

THE ATLANTIC

260 SOUTH BROAD STREET, PHILADELPHIA, PA (BROAD & SPRUCE)

±1,300 SF AVAILABLE FOR LEASE

OWNED AND
MANAGED BY:



property highlights.

- Ground floor retail in the iconic Atlantic Building which features 268 luxury apartments
- Situated in the heart of Philadelphia's active Avenue of the Arts District
- Close proximity to core transit, residential, educational, office, and retail locations
- ±1,300 SF cafe space available
- Join newly opened Steak 48

stats.

| 2020 DEMOGRAPHICS* | .5 MILE | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| EST. POPULATION | 31,345 | 97,500 | 180,655 |
| EST. HOUSEHOLDS | 18,609 | 54,729 | 93,136 |
| EST. AVG. HH INCOME | \$132,822 | \$125,934 | \$116,628 |

*ESRI 2020



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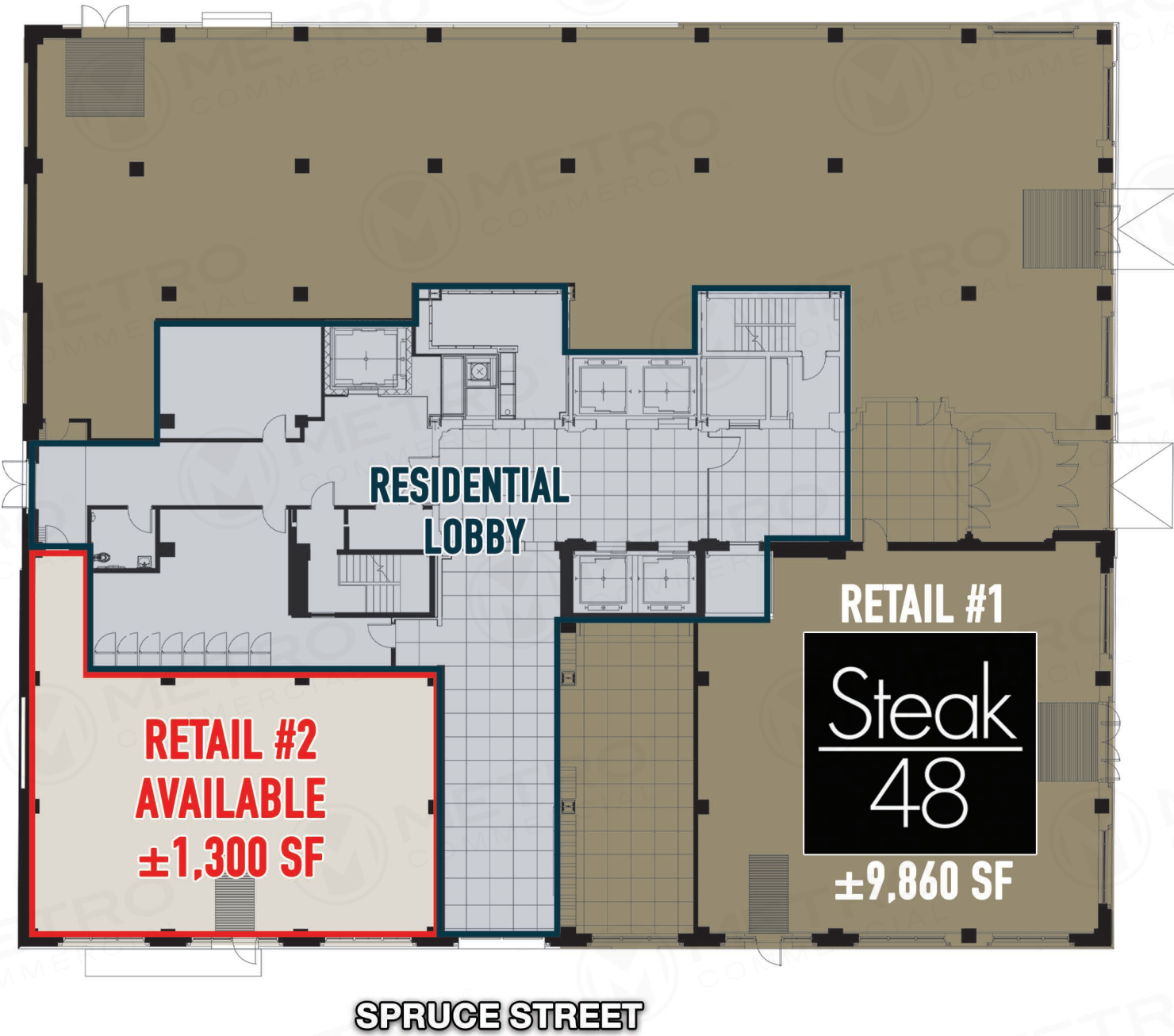
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**THE ATLANTIC
PHILADELPHIA, PA**





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**THE ATLANTIC
PHILADELPHIA, PA**





| THEATERS | SEAT COUNTS |
|---------------------------------|-------------|
| Kimmel Center: Verizon Hall | 2,500 |
| Kimmel Center: Perelman Theater | 650 |
| Academy of Music | 2,509 |
| The Wilma Theater | 296 |
| Merriam Theater | 1,870 |
| Suzanne Roberts Theatre | 365 |

APARTMENTS

- 1 The Drake
- 2 Touraine
- 3 1500 Locust
- 4 Aria
- 5 Academy House
- 6 1501 Locust
- 7 1512 Walnut
- 8 1411 Walnut
- 9 The Versailles
- 10 The Bentley
- 11 Icon
- 12 Symphony House
- 13 Center City One
- 14 Milestone
- 15 Chancellor Apartments
- 16 Walnut Square
- 17 Cosmopolitan Apartments
- 18 The Packard Grande
- 19 The Latham
- 20 The Griffin
- 21 Beacon 22
- 22 Atlantic
- 23 Arthaus

HOTELS

- 24 Double Tree
- 25 Hyatt at the Bellevue
- 26 Proposed Hyatt Centric Hotel
- 27 Warwick Hotel & Residences
- 28 Hotel Palomar
- 29 Hotel Sofitel
- 30 The Ritz-Carlton
- 31 Holiday Inn Express
- 32 Cambria Suites
- 33 W/Element

SEPTA BUS STOPS

SEPTA SUBWAY STOPS

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