

# PHILADELPHIA, PA

1225 WALNUT STREET

±2,000 SF RESTAURANT / RETAIL SPACE AVAILABLE

PHILADELPHIA MSA

LOCATED IN THE HEART OF MIDTOWN VILLAGE RETAIL AND RESTAURANT CORRIDOR



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get in touch.

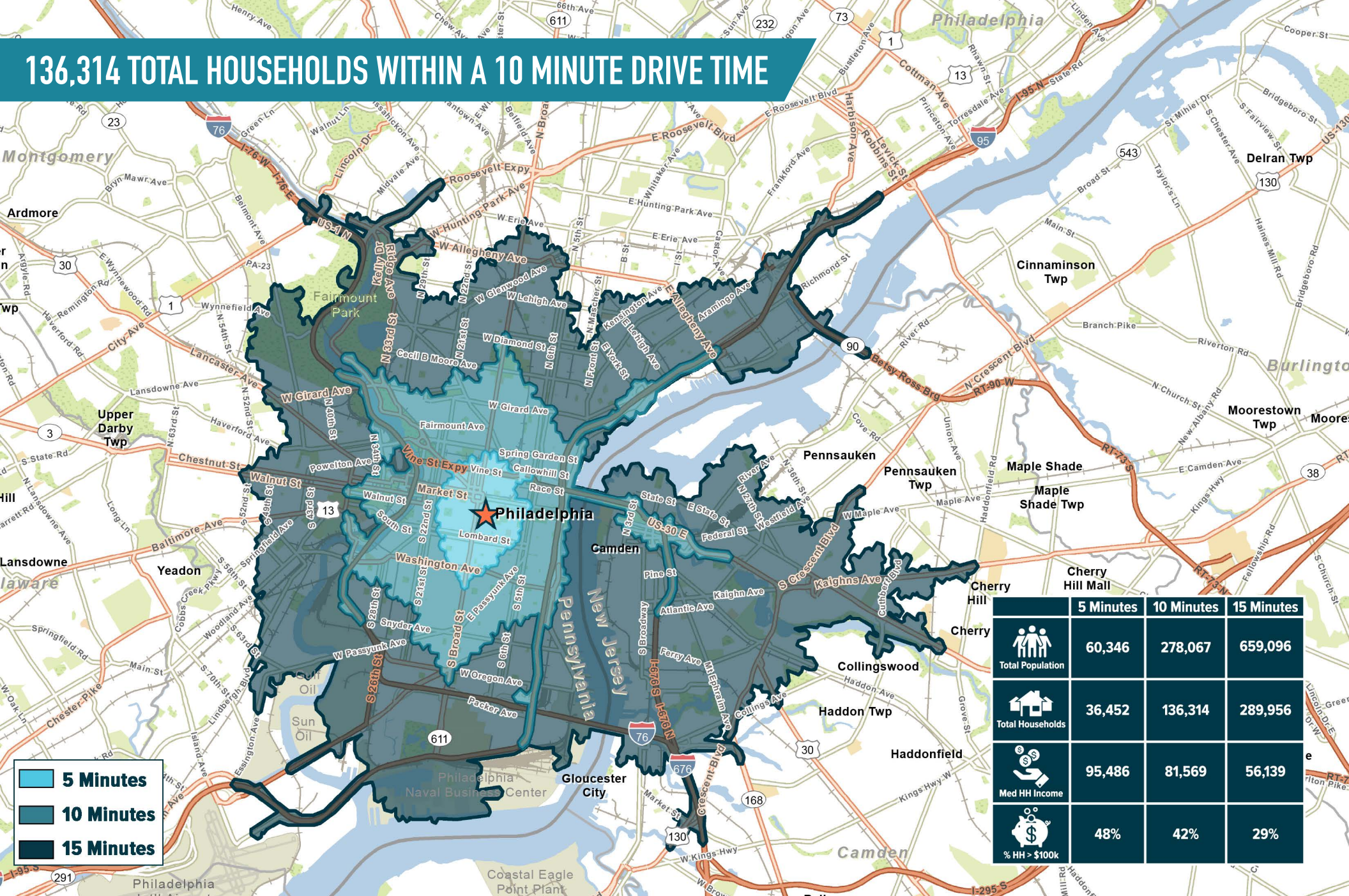
**BLAINE FOREMAN**

office 856.866.1900

