

MULTIPLE GROUND FLOOR RETAIL SPACES AT MARINER'S COURT IN OLD CITY



219 VINE STREET Old City, Philadelphia 19106

\$22.50 PSF + NNN

- » Multiple ground floor retail opportunities on rapidly developing Vine Street in Old City.
- » Space 1 is 1,218 SF of window lined retail space with direct access on Vine Street.
- » Space 2 is 1,184 SF and currently built out as an office with access through the Courtyard.
- » Space 1 and 2 can be easily combined to offer 2,402 SF.
- » Space 3 is 2,290 SF on the ground floor with an additional 2,300 Sf on the lower level.
- » Ideal for retail, creative office or live/work opportunity.
- » 90' feet of frontage on Vine Street
- » Zoning: CMX-3
- » Located in Old City, a neighborhood filled with tourists and pedestrian traffic. Filled with historical significance and landmarks, the neighborhood boasts a rich history deeply rooted in the Philadelphia community
- » Located in the heart of Old City with easy access to I-95, I-676, Columbus Blvd, Penn's Landing, and public transportation



Walk Score

Walk Score
95

Transit Score
95

Bike Score
91

DEMOGRAPHICS	
Residents within 1 mile	46,361
Average household income	\$124,675
Est. daytime population <i>(workers within 1 mile)</i>	76,594

NEIGHBORS INCLUDE: TORCH~WOOD CAFE WAX + WINE



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

KYLE RUFFING 267.546.1719 ■ kruffing@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

219 VINE STREET Old City, Philadelphia 19106

Property Photos: Space 1



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

KYLE RUFFING 267.546.1719 ■ kruffing@mpnrealty.com

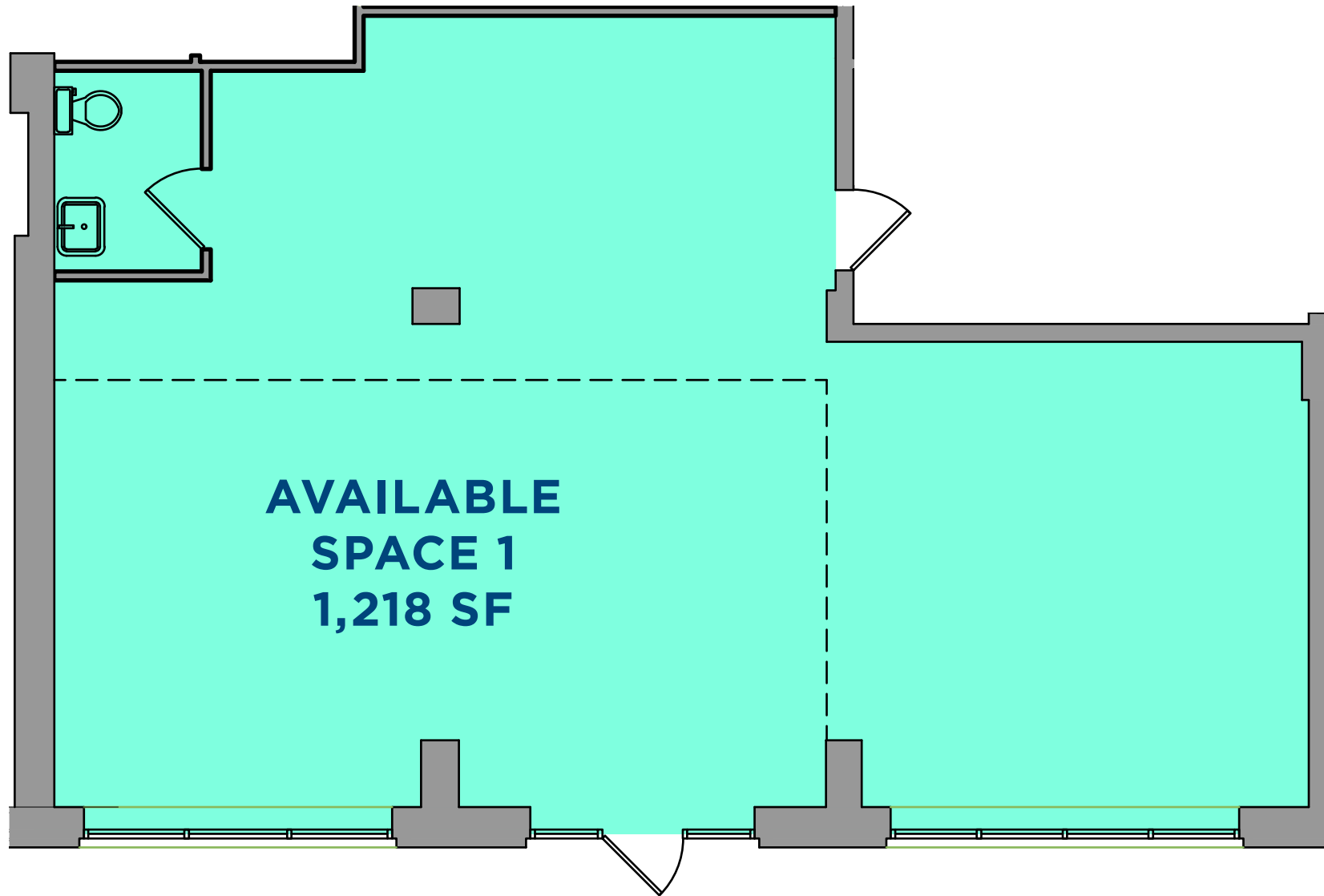
Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

