

RITTENHOUSE SQUARE
PHILADELPHIA, PA

WALNUT STREET

ARITZIA

Reformation

EXCLUSIVE
WALNUT
LOBBY
ENTRANCE
VOUGLAS GREEN
2ND FLOOR
LOOK
RET
AIL
±10,800 SF
FOR LEASE
215.565.2600
MELLORESC.COM
MELLORESC

MSC

x

 Midwood

1725 WALNUT STREET



PROPERTY DETAILS

- ▶ High profile 2nd floor retail/office opportunity on the 1700 block of Walnut Street, overlooking Philadelphia's famed Rittenhouse Square
- ▶ ±7,700 SF (up to 10,800 SF) on the 2nd/3rd floors above newly opened Aritzia with dedicated Walnut Street entrance/signage
- ▶ Ideal for fitness/spa, creative office, furniture, or entertainment user
- ▶ The building is being redeveloped by Midwood Investments & Development, one of Philadelphia's largest retail landlords
- ▶ Available immediately, with improved storefront

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

188,131

EST. MEDIAN HH INCOME

\$99,150

EST. EMPLOYEES

258,822

EST. MEDIAN AGE

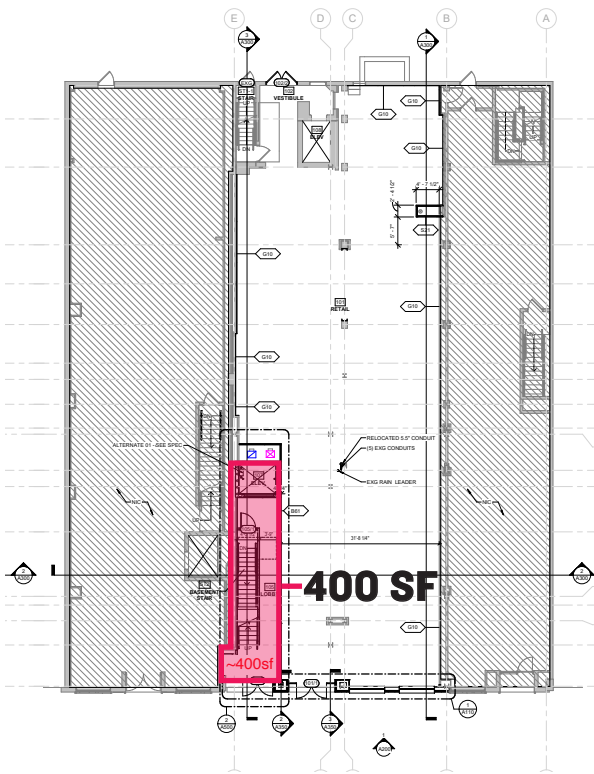
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NEIGHBORING WALNUT STREET TENANTS