direct 856.222.3012

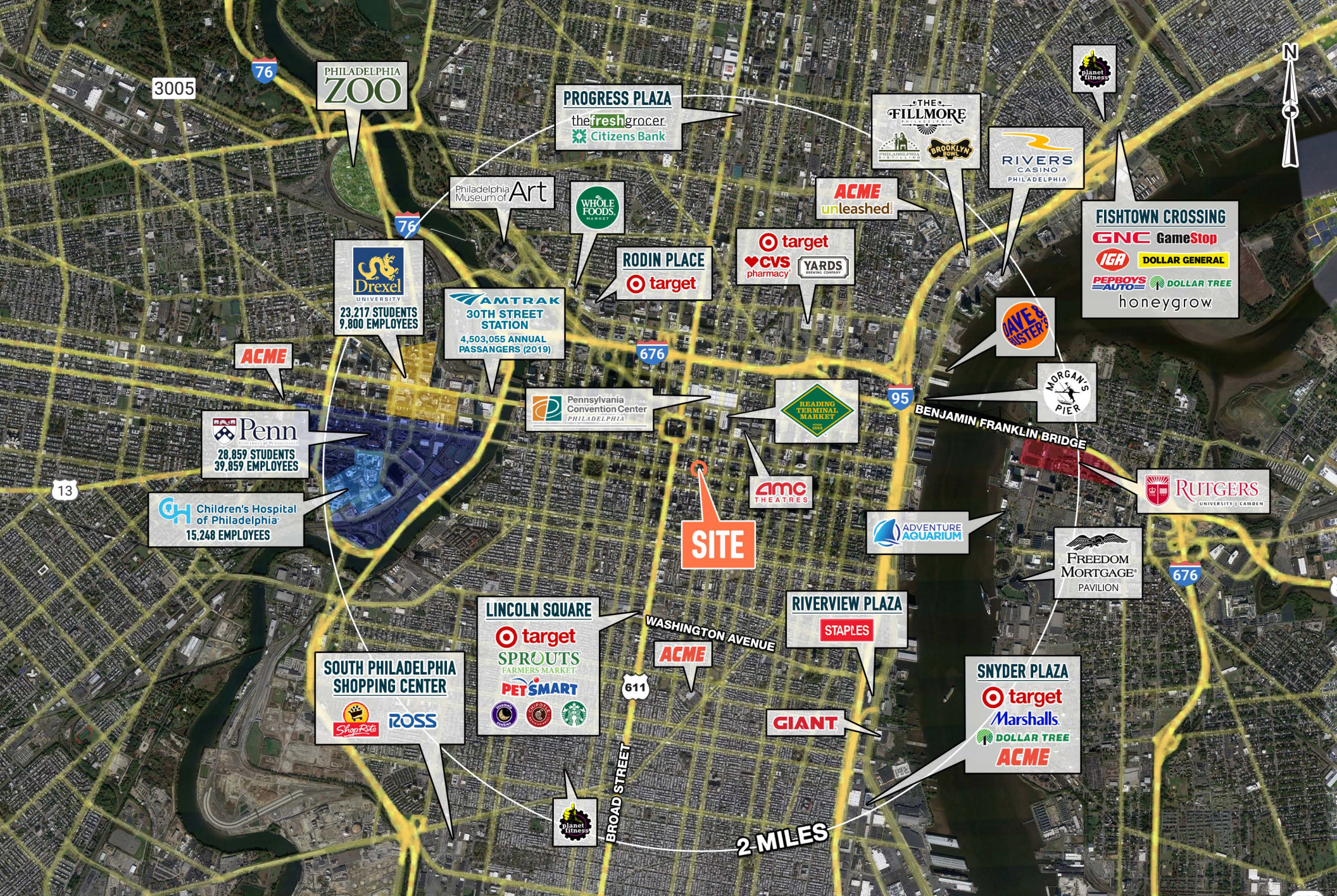
bforeman@metrocommercial.com

# 136,314 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	5 Minutes	10 Minutes	15 Minutes
Total Population	60,346	278,067	659,096
Total Households	36,452	136,314	289,956
Med HH Income	95,486	81,569	56,139
% HH > \$100k	48%	42%	29%

