

COMMERCE SQUARE RETAIL

2005 MARKET STREET, PHILADELPHIA, PA 19103

±2,276 - 3,606 SF AVAILABLE FOR LEASE

JOIN

FedEx

WELLS
FARGO

Citizens Bank

PAGANO'S
MARKET & BAR



property highlights.

- Dense daytime population comprised of 24+ million SF office space on Market Street
- Ideal for service oriented retail, food, convenience, and fitness
- Approximately 6,000 employees at Commerce Square
- Area tenants include: CVS, Trader Joe's, Title Boxing, Wawa, City Fitness, Naf Naf Grill and Ruth's Chris Grill

stats.

2018 DEMOGRAPHICS*	.25 MILE	.5 MILE	1 MILE
EST. POPULATION	586	1,305	12,613
EST. HOUSEHOLDS	38	265	4,288
EST. AVG. HH INCOME	\$63,560	\$72,903	\$75,159

MARKET STREET TRAFFIC COUNT: 14,706 VPD *ESRI 2018



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COMMERCIAL
REAL ESTATE, INC.

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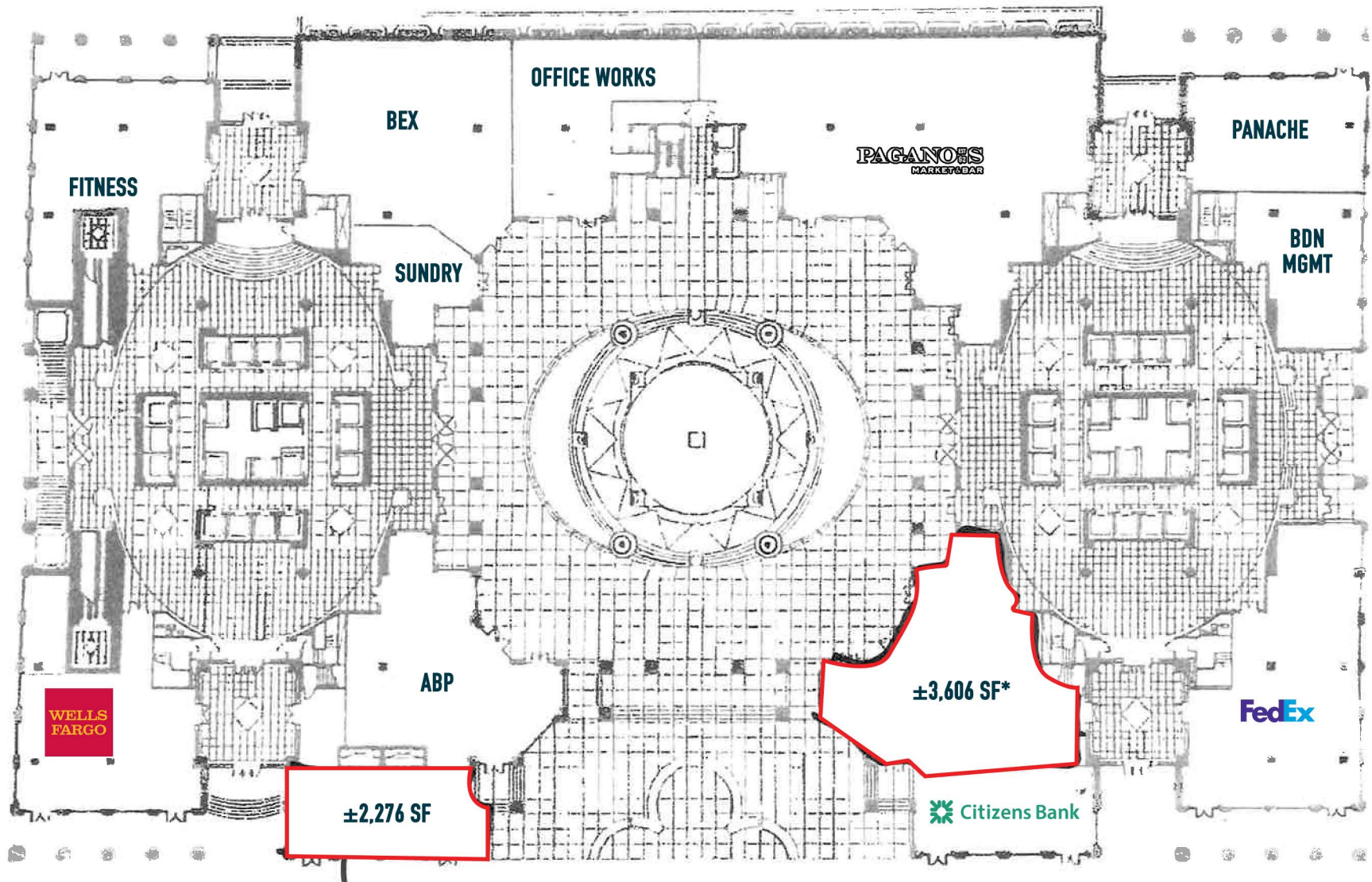
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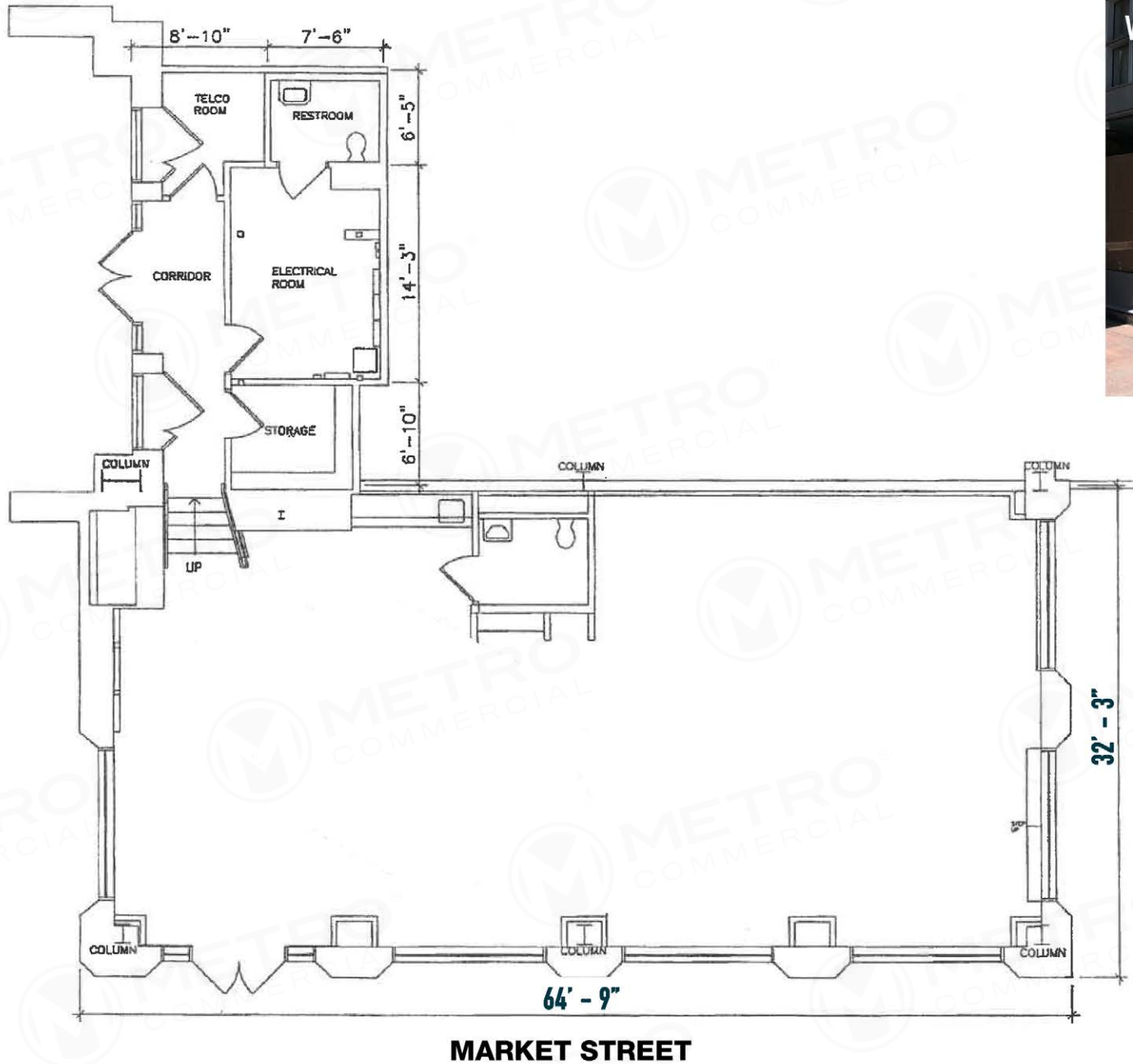
ONE COMMERCE