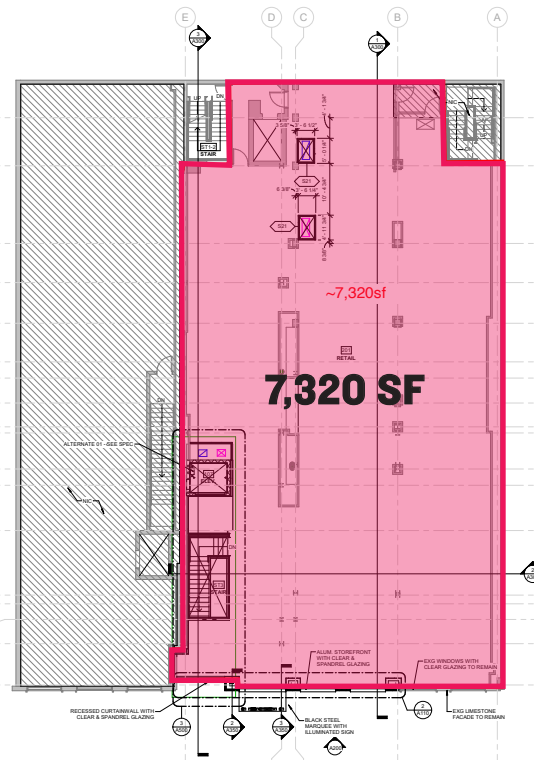
FLOOR PLANS

First Floor



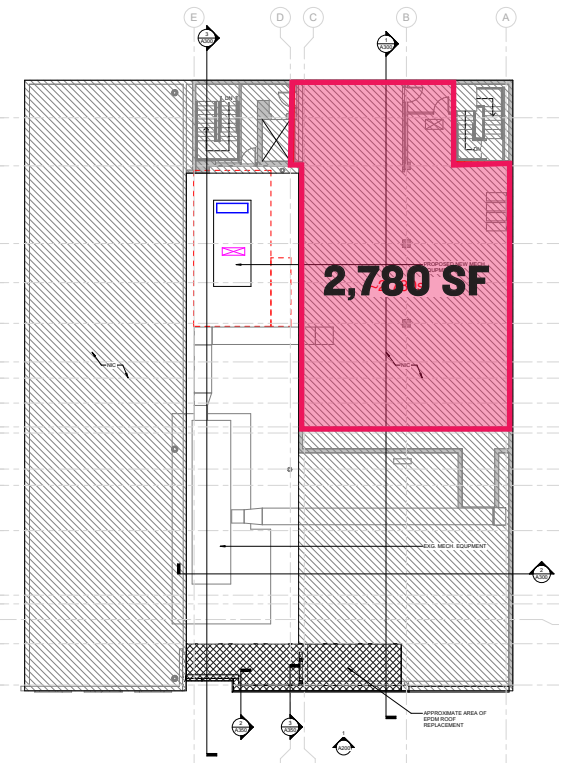
WALNUT STREET

Second Floor



WALNUT STREET

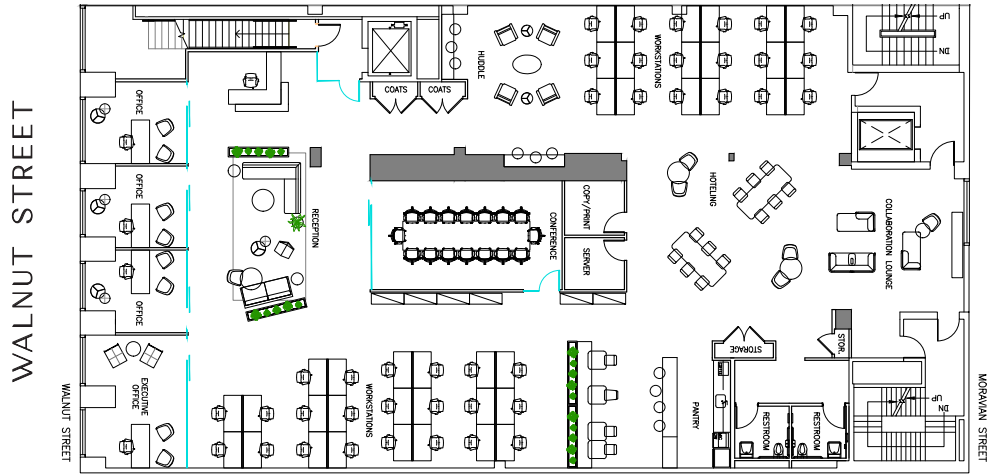
Third Floor



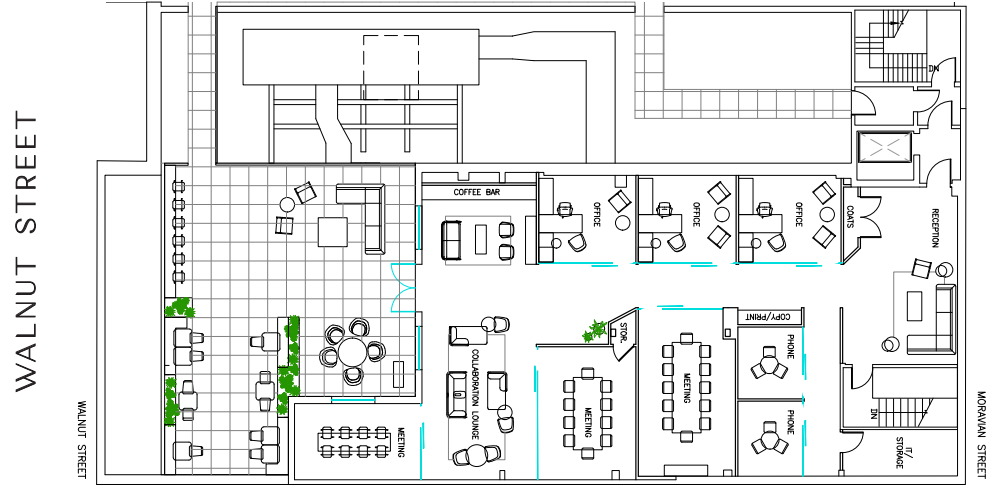