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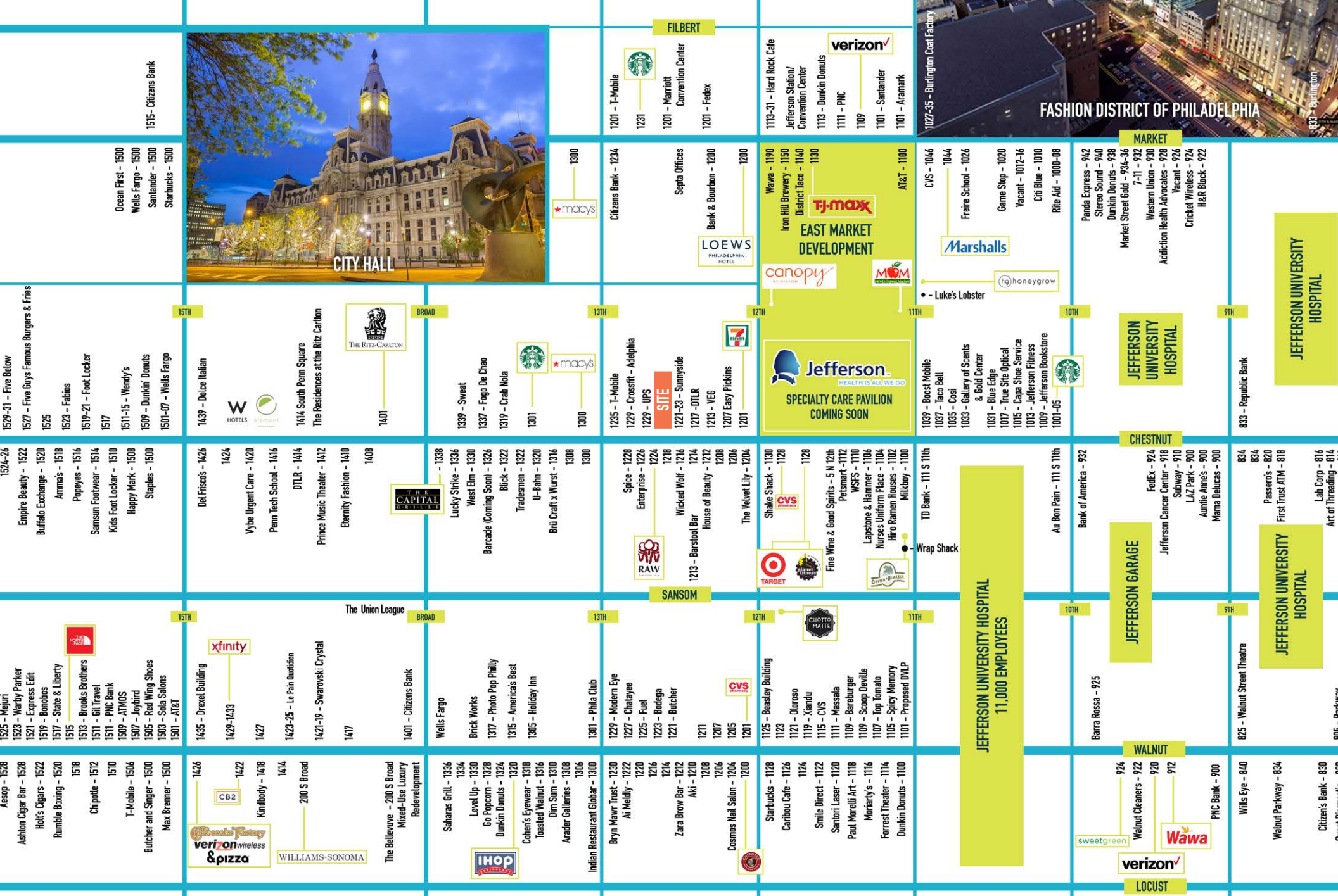
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JEFFERSON UNIVERSITY HOSPITAL  
11,000 EMPLOYEES