219 VINE STREET

Old City, Philadelphia 19106



Floor Plan: Space 1



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

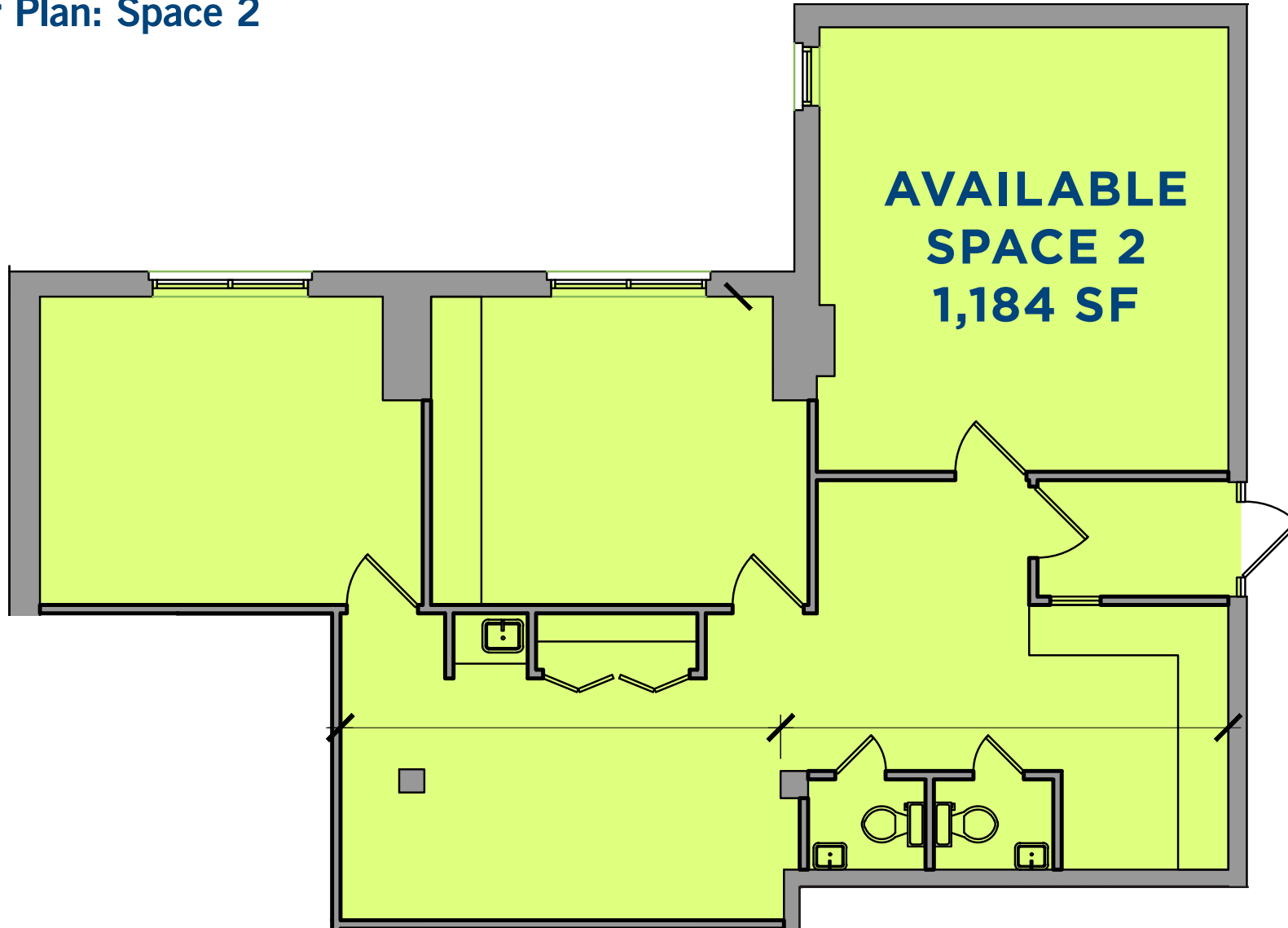
KYLE RUFFING 267.546.1719 ■ kruffing@mpnrealty.com

