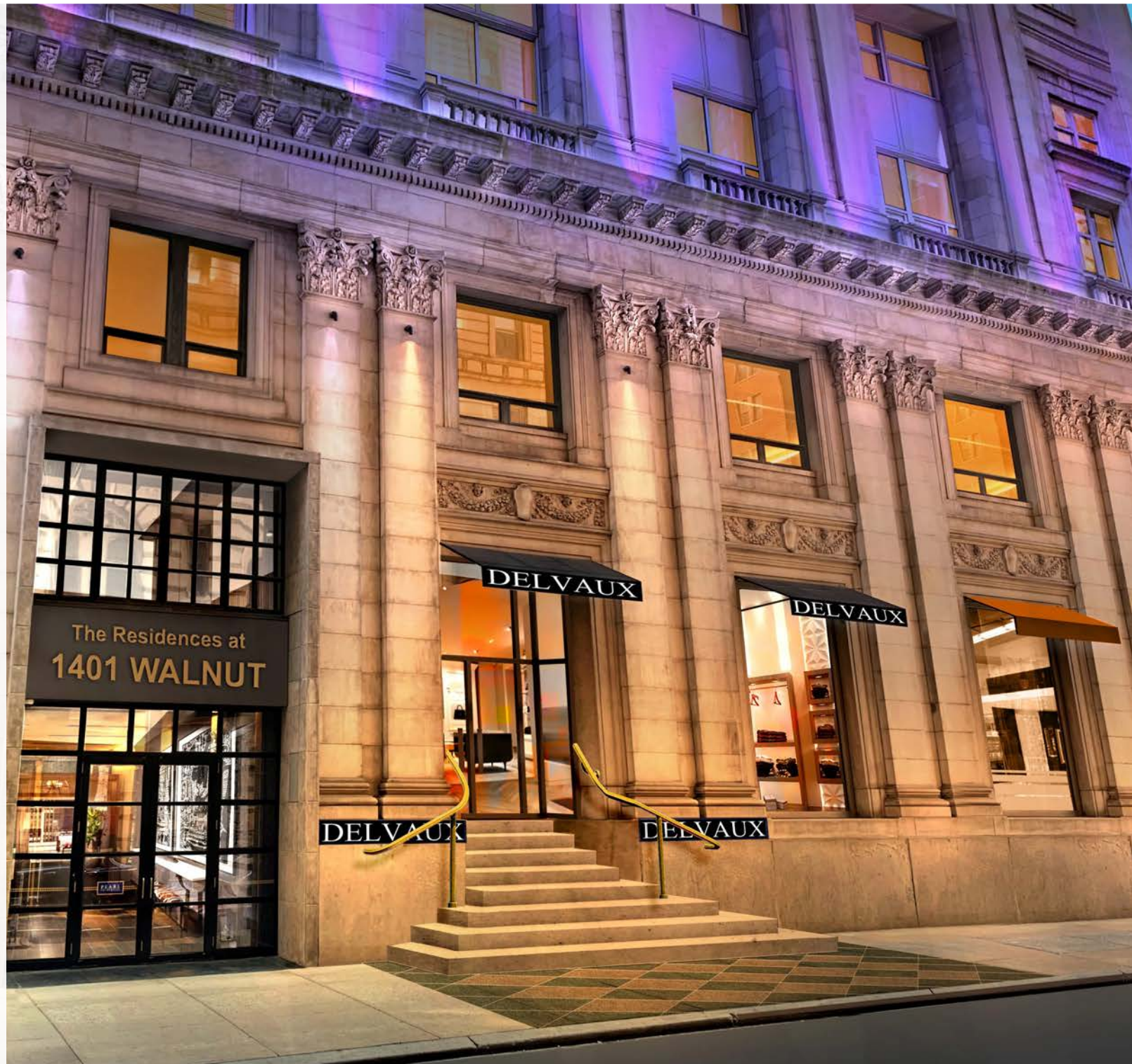
1401 Walnut St.
Philadelphia, PA



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LISTING DETAILS

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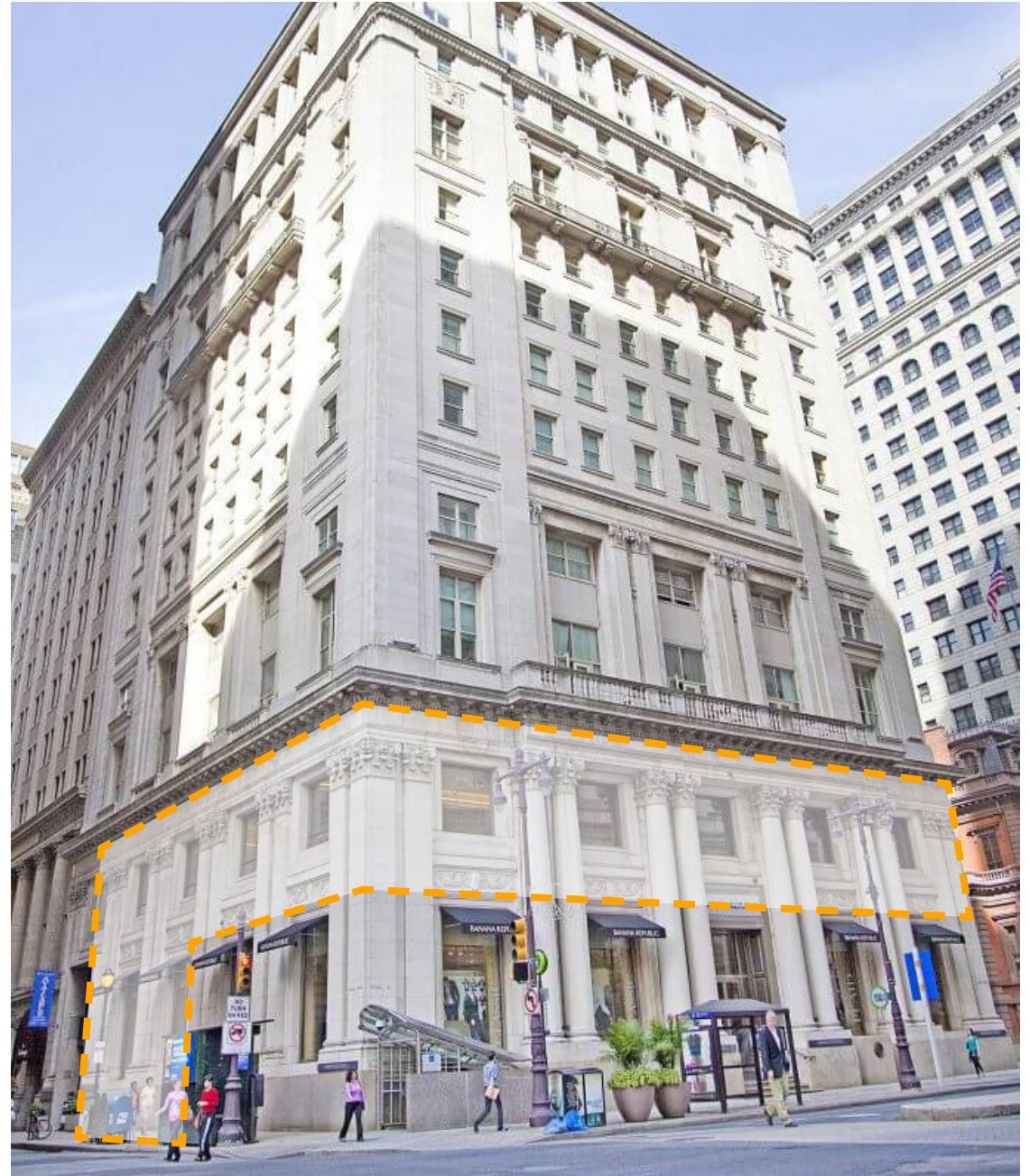
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PROPERTY HIGHLIGHTS

- **Total SF: 17,735**
- Three floors of flagship retail space
- Located on the corner of Philadelphia's two most iconic streets with frontage on Walnut Street & Broad Street with corner visibility
- The property converges at the intersection of the Avenue of the Arts, Broad Street office Sector, Midtown Village & Rittenhouse Square
- Uniquely situated on Philadelphia's "High Street" while also surrounded by hotels, apartments & office density
- Dramatic architectural features, unmatched ceiling heights & excellent signage potential
- Adjacent to the iconic Bellevue
- Steps to public transportation & parking



