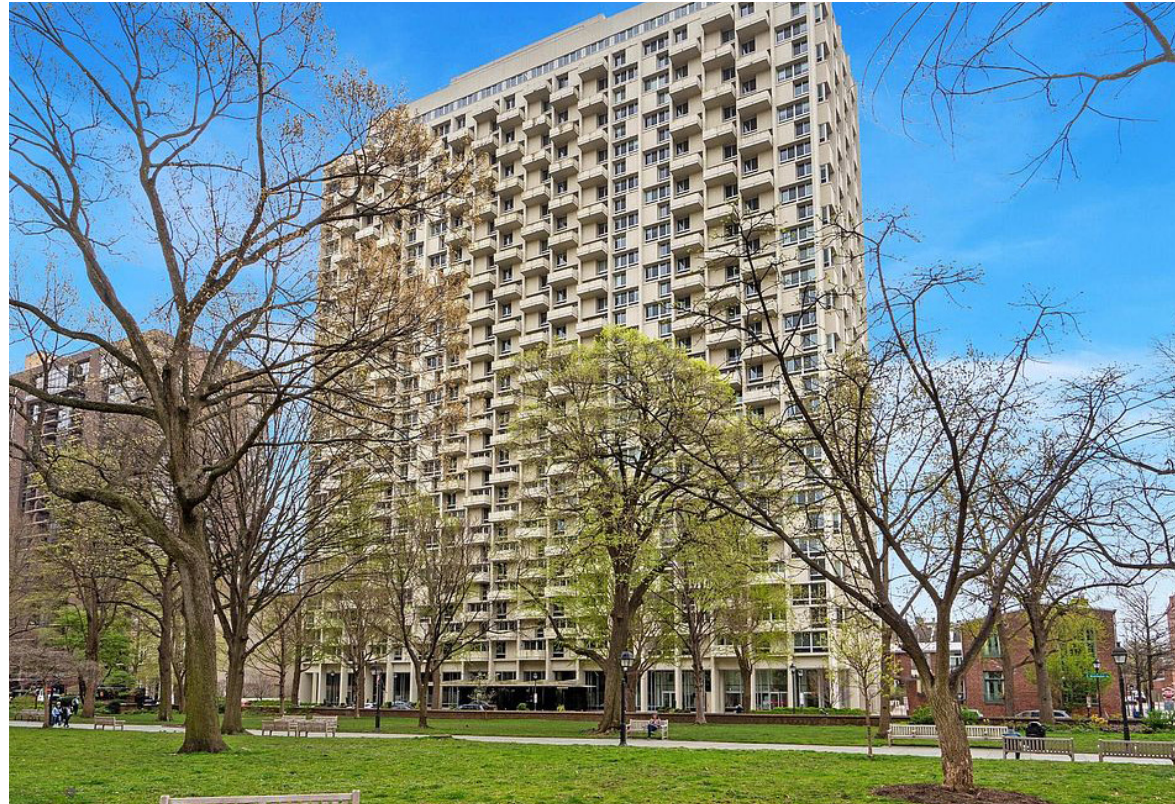


# RETAIL/OFFICE SPACE OVERLOOKING WASHINGTON SQUARE PARK



## 604 S. WASHINGTON SQ. HOPKINSON HOUSE Philadelphia 19106

- » **Space 1:** 2,368 +/- SF
  - » Seeking market/grocer
  - » Potential for outdoor seating
  - » Asking \$5,200/mo GROSS
- » **Space 2:** 1,875 +/- SF
  - » Space is ideal for various medical office uses, such as chiropractor, physical therapy, dentist, dermatology, etc.
  - » Features mezzanine, ADA bathroom(s), and kitchenette
  - » Asking \$3,650/mo GROSS
- » **Space 3:** 2,372 +/- SF
  - » Corner space - ideal for office or light retail use
  - » Existing features: corner unit, high ceilings, plenty of natural light
  - » Asking \$4,800/mo GROSS
- » All spaces overlook Washington Square Park
- » Located in the Hopkinson House Condominium building w/ 534 residential units above
- » Walking distance to Septa bus stops, NJ Transit, and the Market Frankford Line.