TWO COMMERCE



*** FULL KITCHEN WITH VENTILATION IN PLACE**

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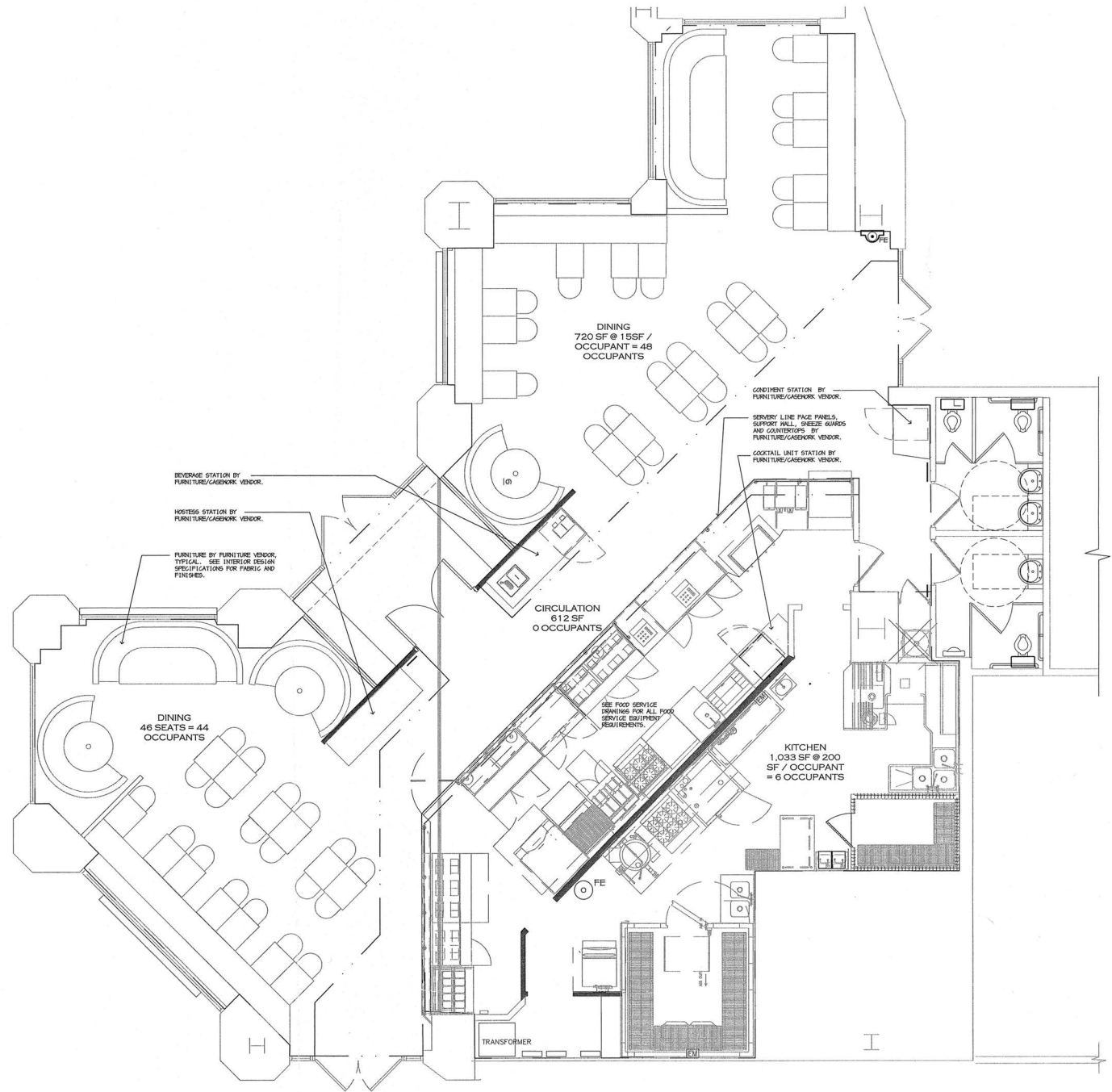
±2,276 SF

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**ONE COMMERCE SQUARE - EXISTING CONDITIONS
PHILADELPHIA, PA**



±3,606 SF



OCCUPANCY	
DINING	= 44 OCCUPANTS
DINING	= 48 OCCUPANTS
KITCHEN	= 6 OCCUPANTS
TOTAL OCCUPANCY	= 98 OCCUPANTS

TOILET FIXTURE REQUIREMENT TABULATION			
100 OCCUPANTS	=	50 MEN	50 WOMEN
LAVATORIES (1 PER 200)		1 REQ. 1 PROVIDED	1 REQ. 2 PROVIDED
WATER CLOSETS (1 PER 75)		1 REQ. 2 PROVIDED	1 REQ. 2 PROVIDED
SERVICE SINK		1 REQ. 1 PROVIDED	