DEMOGRAPHICS



EST. POPULATION

.25 Miles: 10,459 | .5 Miles: 32,914 | 1 Mile: 100,452



EST. MEDIAN AGE

.25 Miles: 29.9 | .5 Miles: 30.2 | 1 Mile: 31.5



EST. AVG HH INCOME

.25 Miles: \$147,696 | .5 Miles: \$151,234 | 1 Mile: \$153,568



EST. EMPLOYEES

.25 Miles: 47,164 | .5 Miles: 124,605 | 1 Mile: 197,728



WALK SCORE

100



TRANSIT SCORE

100



BIKE SCORE

88

RETAIL MAP

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<p>The Bank of Princeton Crazy Sushi Sweetgreen Joan Shepp Blue Sole Shoes The Continental</p>	<p>Huda Nom Nom Ramen</p> <p>Harper's Garden Green Eggs Cafe</p> <p>European Wax</p> <p>T-Mobile Heyday Just Salad The Shade Store Kura Sushi Grace Loves Lace Paris Baguette Ten Asian Food Hall Cava Four Eyes The Vitamin Shoppe</p> <p>Konditori Coffee Metro by T-Mobile SoBol</p> <p>The Westin</p>	<p>Bloomingdale's Outlet LIBERTY PLACE Putshack Kiehl's Victoria's Secret Sunglass Hut Saxby's Chipotle Orange Theory</p>	<p>Jcrew Factory Wawa Five Below Five guys Foodlocker Wendy's Dunkin Walls Fargo</p> <p>Pret A Manger</p>	<p>CITY HALL</p> <p>La Colombe The Ritz Carlton</p> <p>The W Hotel Element Philadelphia Dolce Aqimero</p> <p>McCormick & Schmicks</p> <p>Sweat Fitness Fogo De Chiao</p> <p>Macy's Starbucks</p>	<p>T-Mobile UPS DTLR Dollar Variety 7-11</p>		
<p>CVS Boyd's Playa Bowls &Pizza Mac Mart Cleavers Vango Byblos Sue's Produce The Dandelion</p>	<p>Allen Edmunds Mac Di Bruno Bros Ancient Spirits & Grille Benjamin Lovell Mattress Firm Gran Cafe L'Aquila Sephora Barnes & Noble Nordstrom Rack</p> <p>Eyesite</p> <p>Van Leeuwen M&T Bank Tria Cafe</p> <p>Chez Colette Softel</p>	<p>Rite Aid CQ Hotel Men's Warehouse Old Navy DIG Uniqlo 2nd Street WSFS Bank</p> <p>Spread Insomnia Cookies Honeygrow Tapster</p>	<p>Empire Beauty School Buffalo Exchange Ammal's Popeyes Kids Foot Locker Staples</p> <p>Soul Cycle Harp & Crown Giuseppe & Sons Moustaki Dunkin</p>	<p>Del Friscos Vybe Urgent Care DTLR Philly Film Center Eternity Fashions USPS</p>	<p>Capital Grille Lucky Strike West Elm Blick</p> <p>Tradesman U-Bahn Bru Metro by T-Mobile McGillina Lolita Verde Barbuzzo Time Opa Bar Prunella</p> <p>Good Luck Pizza Co. Open House Store Zio's Brick Oven Pizza Van Leeuwen Barstool Sports Sueno Fin Mccools Ale House</p>	<p>Shake Shack Target Planet Fitness Cogito Coffee DaMo Pasta Lab</p>	