219 VINE STREET

Old City, Philadelphia 19106



Floor Plan: Space 2



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

KYLE RUFFING 267.546.1719 ■ kruffing@mpnrealty.com

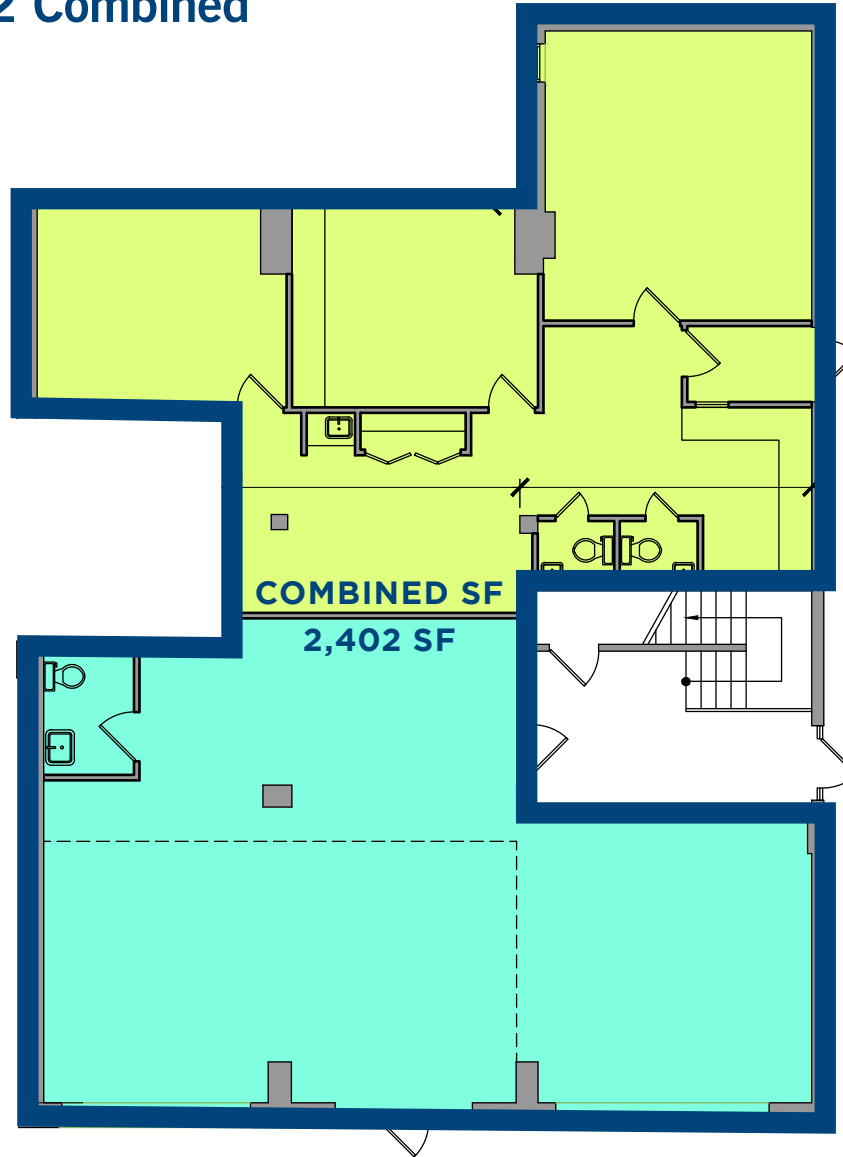
Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

