

FOR LEASE: FLAGSHIP RETAIL SPACE

1401 Walnut St, Philadelphia, PA

EQUITY RETAIL BROKERS



PROPERTY FEATURES & DETAILS

- Total SF: 17,735 (can demise)
- Lower Level: 8,975 SF
- 1st Floor: 3,238 SF
- 2nd Floor: 5,522
- Three floors of flagship retail space
- Located on the corner of Philadelphia's two most iconic streets with frontage on Walnut Street & Broad Street with corner visibility
- The property converges at the intersection of the Avenue of the Arts, Broad Street office Sector, Midtown Village & Rittenhouse Square
- Uniquely situated on Philadelphia's "High Street" while also surrounded by hotels, apartments & office density
- Dramatic architectural features, unmatched ceiling heights & excellent signage potential
- Adjacent to the iconic Bellevue
- Steps to public transportation & parking

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Center City Overview

“Philadelphia’s downtown retail market has been comprised of a diverse mix of locally owned stores and national brands. While more than 90 nationals opened in Center City during the last five years, local retailers still make up more than 75% of the overall tenant mix. Downtown shops and restaurants provide a mix of entry-level and skilled jobs for city residents and help contribute to Center City’s prominence as a regional shopping and dining destination offering unique brands and experiences.”

(via: Center City District)**SITE**

Lower Level | 8,975 SF
 First Floor | 3,238 SF
 Second Floor | 5,522 SF
 Total Area | 17,735 SF

**WALK
SCORE****100****TRANSIT
SCORE****100****BIKE
SCORE****88****83%**

Storefront occupancy

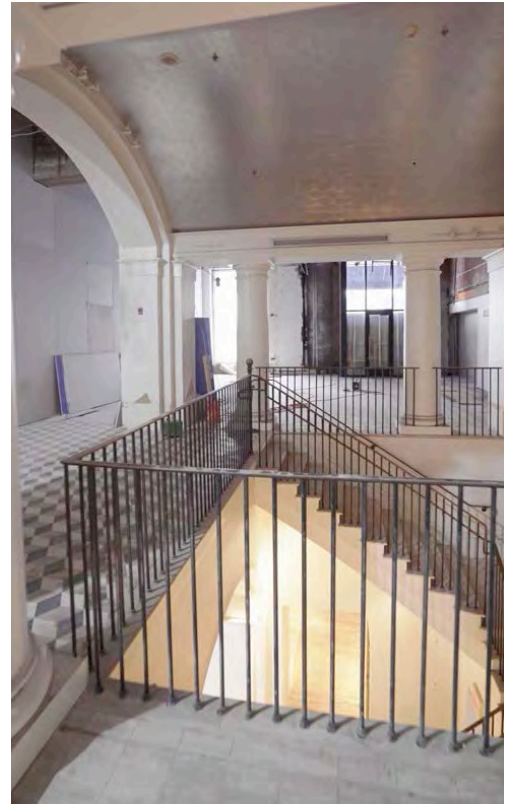
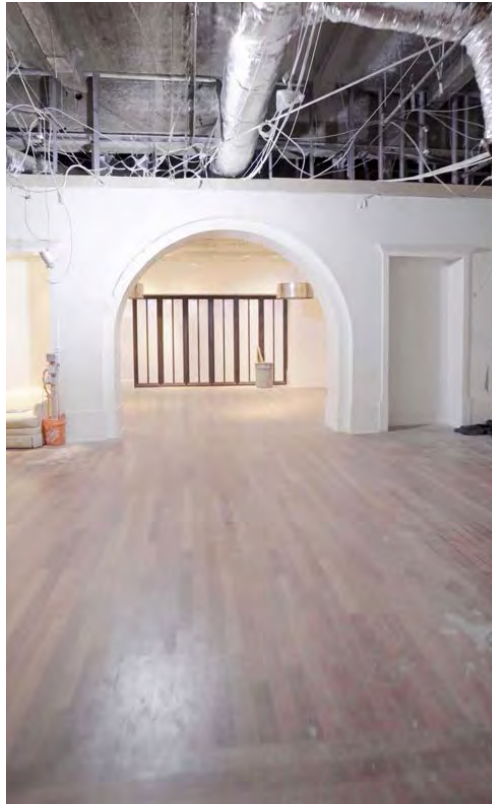
400,234Average daily
pedestrians (Feb 2025)**43%**Of Philadelphia jobs
located in Center City*(via: Center City District)*

