



RETAIL PROPERTY FOR LEASE

1001-51 SOUTH STREET

Philadelphia, PA 19147

DEAL TEAM

1001-51 South Street

RETAIL PROPERTY FOR LEASE



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PROPERTY OVERVIEW

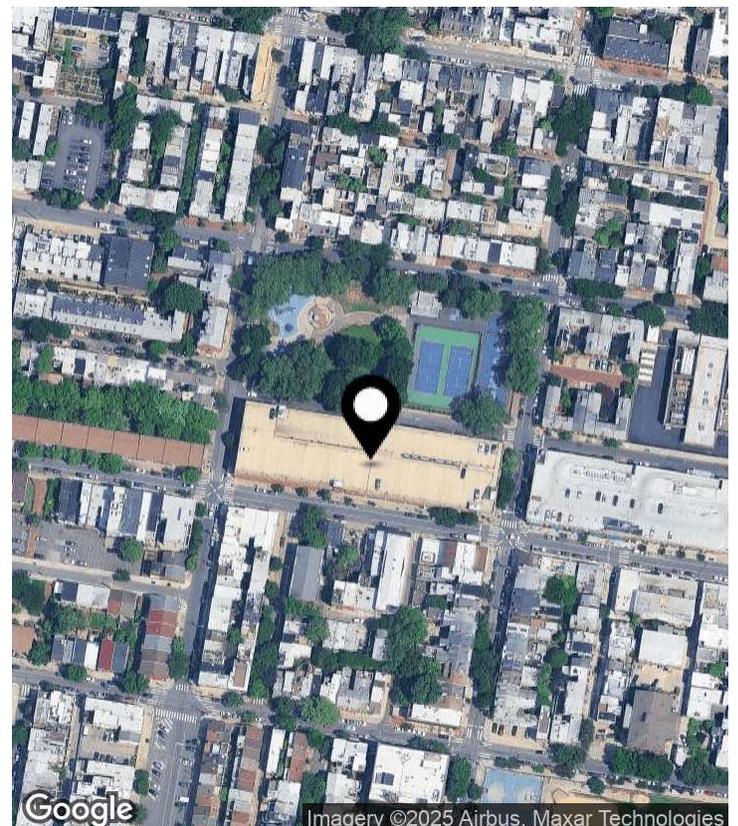
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PROPERTY DESCRIPTION

Situated at the prominent corner between 10th and 11th Streets, this property offers exceptional visibility and access. Directly adjacent is Seger Park, featuring extensive amenities including expansive children's play areas, basketball courts, and a sizable dog park, enhancing community foot traffic and appeal. The surrounding vibrant neighborhood is anchored by well-established national retailers such as Acme, Whole Foods, and Starbucks, providing a dynamic commercial environment.



OFFERING SUMMARY

Number of Units:	1
Leasable SF:	9,748 SF
Lot Size:	0.98 Acres
Zoning:	CMX2
Year Built:	1982

NEARBY RETAILERS

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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,681	30,365	108,731
Average Age	38	40	40
Average Age (Male)	39	41	40
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,181	16,887	58,745
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$145,847	\$143,074	\$144,020
Average House Value	\$725,652	\$743,100	\$686,566

Demographics data derived from AlphaMap

TRANSPORTATION

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TRANSPORTATION SUMMARY

Subway (SEPTA Broad Street Line & PATCO Speedline)

- Lombard–South Station (Broad Street Line) – Approximately 0.4 miles (6-minute walk)
- Walnut–Locust Station (Broad Street Line) – Approximately 0.9 miles (17-minute walk)
- PATCO Speedline Stations: 9th–10th & Locust, 12th–13th & Locust, 15th–16th & Locust — all within 0.5 to 0.8 miles (9–14-minute walk)

Regional Rail (SEPTA)

- Jefferson Station (formerly Market East) – Approximately 1 mile
- Suburban Station – Approximately 1 mile

Bus Lines (SEPTA)

- Multiple routes run along Broad Street, South Street, Washington Avenue, and surrounding corridors
- Notable routes include Route 23 (11th/12th Streets) and Route 37 (Snyder Avenue)

Driving & Highways

- Broad Street (PA-611) provides direct access to I-76, I-95, the Walt Whitman Bridge, and the South Philadelphia Sports Complex

Walkability & Bikeability

- Walk Score: 96 (Walker's Paradise)
- Transit Score: 100 (Rider's Paradise)
- Bike Score: 91 (Biker's Paradise)
- Dedicated bike lanes and walkable streets throughout the neighborhood