WALNUT STREET

FLOOR PLANS - OFFICE TEST FIT

Second Floor

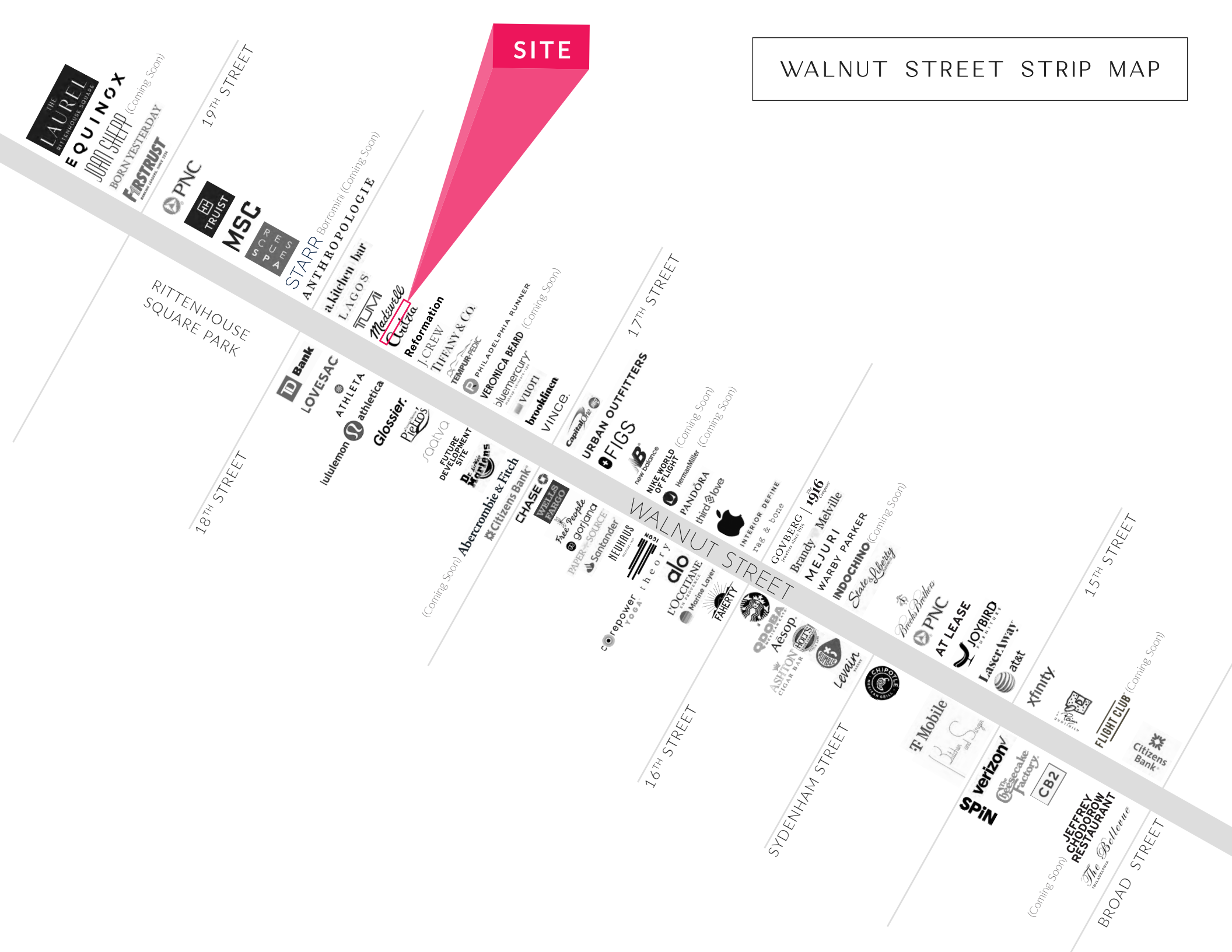


Third Floor



WALNUT STREET STRIP MAP

SITE

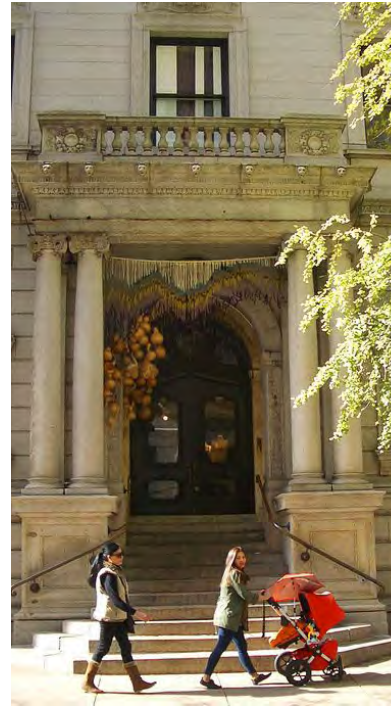
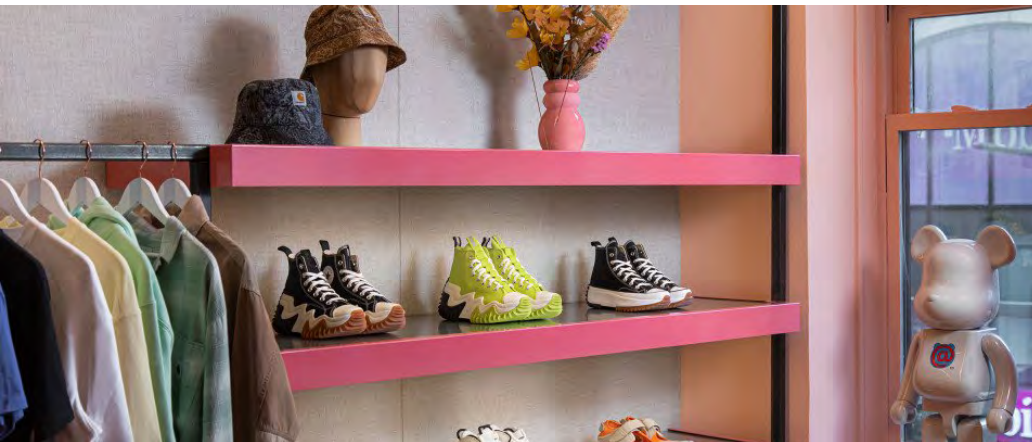