219 VINE STREET

Old City, Philadelphia 19106



Floor Plan: Spaces 1 & 2 Combined



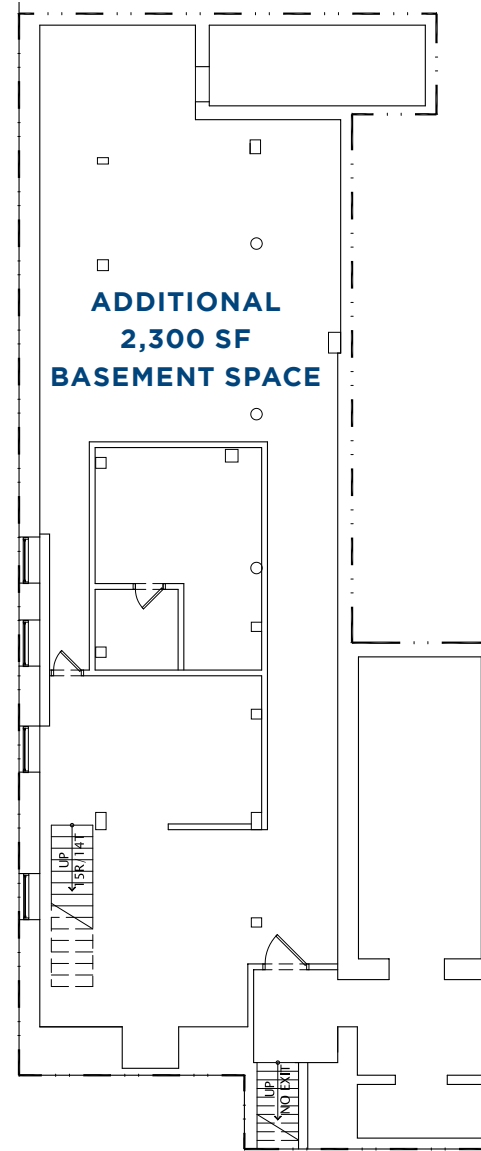
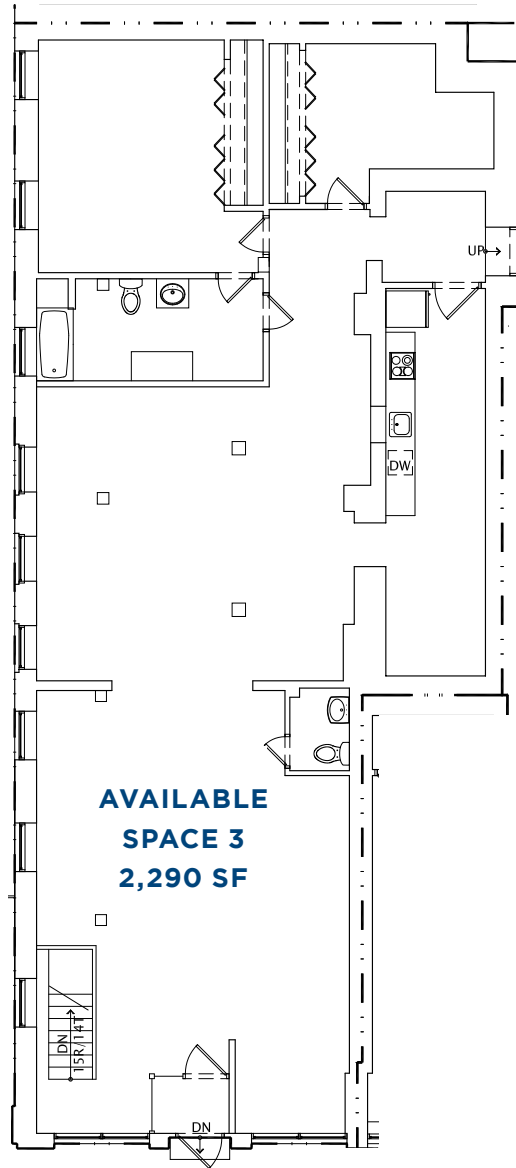
VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

