

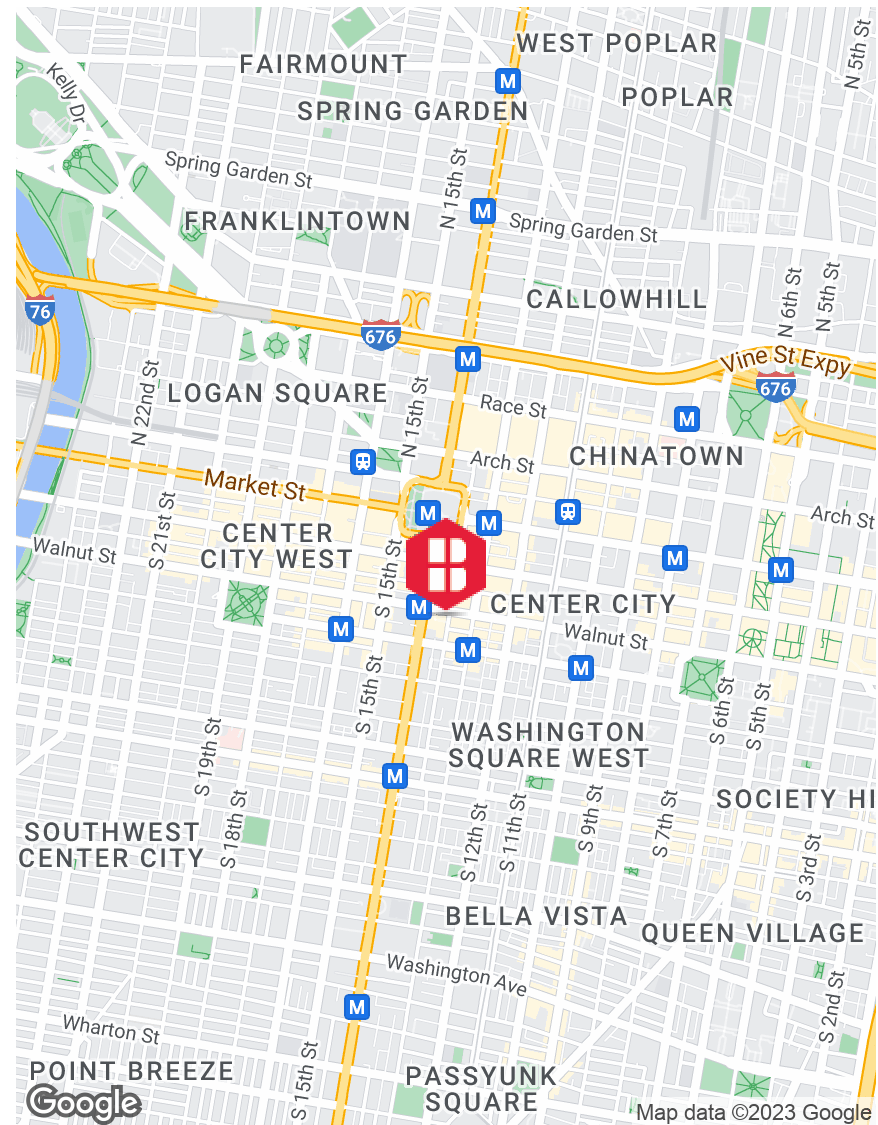
1326 WALNUT STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
OFFICE BUILDING

4,950 SF

PROPERTY LOCATION

Exciting opportunity to develop beautifully preserved building on Walnut Street. Building is currently zoned for commercial mixed use but you have the option to build entirely for multifamily use. Located in Midtown Village, this property has it all when it comes to dining, the cultural arts and accessibility. Within a few blocks of some of the best restaurants Philadelphia has to offer like Alpen Rose, Sampan, Barbuzzo, El Vez, and Pearl and Mary. After dinner, catch a show at one of Philadelphia's most prestigious cultural art centers like the Kimmel Center, Academy of Music and the Suzanne Roberts Theatre. Perfect for tenants and commercial foot traffic, this building is one block from Broad Street, making it easily accessible by multiple bus routes and the Broad Street Line metro.



