

123 S BROAD STREET PHILADELPHIA, PA

1,080-2,223 SQUARE FEET AT PRIME BLOCK OF
WALNUT AND SANSOM STREETS



get in touch.

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HIGHLIGHTS

- Long-standing trophy asset along S. Broad Street
- Street level opportunities located along Walnut Street and Sansom Street
- Conveniently situated in the heart of Center City
- Nearby high-end restaurants from the city's top restaurateurs, high street shopping and easy access via public transit all just steps away!
- Across the street from the prominent Union League of Philadelphia



FRONTAGE ON SANSOM & WALNUT STREETS



HipCityVeg

TD Bank

GROUND LEVEL
±1,080 SF

SANSOM STREET



WELLS FARGO

BROAD STREET

FLIGHT CLUB
SOCIAL DARTS

Citizens Bank

GROUND LEVEL
±2,223 SF

WALNUT STREET

THE BELLEVUE HOTEL

BELLEVUE MIXED-USED
DEVELOPMENT FEATURING
LUXURY HOTEL,
RESTAURANTS, RETAIL
& CLASS A OFFICE

CB2

UNIVERSITY OF THE Arts

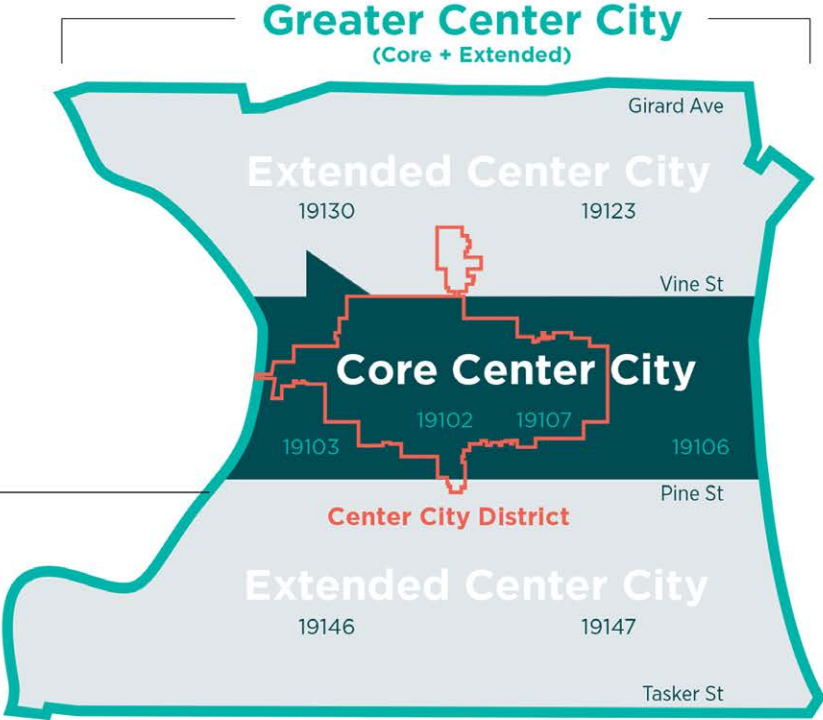
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CENTER CITY PHILADELPHIA

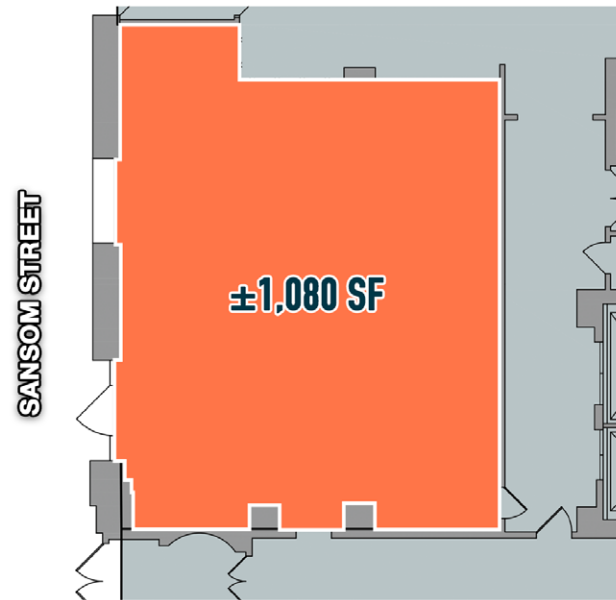


KEY TAKEAWAYS

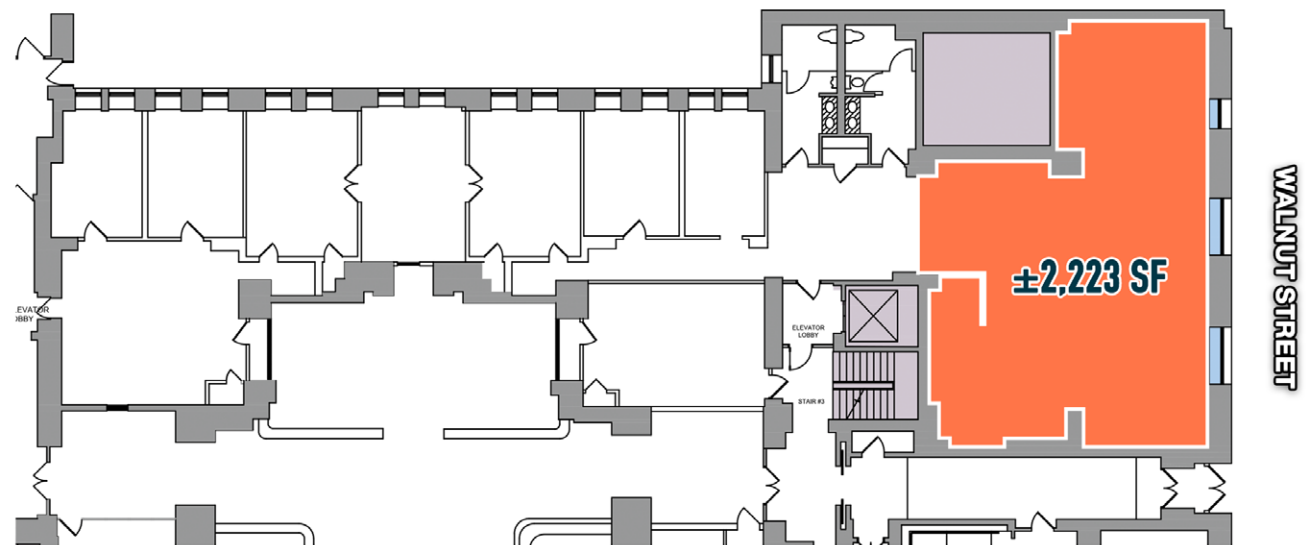
- By October 2023, daily foot traffic in core Center City reached 82% of 2019 levels.
- Retail occupancy within Center City District boundaries has recovered to 84.5% in September 2023, approaching a 2019 occupancy level of 89%.
- Center City has several distinct retail districts, each drawing slightly different types of shoppers and attracting different mixes of retailers.
- Weekday evening pedestrian volumes are at 87% of 2019 levels and weekends are at 95%, showing the strength of Center City as a retail, dining and entertainment destination even as non-resident office workers return more slowly.
- Digital-native brands and grocery stores have defined retail expansion in recent years, building on the strength of Center City as a central place to live, work, and play

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SANSOM ST: ±1,080 SF



WALNUT ST: ±2,223 SF



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