

2ND GENERATION RESTAURANT SPACE IN OLD CITY FOR LEASE

\$28.00/SF + NNN

- » 3,000 SF of 2nd generation corner restaurant space
- » +/- 3,000 SF usable basement- with walk-in
- » 2 existing bars
- » 45 ft of frontage along Market Street
- » Windows along both Market and Letitia Street
- » Property sits along Market Street - Old City's premier destination for restaurants, cocktail bars, specialty shops, cafes and local businesses.
- » The Market Street Transformation Project is underway with the goal of improving walking and biking traffic and safety between 2nd and 6th Streets
- » Old City offers a combination of local and tourist traffic with this site sitting a few blocks away from Independence Mall and thousands of new apartment units.



DEMOGRAPHICS (within 1 mile)

Residents	53,957
Average household income	\$128,076
Est. daytime population	94,183



NEIGHBORS INCLUDE:



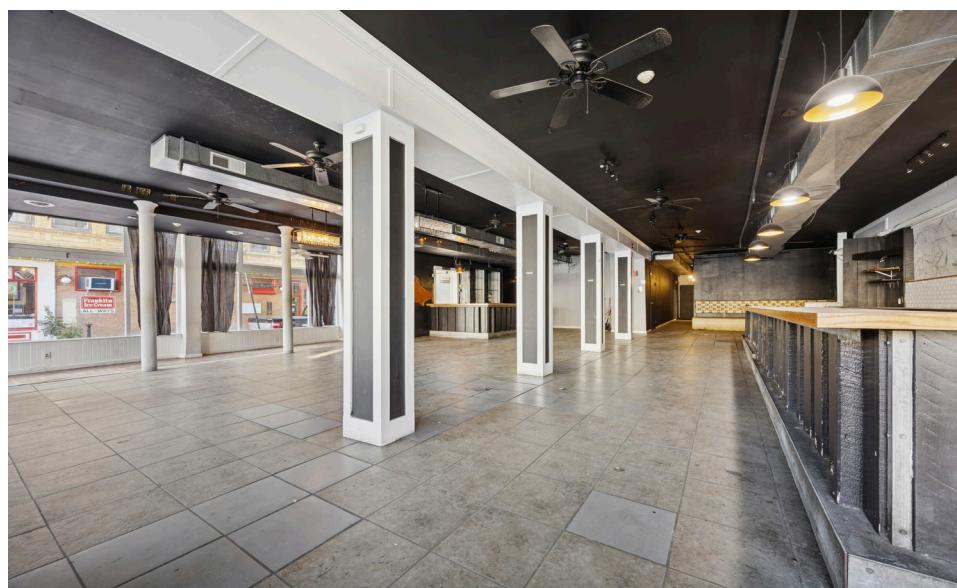
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118 MARKET STREET

Old City, Philadelphia 19106

MPN
MALLIN PANCHELLI NADEL
REALTY

PROPERTY PHOTOS



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PROPERTY PHOTOS



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118 MARKET STREET

RETAIL MAP

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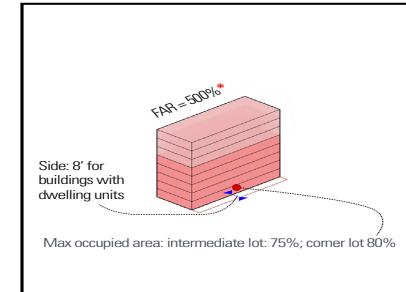
ZONING

CMX-3

Table 14-701-3: Dimensional Standards for Commercial Districts



Max. Occupied Area	Lot: Intermediate 75% Corner 80%
Min. Side Yard Width	8 ft. if used for buildings containing dwelling units
Max. Floor Area Ratio	500%* With additional bonuses



* Zoning Bonus Summary		CMX-3			
		Additional FAR in Applicable Areas ^{1,2}	Additional Height in /TOD	Additional Height in /CDO	Additional Height in /ECO
Public Art (§14-702(5))		N/A	N/A	Up to 12 ft.	Up to 12 ft.
Public Space (§14-702(6))		N/A	Up to 50%	Up to 48 ft.	Up to 24 ft.
Mixed Income Housing (§14-702(7))	Moderate Income	150%	200%	Up to 48 ft.	Up to 48 ft.
	Low Income	250%	300%	Up to 60 ft.	Up to 60 ft.
Transit Improvements (§14-702(8))		N/A	Up to 100%	Up to 72 ft.	N/A
Underground Accessory Parking and Loading (§14-702(9))		N/A	50%	N/A	N/A
Green Building (§14-702(10))		Up to 100%	Up to 100%	Up to 36 ft.	Up to 36 ft.
Trail (§14-702(11))		N/A	N/A	Up to 72 ft.	N/A
Street Extension (§14-702(12))		N/A	N/A	Up to 72 ft.	N/A
Retail Space (§14-702(13))		N/A	N/A	Up to 36 ft.	Up to 48 ft.
Stormwater Management (§14-702(14))		N/A	N/A	Up to 36 ft.	Up to 72 ft.
Through-Block Connection (§14-702(15))		N/A	N/A	N/A	Up to 48 ft.

1 The Center City Commercial District Control Area (§14-502(2)(b)(.29))

2 The Old City Residential Area, Bridge Approach (§14-502(2)(b)(.17))

For bonus restrictions in select geographic areas. see [page 49](#).

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ABOUT THE NEIGHBORHOOD: OLD CITY

Old City—America’s “most historic square mile”—has evolved into one of Philadelphia’s most dynamic and desirable neighborhoods for residents, businesses, and investors alike. Once known primarily for its historic landmarks and cobblestone streets, the area now offers a thriving blend of old-world charm and modern sophistication. Over the past few years, an impressive wave of luxury apartments, condominiums, and townhomes has reshaped the skyline, bringing thousands of new residents to the neighborhood. Just steps from 20 S. 2nd Street, more than 1,300 new high-end units have recently been completed, approved, or are under construction—fueling strong demand for retail, dining, and entertainment.

The neighborhood’s energy is unmatched, with an abundance of boutique shops, art galleries, cafés, and award-winning restaurants that draw locals and visitors year-round. First Fridays transform Old City into an open-air art festival, attracting a creative and diverse crowd from across the city. The newly designated

N3RD Street tech corridor continues to bring innovative companies and young professionals to the area, while the nearby Museum of the American Revolution adds cultural significance and consistent foot traffic.

With its unbeatable walkability, mix of historic character and modern amenities, and growing population of affluent residents, Old City stands as a premier destination for living, working, and investing in Philadelphia.



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