<p>PNC Bank Truist Anthropologic BHLDN</p>	<p>Manhattan Bagel Rittenhouse Nails Her Place Supper Club Kaven Lounge Richard Nicholas Greens and Grains Kismet Bagels Farina Pasta & Noodle</p> <p>Hip-City Veg Bar Bonbon A. Kitchen</p> <p>Tiffany & Co. Philadelphia Runner Blue Mercury Scotch & Soda Brooklinen Vince</p>	<p>Happy Rooster Joe's Pizza DanDan Rescue Spa</p> <p>Capital One Cafe Urban Outfitters New Balance Pandora Apple Interior Define Rag & Bone</p>	<p>Marathon Grill Philly Pretzel Ladder 15 Oscar's Tavern Bagels & Co Chikka Ramen Bar Sherman Bros Brooks Bros PNC Bank Joybird LaserAway AT&T</p> <p>Govberg Jewelers Brandy Melville Mejuri Warby Parker Bonobos North Face Brooks Bros PNC Bank Joybird LaserAway AT&T</p>	<p>Xfinity Le Pain Quotidien Fight Club Citizens</p> <p>The Union League of Philadelphia</p> <p>1401 WALNUT</p> <p>Wells Fargo</p>	<p>Paper on Pine Alpen Rose Doubleknot Sampan Graffiti Bar Philadelphia Club</p> <p>Ten Thousand Villages Holiday Inn Express Philadelphia Club</p> <p>Modern Eye Charayee Thai Fuel Bodega Bar CVS</p>	<p>Edible Arrangements Hatch & Coop Rice & Mix Insomnia Cookies</p>	
<p>RITTENHOUSE SQUARE</p>	<p>TD Bank Lovesac Athleta Lululemon Indochino</p> <p>Pierro's Dr. Martens Vans Citizens Bank</p> <p>Miel Patisserie Spice Finch Warwick Hotel Bluestone Lane</p>	<p>Chase Wells Fargo Gorjana Free People Paper Source Theory L'occitane Marine Layer Faherty Brand</p> <p>Salty Paws Kitchen Kapers The Hyatt</p> <p>FedEx Bellini Suitsupply</p>	<p>Starbucks Qdoba Aesop Holt's Rumble Chipotle T-Mobile Butcher & Singer</p> <p>Real Food Eatery Schlesinger's Wine & Spirits Misconduct</p> <p>Shiroi Hana Good Dog Bar Bank of America</p>	<p>Verizon Cheesecake Factory CB2 The Bellevue Hotel</p> <p>Sahara Grill Level Up Bar Go Popcorn Dunkin</p> <p>Ihop Arader Galleries Rosewood Glo Bar</p> <p>Woody's Wishbone Green Eggs Nest</p>	<p>Aki Nom Nom Sushi & Ramen Chipotle</p> <p>Starbucks Caribou Cafe Sugared & Bronze Moriarty's Forrest Theatre Dunkin</p>		
<p>18TH ST.</p>	<p>Barclay Prime I'S & Co</p>	<p>17TH ST.</p>	<p>Tequilas 16TH ST.</p>	<p>Fado Irish Pub Howl At The Moon 15TH ST.</p>	<p>Alice Pizza & Restaurant Jose Pistolas The Academy of Music Miller Theater BROAD ST.</p>	<p>Double Tree Wilma Theater 13TH ST.</p>	<p>Knock Restaurant Winkle Kinme 12TH ST.</p>

