

# 33 S. 16th Street

RITTENHOUSE | PHILADELPHIA, PA

Rare Flagship Building Opportunity (Demisable) at Premier Intersection | Available for Lease or Sale



Leased by:



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# Property Highlights

The Rittenhouse shopping corridor is located at the convergence of Philadelphia's most affluent residential population in Rittenhouse Square and is two blocks south of the Central Business District. The long-established trade area is home to Philadelphia's top downtown retail brands such as Apple, Tiffany, Anthropology, rag & bone, Lululemon, and Rolex. In addition to shopping, Rittenhouse Row offers dining from several James Beard Award-winning restaurateurs including Stephen Starr, Michael Solomonov, and Greg Vernick. With access to multiple means of transit and a highly active residential population, Rittenhouse Square will continue to be the top dwelling destination in the city.

33 S. 16th Street offers everything a retailer wants: full building identity, flexible layouts, and immediate occupancy. This is a rare opportunity to obtain all three of these features on Philadelphia's highest trafficked retail block. The storefront width, column spacing, and ceiling heights are attractive for all future users. The layout also allows for leasing flexibility in that the floor plates can be split should multiple users be interested in different levels. The building was substantially renovated—including all new mechanicals—in 2019.

## PROPERTY OVERVIEW

PROPERTY TYPE:	Downtown Commercial
OPA NUMBER:	882103500
YEAR BUILT:	1964
NUMBER OF STORIES:	3 (Elevator served)
TOTAL LOT SF:	3,600 SF
TOTAL BUILDING SF:	9,510 SF
ZONING:	CMX-5
HISTORIC:	No
REGISTERED COMMUNITY ORG:	Center City Residents Association (CCRA)

# Demographics

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310,863

Population  
(2 Mile Radius)

32.7

Median Age  
(2 Mile Radius)

151,080

Households  
(2 Mile Radius)

\$127,786

Avg. Household Income  
(2 Mile Radius)

\$573,566

Avg. Home Value  
(2 Mile Radius)

19,588

Open Businesses  
(2 Mile Radius)

323,919

Employees  
(2 Mile Radius)

522,312

Daytime Population  
(2 Mile Radius)

# Market Aerial



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# Surrounding Retail



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# Zoom Aerial



±2,740 SF  
FIRST FLOOR  
±3,295 SF  
SECOND FLOOR  
±3,475 SF  
LOWER LEVEL

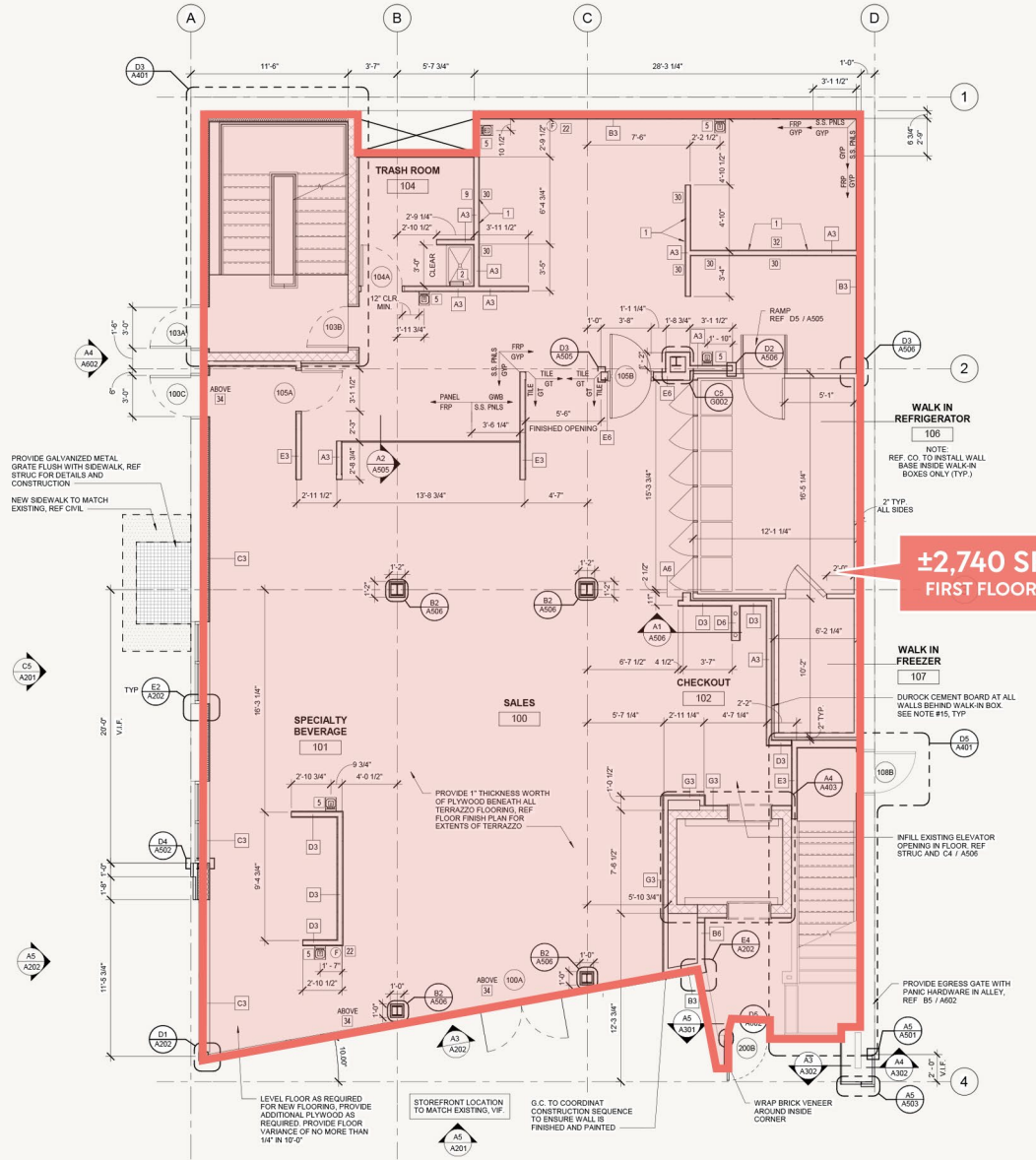
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# First Floor Plan