### NEIGHBORS INCLUDE:



### DEMOGRAPHICS

Residents within 1 mile	75,276
Average household income	\$125,354
Est. daytime population (workers within 1 mile)	141,839

**NADIA BILYNSKY** 267.546.1718 ■ nbilynsky@mpnrealty.com **ALEX SNYDER** 267.238.1725 ■ asnyder@mpnrealty.com

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# 604 S. WASHINGTON SQ. HOPKINSON HOUSE Philadelphia 19106



## Floor Plans

S. WASHINGTON SQUARE



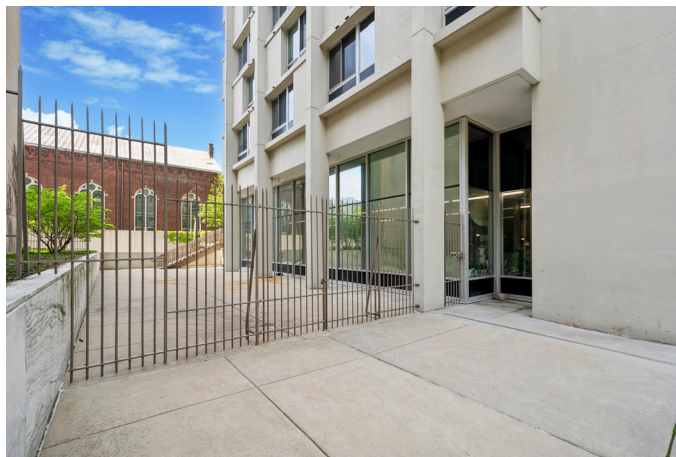
POTENTIAL  
CAFÉ  
SEATING

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## Property Photos - Space 1

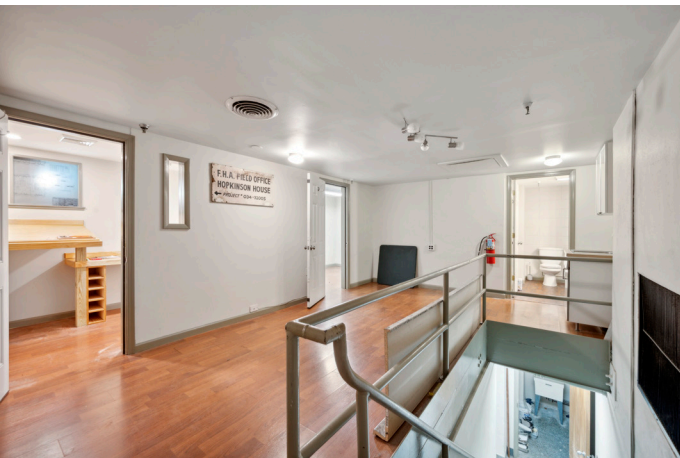


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# 604 S. WASHINGTON SQ. HOPKINSON HOUSE Philadelphia 19106

## Property Photos - Space 2

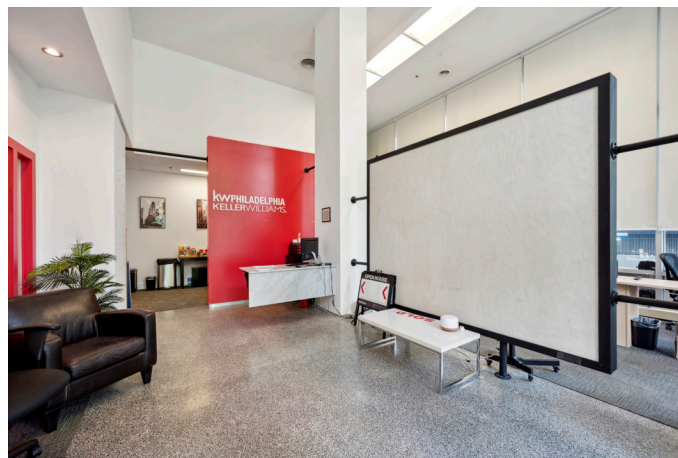
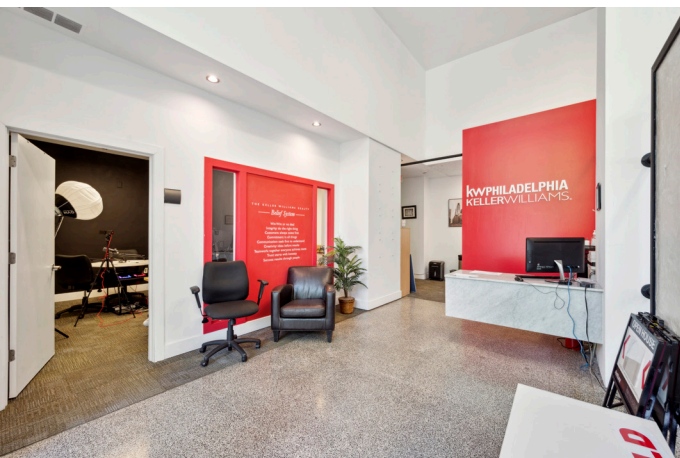


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## Property Photos - Space 3



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## 604 S. WASHINGTON SQ. HOPKINSON HOUSE Philadelphia 19106

### Aerial Map of Neighborhood



Walk Score®

Walk Score **98** Walker's Paradise  
Daily errands do not require a car.

Transit Score **100** Rider's Paradise  
World-class public transportation.

Bike Score **84** Very Bikeable  
Biking is convenient for most trips.

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