1ST FLOOR PHOTOS

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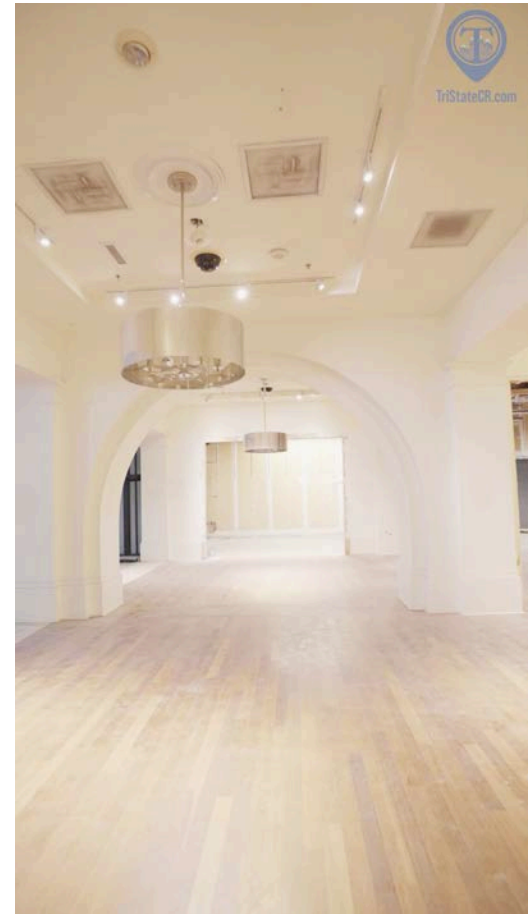
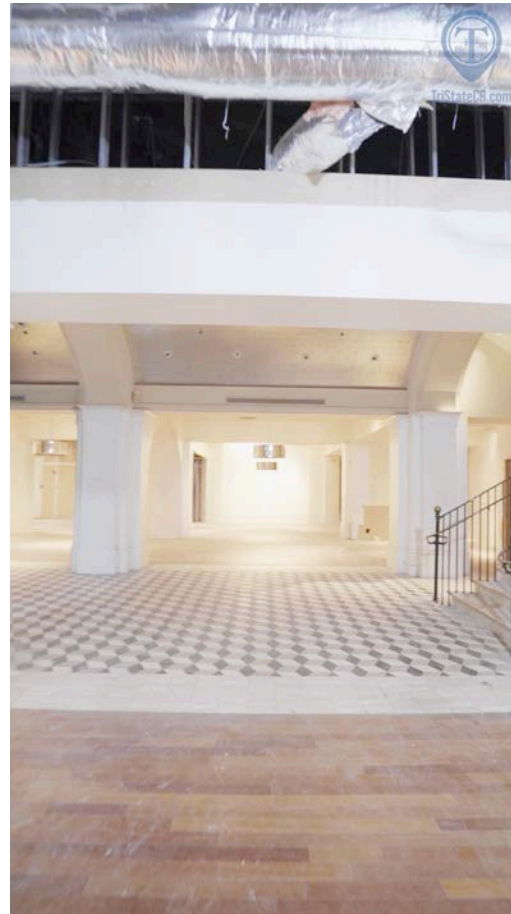
LOWER LEVEL PHOTOS