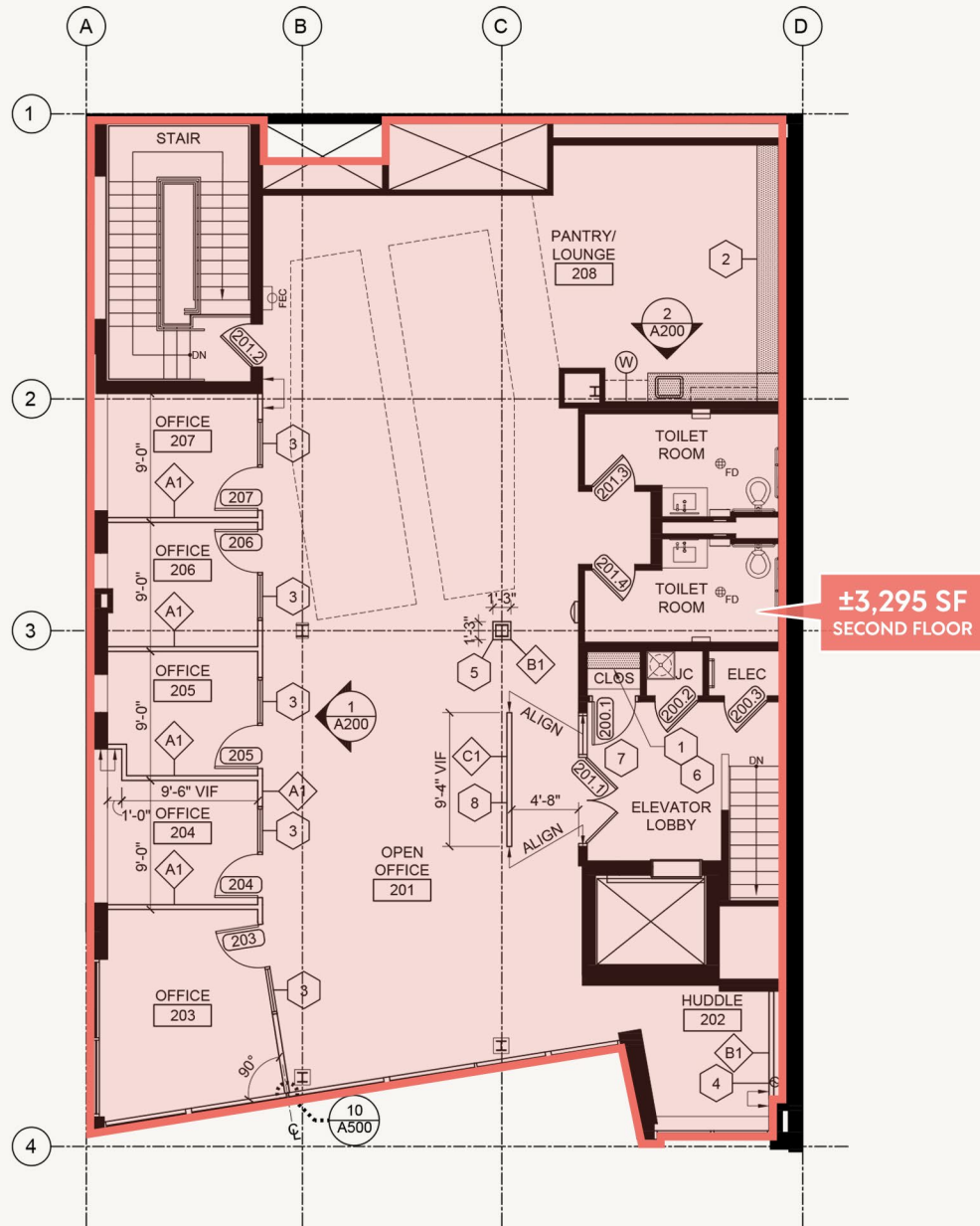


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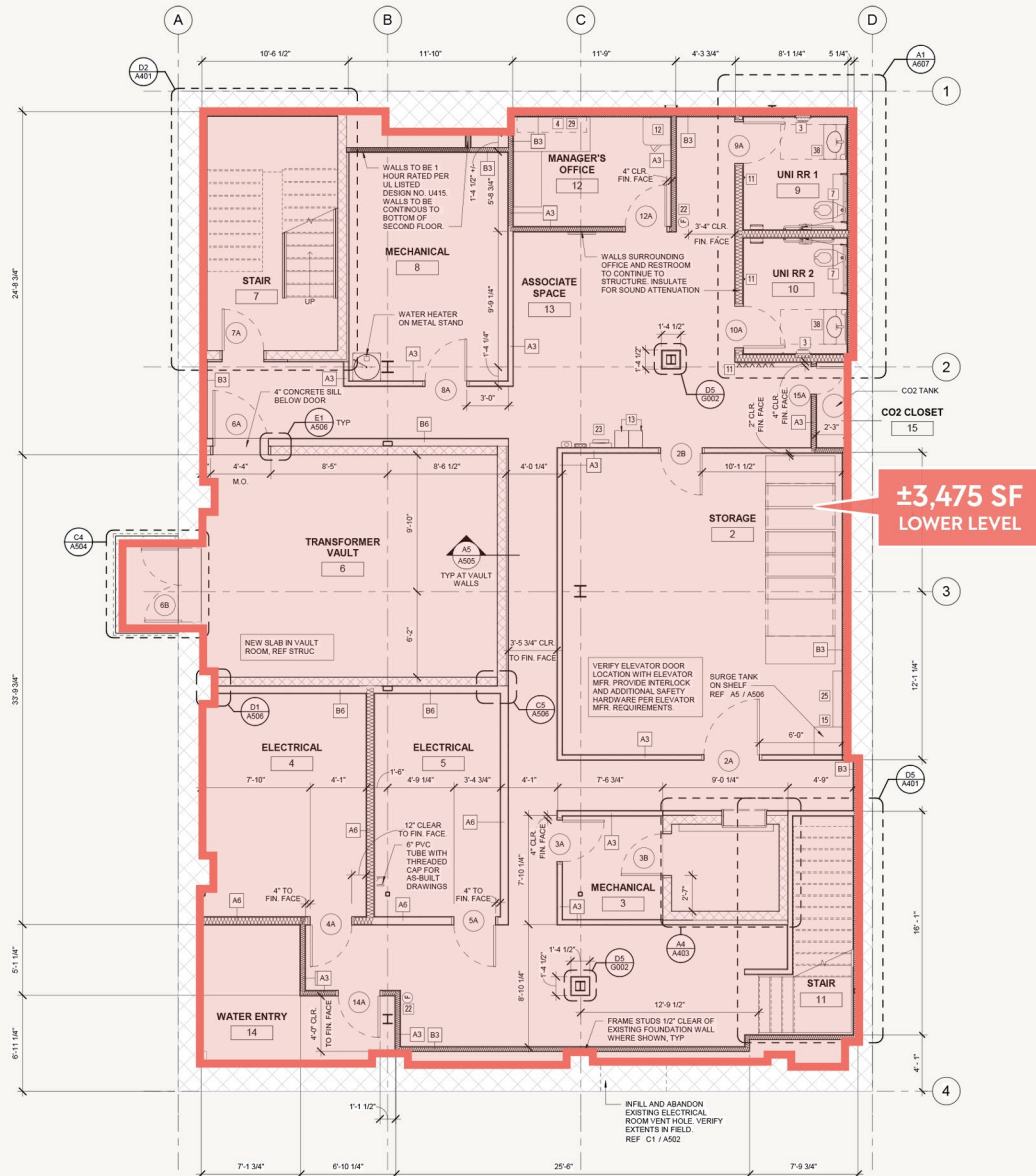
# Second Floor Plan



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# Lower Level Floor Plan



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# Property Photos



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# Property Renderings



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