PROPERTY HIGHLIGHTS

- Can build commercial mixed use or all multifamily units by right
- No historic zoning
- Sealed and dry
- Elevator
- Zoned CMX-5
- Prominent street and prime location with commercial and residential development in the area
- Within one block of popular restaurants
- One block from Broad Street, the Broad Street link and accessible bus stations
- Within minutes to major hospital system
- Within walking distance to prominent cultural art centers



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS



DEMOGRAPHICS MAP & REPORT

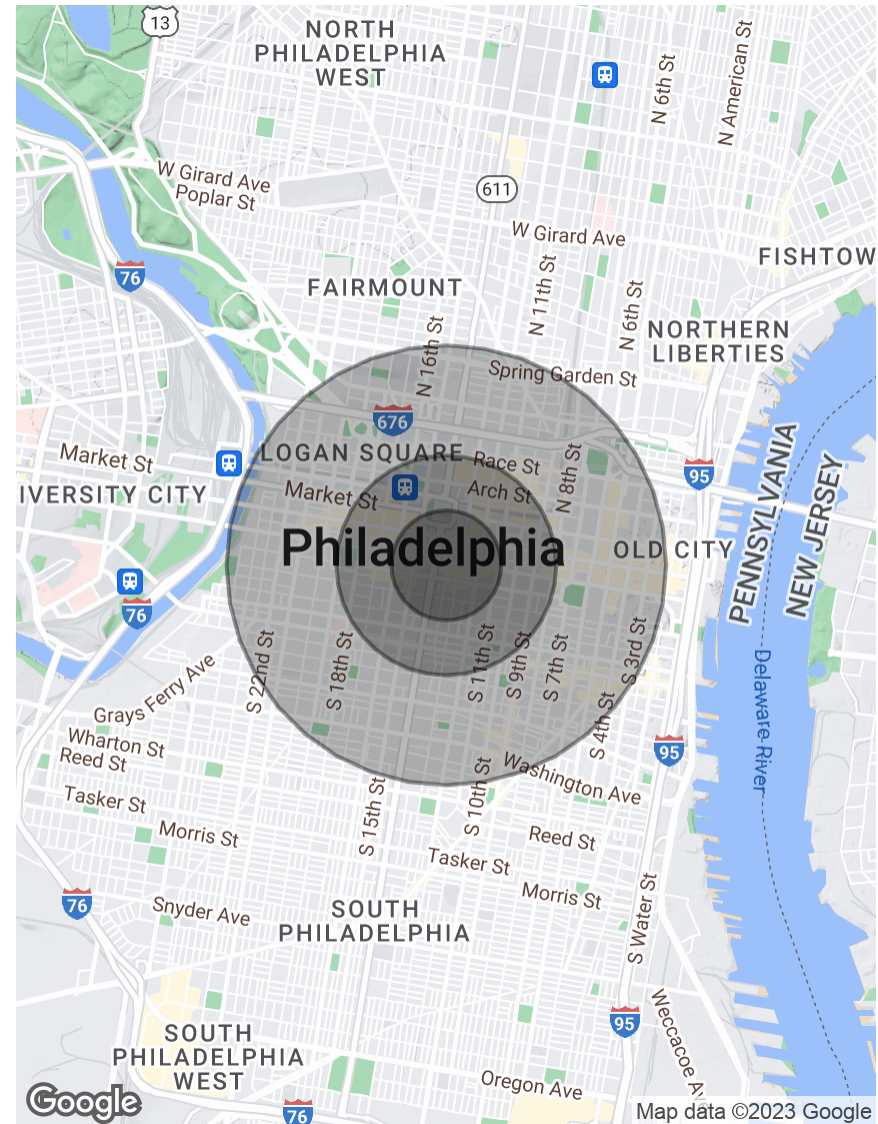
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,086	27,645	87,951
Average Age	32.5	35.3	37.2
Average Age (Male)	33.9	37.2	38.4
Average Age (Female)	31.4	35.0	36.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,938	18,887	55,115
# of Persons per HH	1.4	1.5	1.6
Average HH Income	\$114,325	\$118,671	\$118,110
Average House Value	\$305,703	\$508,743	\$479,606

* Demographic data derived from 2020 ACS - US Census



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