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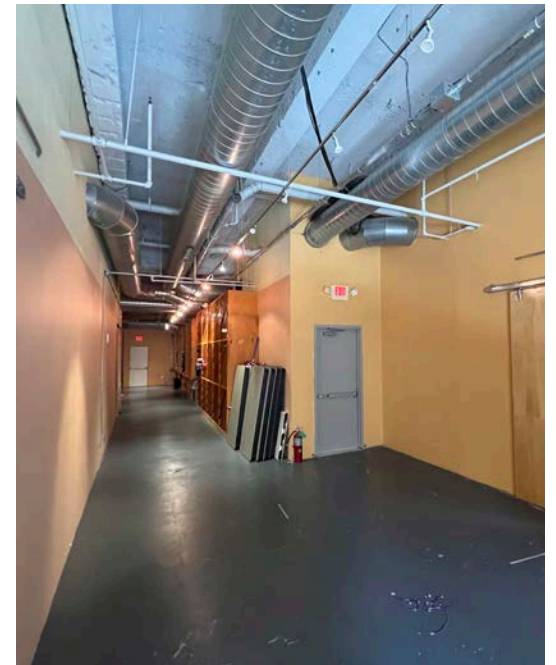
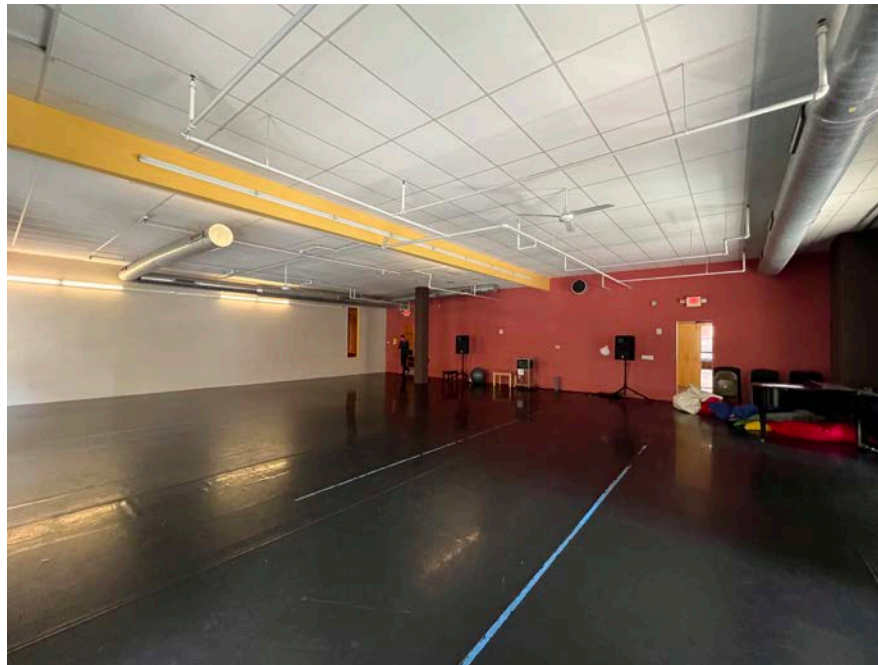
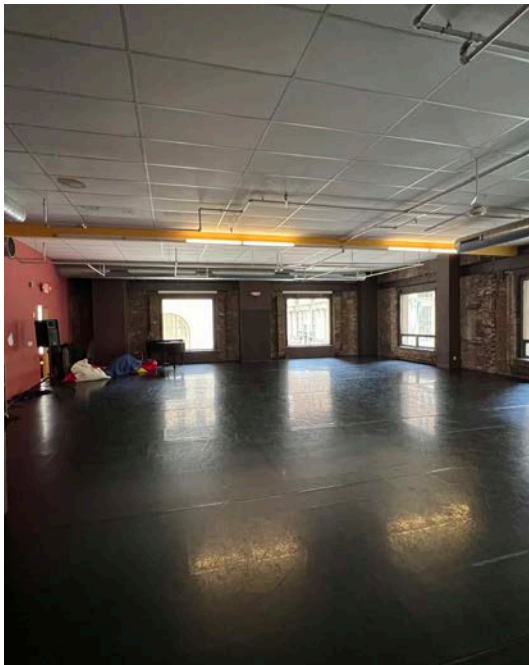
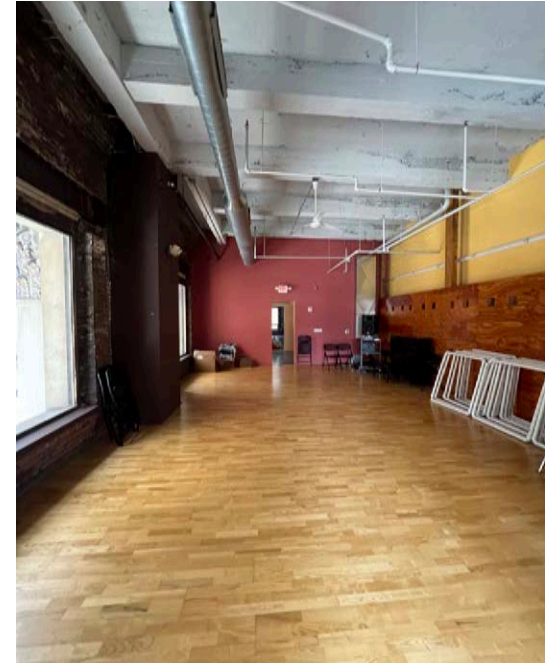
2ND FLOOR PHOTOS