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TWO COMMERCE SQUARE - EXISTING CONDITIONS PHILADELPHIA, PA

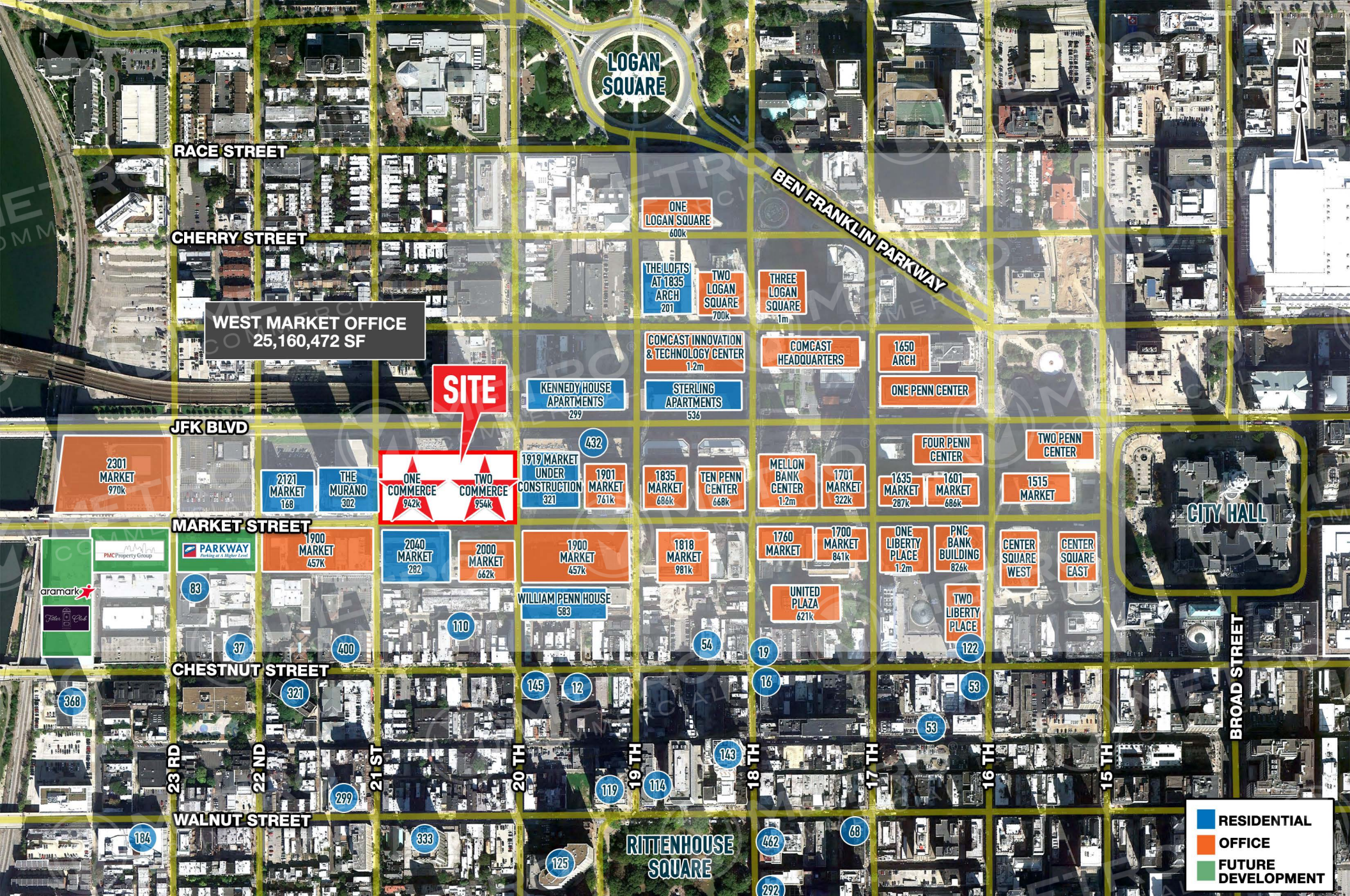




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ONE COMMERCE SQUARE PHILADELPHIA, PA





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ONE COMMERCE SQUARE PHILADELPHIA, PA

