

44 SOUTH 17TH STREET PHILADELPHIA, PA

±500-750 SF WITH MEZZANINE AVAILABLE FOR LEASE

JOIN



property highlights.

- ±750 SF space available
- Rare small store space in the heart of Center City
- One of the heaviest trafficked intersections in Philadelphia
- Proximity to residential and office populations
- Strong HH incomes in immediate vicinity

stats.

| 2020 DEMOGRAPHICS* | 0.25 MILE | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|----------|
| EST. POPULATION | 6,837 | 30,713 | 91,003 |
| EST. HOUSEHOLDS | 4,828 | 20,431 | 53,133 |
| EST. AVG. HH INCOME | \$136,496 | \$126,619 | \$85,527 |

CHESTNUT STREET TRAFFIC COUNT: 6,946 VPD *ESRI 2020
SOUTH 17TH STREET TRAFFIC COUNT: 8,550 VPD



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get in touch.

STEPHEN CARROZZA

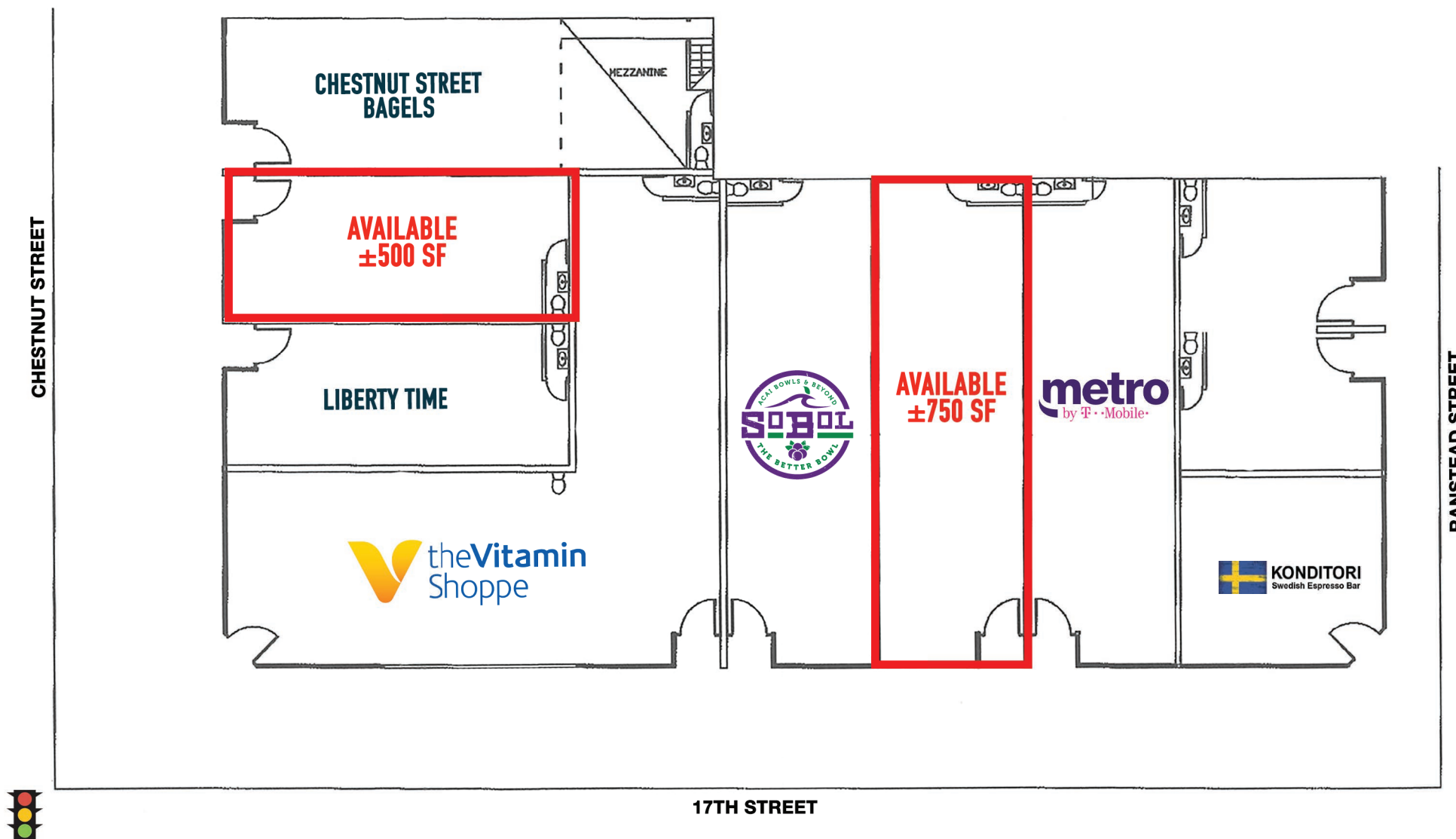
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