

# 1608 WALNUT STREET

**MSC**  
RETAIL



Conceptual Rendering

**RITTENHOUSE | PHILADELPHIA**

Owned & Managed by:  
 **Midwood**

Up to 15,324 SF Prime Walnut Street Availability: 8,613 SF Ground Floor,  
Plus 6,711 SF Lower Level Floor



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RITTENHOUSE | PHILADELPHIA, PA

UP TO 15,324 SF PRIME WALNUT STREET AVAILABILITY  
8,613 SF GROUND FLOOR  
PLUS 6,711 LOWER LEVEL FLOOR

## CONTACT



### BRITTANY GOLDBERG

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JOIN THESE TENANTS ON THE  
1600 BLOCK OF WALNUT STREET



rag & bone  
NEW YORK



URBAN OUTFITTERS

PAPER SOURCE

t h e o r y

Free People

## PROPERTY DETAILS

- Rare large-format opportunity on Philadelphia's famed national retail corridor, Walnut Street, with 56' 2" of frontage
- Positioned at the convergence of Rittenhouse Square's dense affluent residential, national retail, and strong daytime office population
- Located directly across the street from Philadelphia's only Apple store
- Ideal for fast fashion, furniture, or small format grocer
- **Landlord is open to short term/creative deal structures**

## DEMOGRAPHICS

### Center City Trade Area

From the River to River between Girard Avenue & Tasker Avenue



EST. POPULATION  
188,131



EST. AVG HH INCOME  
\$99,150



EST. MEDIAN AGE  
35 yrs



EST. TOTAL EMPLOYEES  
258,822

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## INTERIOR RENDERINGS - RETAIL

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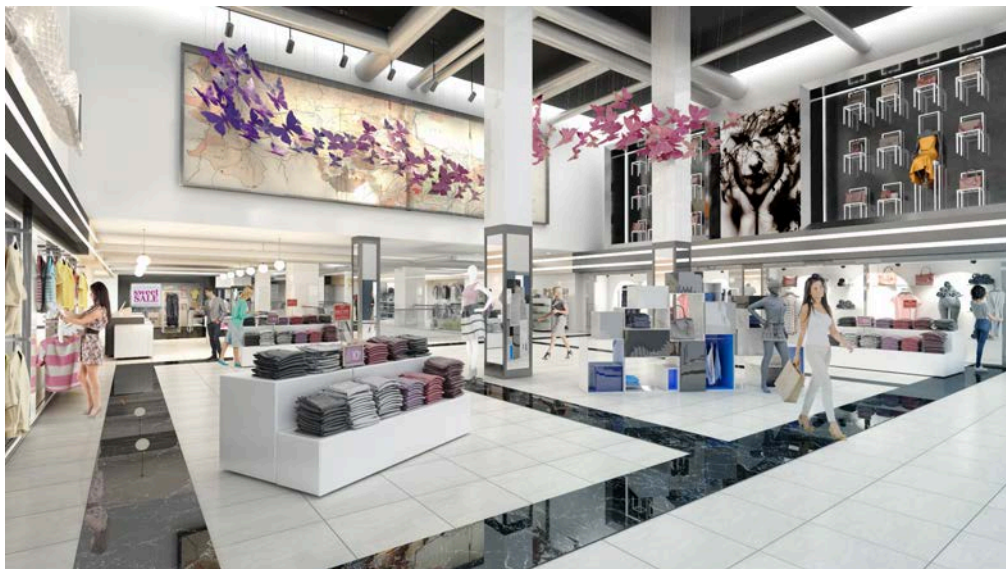
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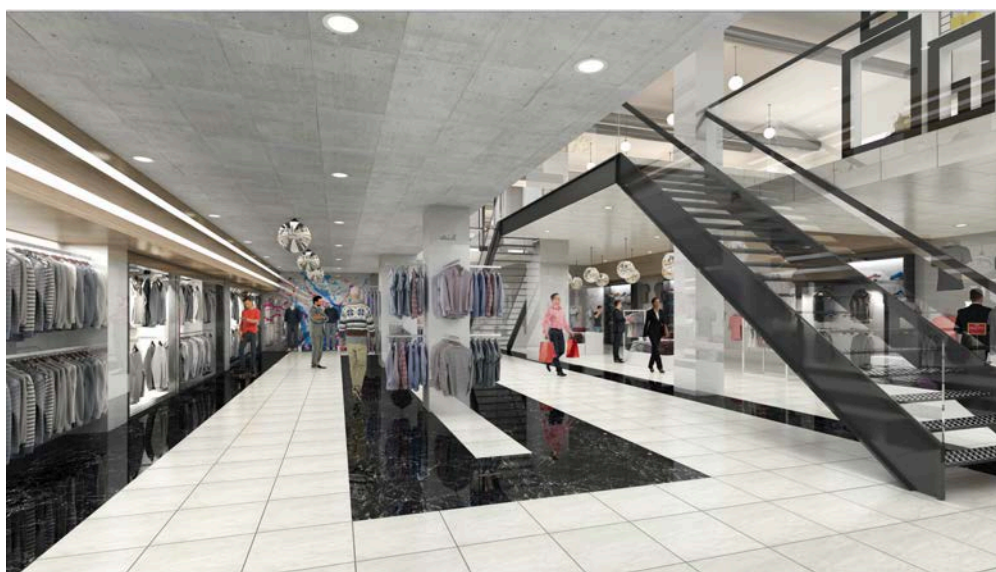
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GROUND FLOOR