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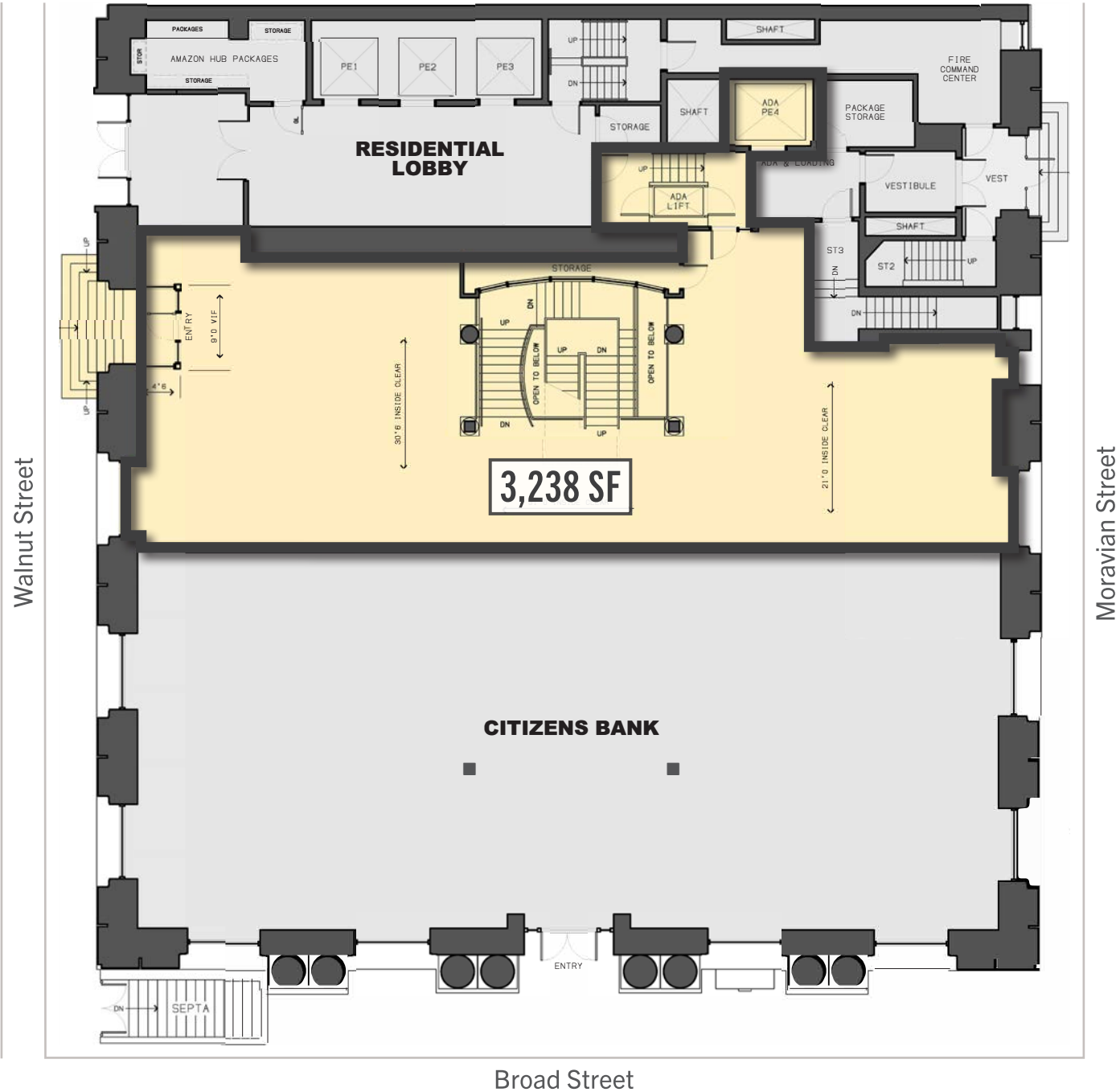
1ST FLOOR PLANS