RITTENHOUSE SQUARE NEIGHBORHOOD MAP



RITTENHOUSE SQUARE

AN OVERVIEW



RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA

-serving as the epicenter of retail, dining, daytime office traffic, hotels, affluent residential, and nightlife. The trade area is positioned with unmatched access to Center City's most impactful traffic drivers. From an ultra-affluent residential base, to over **44M SF of office**, to an acclaimed arts district and a flourishing tourism base, it truly is a live/work/play 24 hour neighborhood. As the **5th most walkable downtown** in the country, it is easily accessed by the various other highly connected and flourishing Philadelphia neighborhoods. It provides maximum exposure along with unparalleled national co-tenancy in a downtown setting and serves as the ideal city entry point for most national retailers and restaurants.

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WALNUT STREET

RETAIL



ALO



APPLE



Glossier.



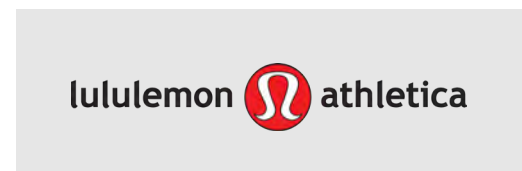
CB2



FAHERTY



ANTHROPOLOGIE



lululemon  athletica



WARBY PARKER



MADEWELL

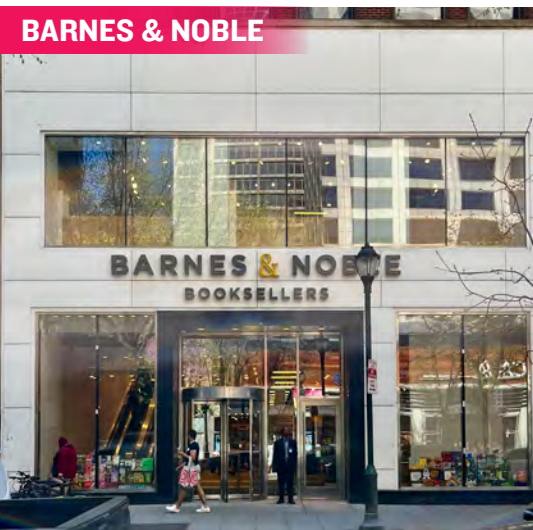


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Walnut and Chestnut Streets, along with the connecting numbered streets, have become attractive locations for both high-end and fast-fashion retailers who value the city's highly concentrated, cosmopolitan and diverse customer base. Walnut Street is the city's premier "high street" retail corridor with four primary blocks that span Broad Street to 18th Street. With a mix of upscale apparel/contemporary stores, athleisure, digitally native brands, jewelry, and furniture, **WALNUT STREET'S LEASING ACTIVITY IS THE STRONGEST IT HAS EVER BEEN.**

CHESTNUT STREET

RETAIL



BIGGER BOX TENANTS

such as Barnes & Noble, Bloomingdale's Outlet, Uniqlo, Nordstrom Rack and Sephora mixed with local fashion institutions such as Boys Department Store and Joan Shepp, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.



HEYDAY



RESCUE SPA



BARRYS BOOTCAMP

FITNESS, HEALTH & WELLNESS



SOULCYCLE



EQUINOX

HOTELS



NIGHT LIFE



RESTAURANTS

From renowned Stephen Starr, Michael Schulson and Cook N Solo restaurants to local James Beard award-winning chefs, Rittenhouse Square is a culinary mecca and receives national recognition for its booming restaurant scene.



vernick
food & drink



QSR / SPECIALTY

Rittenhouse Square's density, day-time population and unparalleled exposure makes it an ideal location for national QSRs looking to enter the Philadelphia market.



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x



Midwood

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