GROUND FLOOR



LOWER LEVEL

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## INTERIOR RENDERINGS - GROCER

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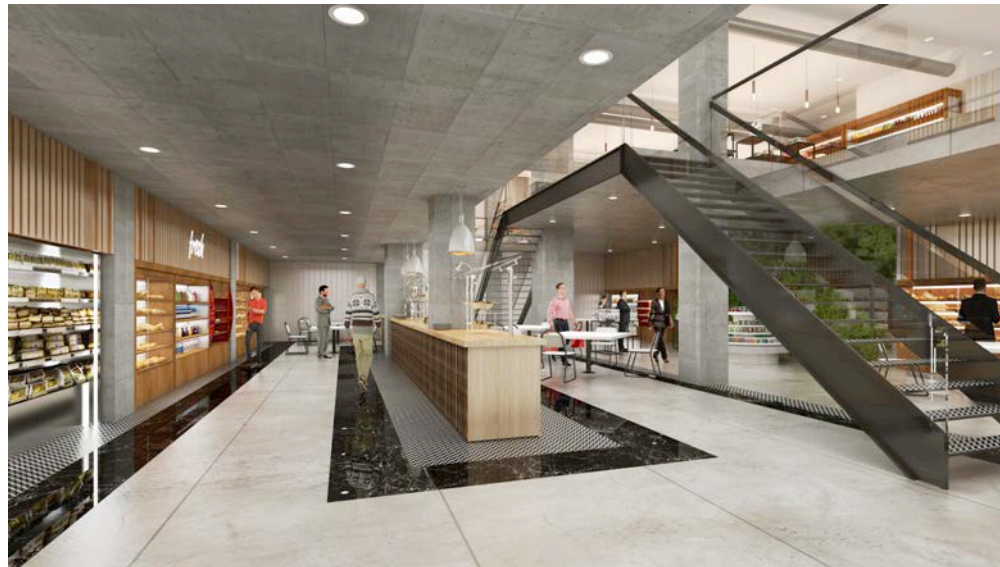
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GROUND FLOOR