**SITE**

**MARKET**

**CHESTNUT**

**WALNUT**

**LOCUST**

**Jefferson**  
HEALTH IS ALL WE DO  
SPECIALTY CARE PAVILION  
COMING SOON

**EAST MARKET DEVELOPMENT**

**JEFFERSON UNIVERSITY HOSPITAL**

**JEFFERSON GARAGE**

**verizon**

**JEFFERSON UNIVERSITY HOSPITAL**

**JEFFERSON UNIVERSITY HOSPITAL**

**Walnut Parkway - 834**

**Citizen's Bank - 830**

1515 - Citizens Bank

Ocean First - 1500  
Wells Fargo - 1500  
Santander - 1500  
Starbucks - 1500

1529-31 - Five Below  
1527 - Five Guys Famous Burgers & Fries  
1525  
1523 - Fabios  
1519-21 - Foot Locker  
1517  
1511-15 - Wendy's  
1509 - Dunkin' Donuts  
1501-07 - Wells Fargo

**15TH**

1439 - Dolce Italian  
HOTELS  
1414 South Penn Square  
The Residences at the Ritz Carlton  
1401

Del Friscos - 1426  
1424  
Vibe Urgent Care - 1420  
Penn Tech School - 1416  
DTLR - 1414  
Prince Music Theater - 1412  
Eternity Fashion - 1410  
1408

**15TH**

1435 - Drexel Building  
1429-1433  
1427  
1423-25 - Le Pain Quotidien  
1421-19 - Swarovski Crystal  
1417  
1401 - Citizens Bank

1426  
1422  
1418  
1414  
200 S Broad  
The Bellevue - 200 S Broad  
Mixed-Use Luxury  
Redevelopment

verizon & pizza  
WILLIAMS-SONOMA

**15TH**

1435 - Drexel Building  
1429-1433  
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The Bellevue - 200 S Broad  
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WILLIAMS-SONOMA

**BROAD**

1339 - Sweet  
1337 - Fogo De Chao  
1319 - Crab Nola  
1301  
1300

Lucky Strike - 1336  
West Elm - 1330  
Barcade (Coming Soon) - 1326  
Blick - 1322  
Tradesmen - 1322  
U-Bahn - 1320  
Brü Craft x Wurst - 1316  
1308  
1300

**BROAD**

Wells Fargo  
Brick Works  
1317 - Photo Pop Philly  
1315 - America's Best  
1305 - Holiday Inn  
1301 - Phila Club  
1229 - Modern Eye  
1227 - Chateau  
1225 - Fuel  
1223 - Bodega  
1221 - Butcher  
1211  
1207  
1205  
1201

Sahasra Grill - 1336  
1334  
Level Up - 1330  
Go Popcorn - 1328  
Dunkin Donuts - 1324  
Cohen's Eyewear - 1318  
Toasted Walnut - 1316  
Dim Sum - 1310  
Arader Galleries - 1308  
1306  
Indian Restaurant Global - 1300

IHOP

**13TH**

1235 - T-Mobile  
1229 - Crossfit - Adelphi  
1229 - UPS  
1221-23 - Sunnyside  
1217 - DTLR  
1215 - VEG  
1207 Easy Pickins  
1201

Spice - 1228  
Enterprise - 1226  
1218  
Wicked Wolf - 1216  
1214  
House of Beauty - 1212  
1208  
The Velvet Lily - 1204

**13TH**

Wells Fargo  
Brick Works  
1317 - Photo Pop Philly  
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IHOP

**12TH**

1113-31 - Hard Rock Cafe  
Jefferson Station/  
Convention Center  
1113 - Dunkin Donuts  
1111 - PNC  
1109  
1101 - Santander  
1101 - Amarnk

Wawa - 1190  
Iron Hill Brewery - 1150  
District Taco - 1140  
1130  
TJ-maxx  
canopy  
MOM  
AT&T - 1100

