

1305 LOCUST ST

MIDTOWN VILLAGE, PHILADELPHIA 19107

MPN
MALLIN PANCHELLI NADEL
REALTY

CENTURY GUILD
TURNER FOUNDER
1882



1305

RESTAURANT FOR LEASE

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **JOE SCARPONE** 267.546.1721 ■ jscarpone@mpnrealty.com

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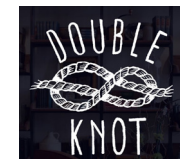
\$7,000/MONTH + NNN

- » 2,500 SF first floor restaurant space and full basement
- » "R" liquor license available
- » Fully equipped kitchen with 12' hoods and walk-in refrigerator plus a wood-burning Valoriani pizza oven
- » 60-seat dining room and 12-seat bar with 10 tap beer draft system
- » Lower level includes guest restrooms, storage, office and remote beer walk-in refrigerator.
- » Rear-loading dock to kitchen for deliveries and trash
- » Zoning: CMX-5
- » Located just off the 13th Street Restaurant Row in Midtown Village. The Midtown Village neighborhood is known for its nightlife, with some of Philadelphia's most popular restaurants, bars and shopping. The property is also conveniently located near public transportation including the PATCO and Broad Street subway line.



DEMOGRAPHICS (1 mile)	
Residents	105,633
Average household income	\$130,300
Est. Daytime population	195,930

NEIGHBORS INCLUDE:



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Property Photos



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Retail Map



Walk Score®

Walk Score
99

Transit Score
100

Bike Score
90

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About the Neighborhood: Midtown Village

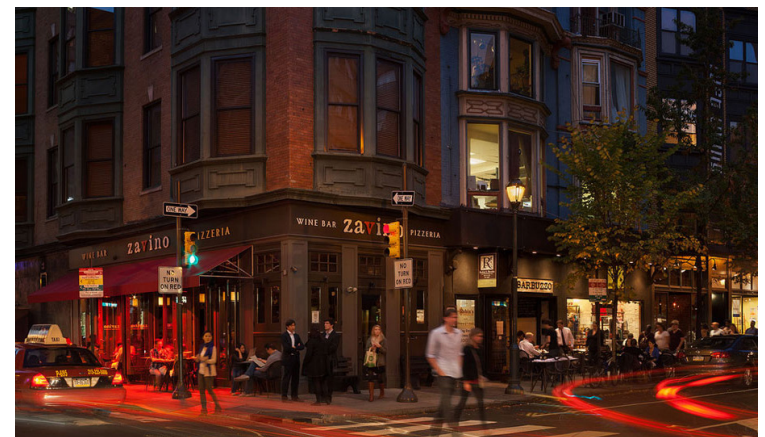
Midtown Village is a vibrant and highly walkable neighborhood located in the heart of Center City, Philadelphia, generally centered around 13th Street between Market and Pine Streets. Known for its lively dining and nightlife scene, the neighborhood features an eclectic mix of award-winning restaurants, boutique shops, cafés, and entertainment venues that attract both residents and visitors year-round. Midtown Village is also home to many cultural institutions and performance spaces, creating an energetic urban atmosphere that blends historic architecture with modern city living.

The neighborhood benefits from exceptional public transportation access, including multiple SEPTA bus routes and the nearby Market-Frankford and Broad Street subway lines, providing easy connectivity throughout Philadelphia and the surrounding region. Residents enjoy close proximity to major Center City destinations such as shopping along Walnut and Chestnut Streets, cultural venues along the Avenue of the Arts, and public spaces like Dilworth Park and Washington Square.

With its central location, strong pedestrian activity, and diverse mix of residential, retail, and office uses, Midtown Village

continues to be one of Philadelphia's most dynamic and sought-after neighborhoods.

The area's ongoing investment, thriving small business community, and active streetscape make it an attractive destination for both urban living and commercial opportunity in the core of Center City.



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