GROUND FLOOR



LOWER LEVEL

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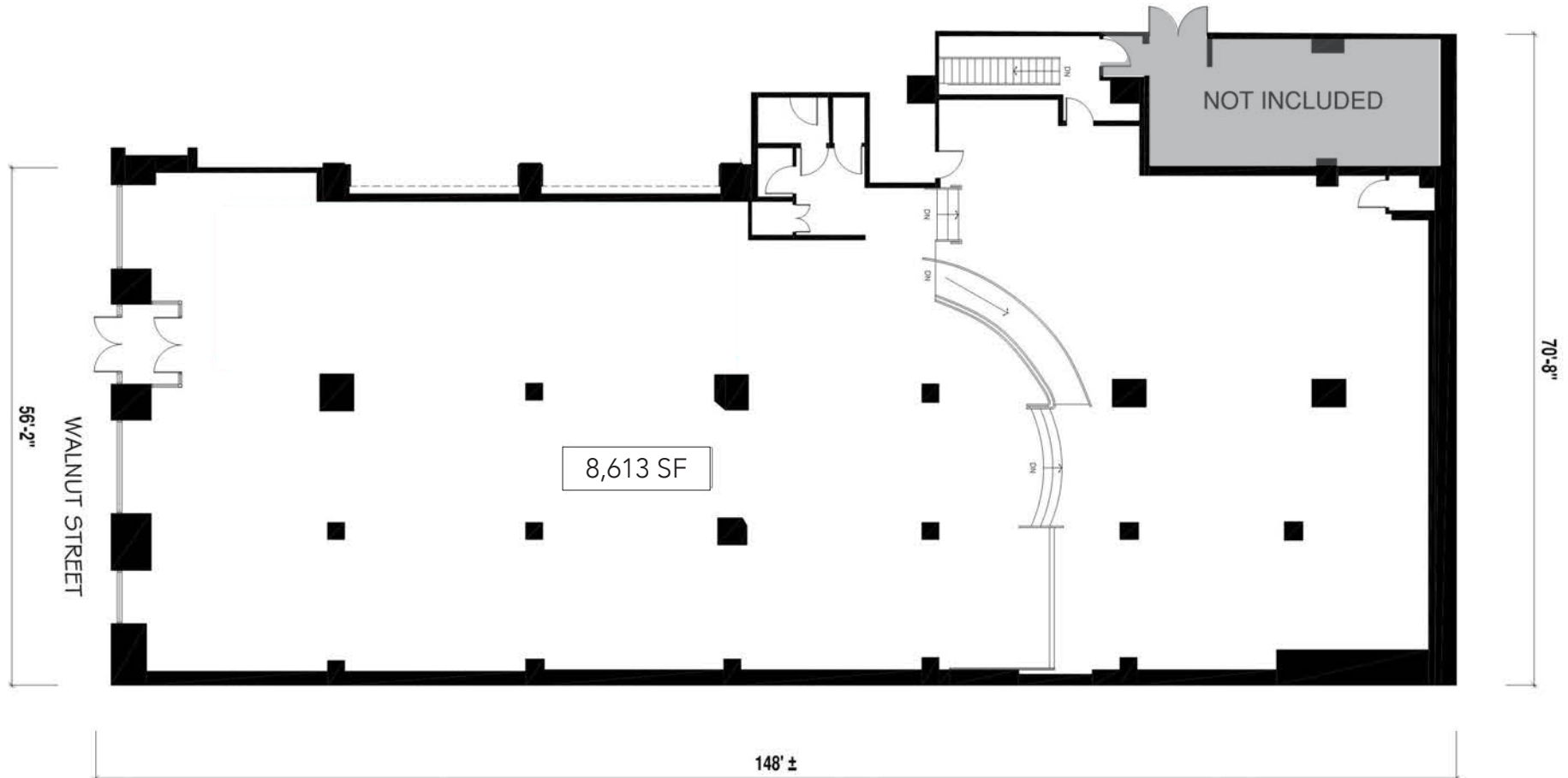
## FLOOR PLAN - GROUND FLOOR

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## FLOOR PLAN - LOWER LEVEL

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## STRIP MAP

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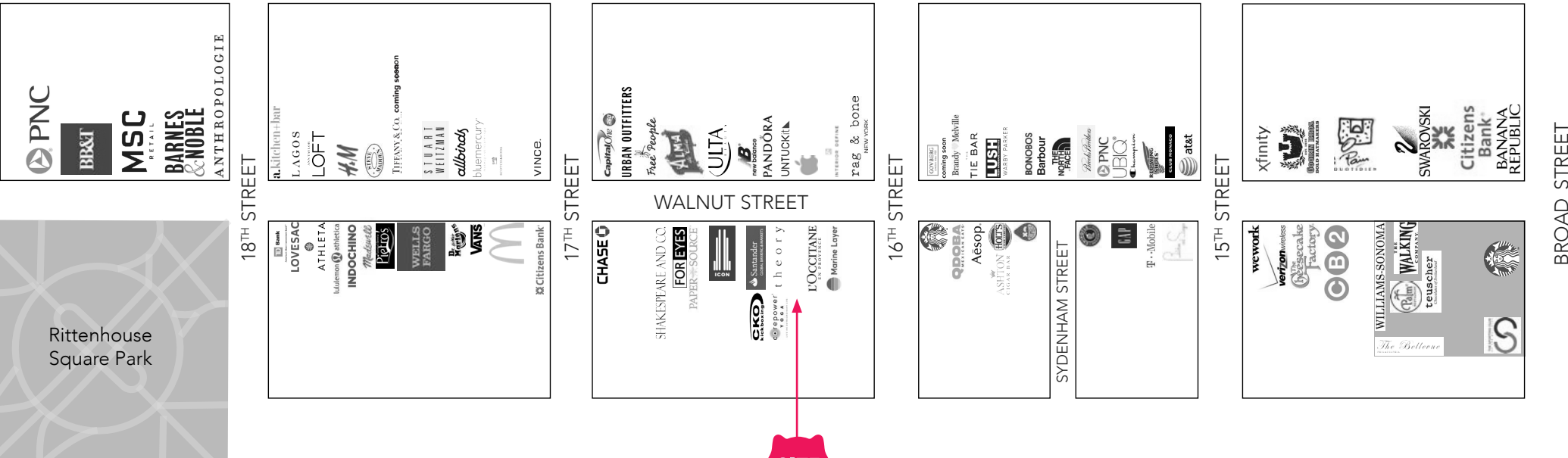
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Rittenhouse Square Park



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