**12TH**

1125 - Beasley Building  
1123  
1121 - Olroso  
1119 - Xandu  
1115 - CVS  
1109 - Baredigger  
1109 - Scoop Deville  
1107 - Top Tomato  
1105 - Spicy Memory  
1101 - Proposed DVLP

Starbucks - 1128  
Caribou Cafe - 1126  
1124  
Smile Direct - 1122  
Saniori Laser - 1120  
Paul Morelli Art - 1118  
Meriarty's - 1116  
Forrest Theater - 1114  
Dunkin Donuts - 1100

**12TH**

Starbucks

**11TH**

1039 - Boost Mobile  
1037 - Taco Bell  
1035 - Cusi  
1033 - Gallery of Scents  
& Gold Center  
1031 - Blue Edge  
1017 - True Site Optical  
1015 - Capa Shoe Service  
1013 - Jefferson Fitness  
1009 - Jefferson Bookstore  
1001-05

TD Bank - 111 S 11th  
Wrap Shack  
Au Bon Pain - 111 S 11th  
Bank of America - 922

**11TH**

1039 - Boost Mobile  
1037 - Taco Bell  
1035 - Cusi  
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& Gold Center  
1031 - Blue Edge  
1017 - True Site Optical  
1015 - Capa Shoe Service  
1013 - Jefferson Fitness  
1009 - Jefferson Bookstore  
1001-05

Barra Rossa - 925

**11TH**

Barra Rossa

**10TH**

Panda Express - 942  
Stereo Sound - 940  
Dunkin Donuts - 938  
Market Street Gold - 936-36  
7-11 - 932  
Western Union - 930  
Addiction Health Advocates - 928  
Vacant - 926  
Cricket Wireless - 924  
H&R Block - 922

Jefferson University Hospital  
Jefferson Cancer Center - 918  
Stawley - 910  
Laz Park - 900  
Aunite Amnis - 900  
Mama Delucas - 900  
834  
834  
Passaro's - 820  
First Trust ATM - 818  
Lab Corp - 816  
Art of Threading - 814

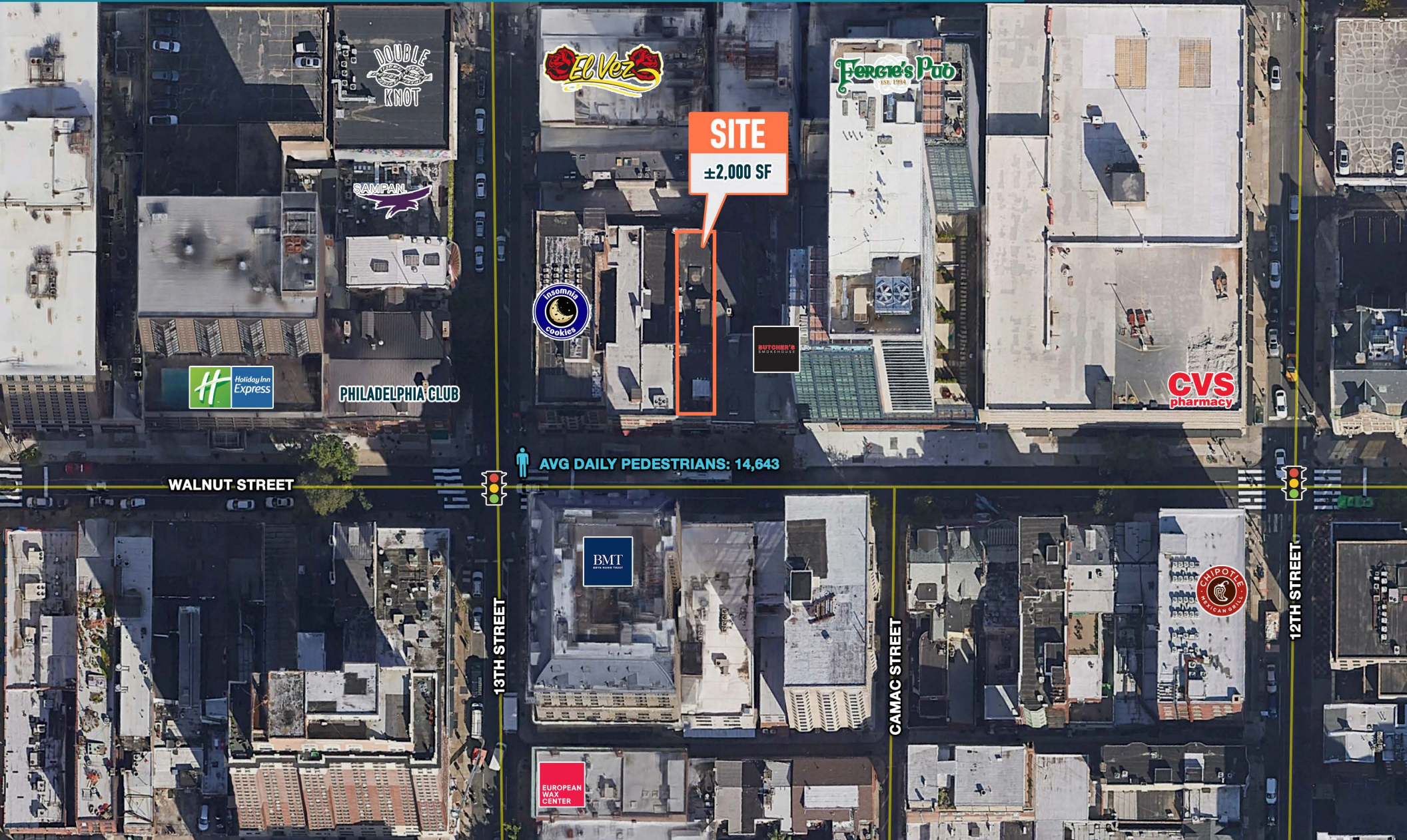
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**10TH**