KYLE RUFFING 267.546.1719 ■ kruffing@mpnrealty.com

219 VINE STREET

Old City, Philadelphia 19106

Floor Plan: Space 3



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

KYLE RUFFING 267.546.1719 ■ kruffing@mpnrealty.com

219 VINE STREET

Old City, Philadelphia 19106

Retail Map



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

KYLE RUFFING 267.546.1719 ■ kruffing@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

219 VINE STREET

Old City, Philadelphia 19106

Neighborhood - Old City



FLAVORFUL FARE: OLD CITY PHILADELPHIA'S RESTAURANT SCENE

From upscale eateries to cozy bistros, diverse dining options cater to every taste. Locally sourced ingredients and international flavors create a culinary tapestry that delights locals and visitors alike. Outdoor seating invites diners to enjoy the ambiance of this historic neighborhood while indulging in flavorful fare. Whether craving a romantic dinner or a lively gathering with friends, Old City's restaurants offer an unforgettable culinary experience that celebrates the city's rich heritage and dynamic present.



UNIQUE TREASURES: OLD CITY PHILADELPHIA'S RETAIL SCENE

The retail scene boasts a diverse array of boutiques, art galleries, and specialty shops. Visitors can explore charming storefronts offering handmade crafts, locally-designed fashion, and one-of-a-kind artwork. Antique shops and modern concept stores alike offer treasures waiting to be discovered, while artisanal food markets provide gourmet delights sourced from local producers. With its eclectic mix of offerings, Old City Philadelphia invites shoppers to embark on a journey of exploration and discovery amidst its historic streets.

ENCHANTING ECHOES OF HISTORY: OLD CITY'S NIGHTLIFE

In the heart of Philadelphia's historic district, the nightlife of Old City pulses with energy and charm. As dusk settles, the cobblestone streets come alive with the soft glow of streetlights, illuminating the facades of centuries-old buildings. The rhythm of live music spills out from cozy taverns and vibrant bars, drawing in locals and visitors alike to mingle and unwind. From trendy cocktail lounges to historic pubs, there's something for every taste and mood. With its unique blend of history and modernity, the nightlife of Old City Philadelphia promises unforgettable experiences and memories to cherish long after the night has faded.



TIMELESS CHARM: OLD CITY'S HERITAGE FUSION

Old City Philadelphia, steeped in rich history, blends commercial and residential development with cobblestone streets hosting historic buildings turned trendy boutiques, cafes, and galleries, offering diverse housing options from row houses to modern lofts, all strategically located near the waterfront and cultural landmarks, making it a desirable destination for businesses and residents, ensuring its status as a dynamic and sought-after community undergoing ongoing revitalization; the neighborhood's charm lies in its ability to preserve its heritage while embracing contemporary trends, creating a vibrant urban landscape where the past seamlessly intertwines with the present.

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

KYLE RUFFING 267.546.1719 ■ kruffing@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.