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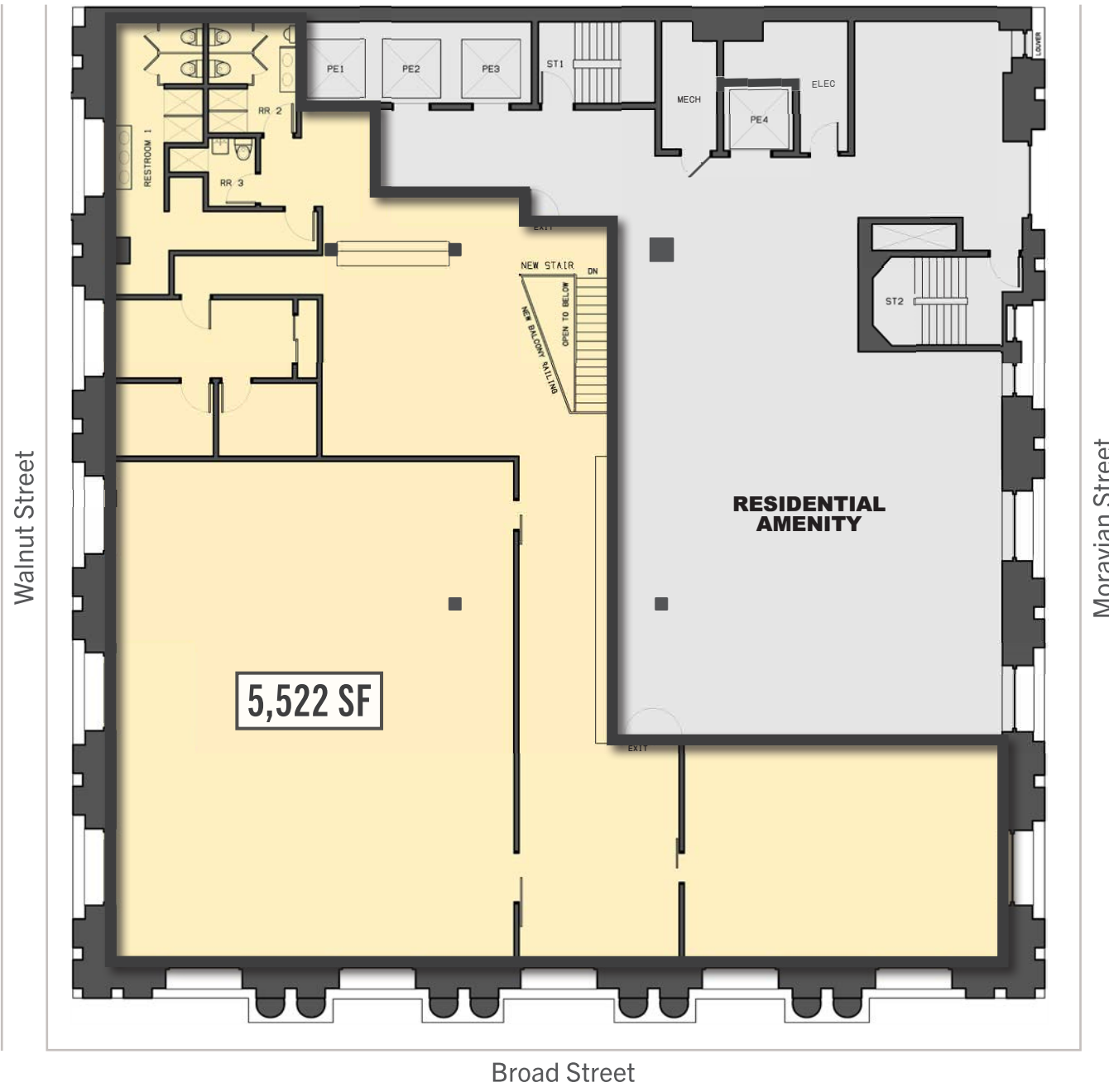
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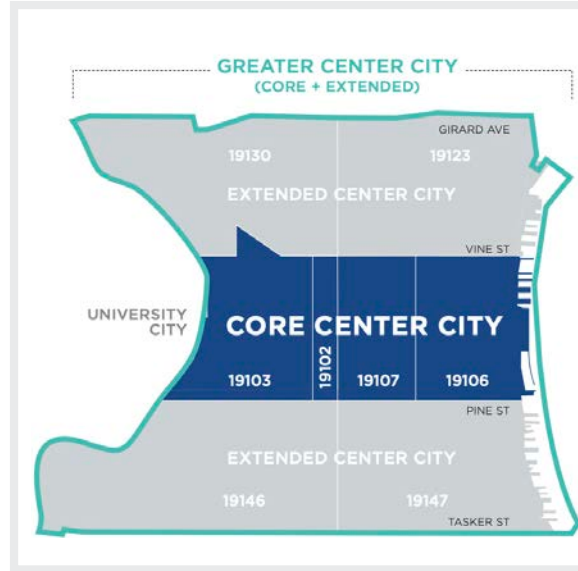
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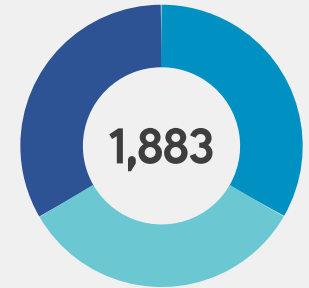
“Philadelphia’s downtown retail market has been comprised of a diverse mix of locally owned stores and national brands. While more than 90 nationals opened in Center City during the last five years, local retailers still make up more than 75% of the overall tenant mix. Downtown shops and restaurants provide a mix of entry-level and skilled jobs for city residents and help contribute to Center City’s prominence as a regional shopping and dining destination offering unique brands and experiences.”

(Center City District)



CENTER CITY PHILADELPHIA KEY FACTS

Center City Storefronts, 2023



NATIONAL RETAILERS	208
LOCAL RETAILERS	745
FOOD ESTABLISHMENTS	930

PA Convention Center

552,000 VISITORS

Dilworth Park

8,900,000 VISITORS

Reading Terminal Market

4,700,000 VISITORS

Hotel Rooms 13,000

Residential Pop. 203,484

College Students 109,000

Retailers 1,883

Arts & Culture 210

(Center City District)