Jefferson University Hospital

# CLOSE PROXIMITY TO 462,000 SF JEFFERSON SPECIALTY CARE DEVELOPMENT



**SITE**  
±2,000 SF



AVG DAILY PEDESTRIANS: 14,643

WALNUT STREET

13TH STREET

CAMAC STREET

12TH STREET

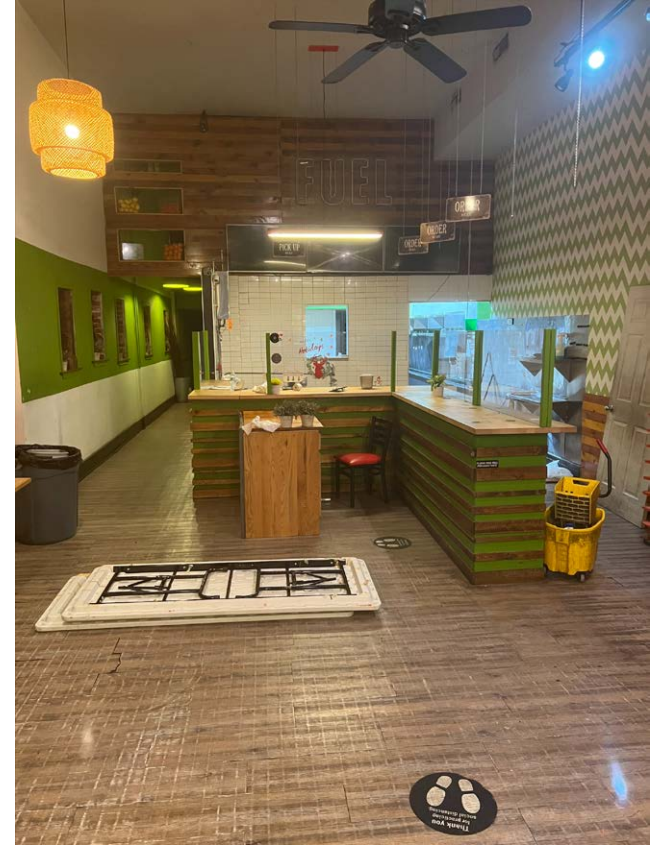
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# INTERIOR PHOTOS



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