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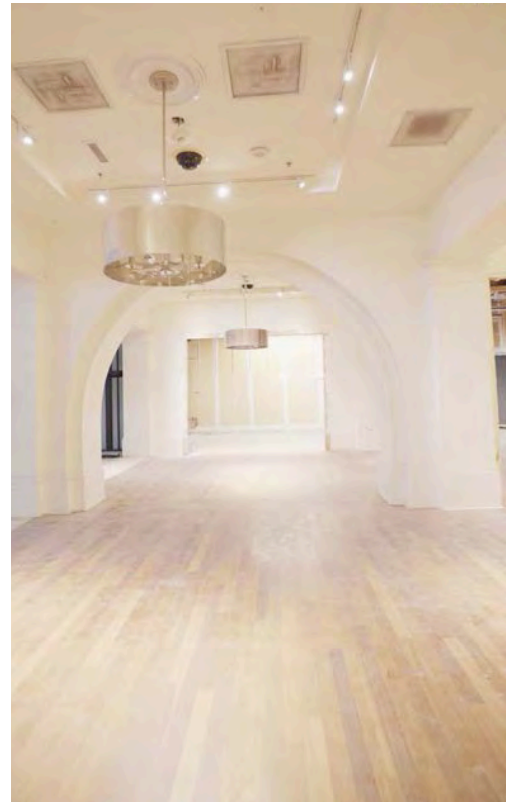
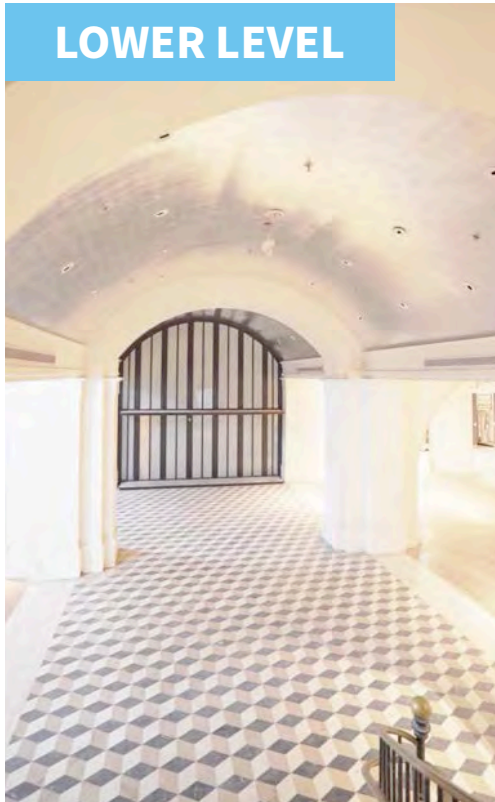
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1st FLOOR



LOWER LEVEL

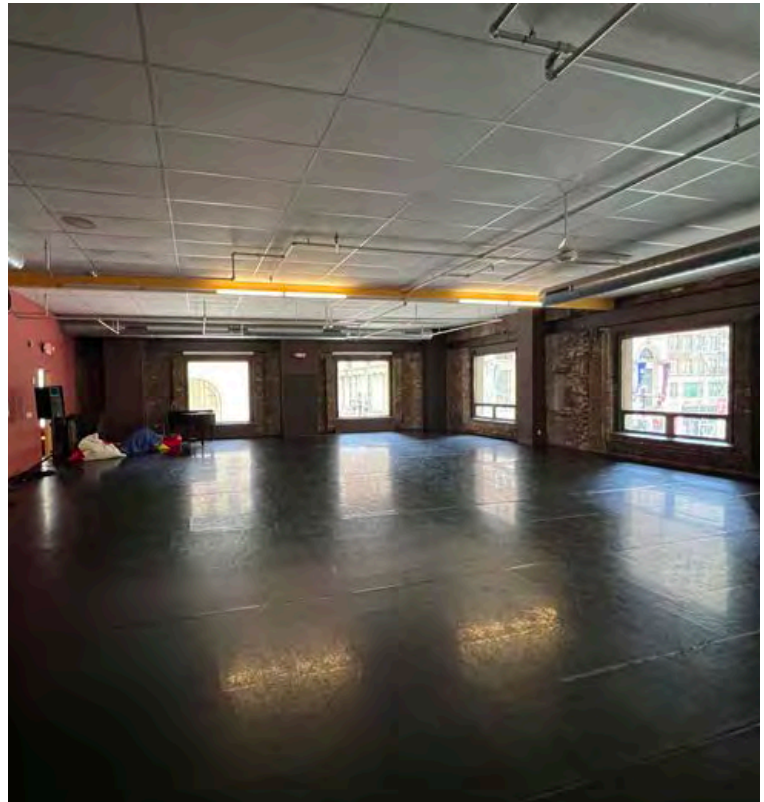
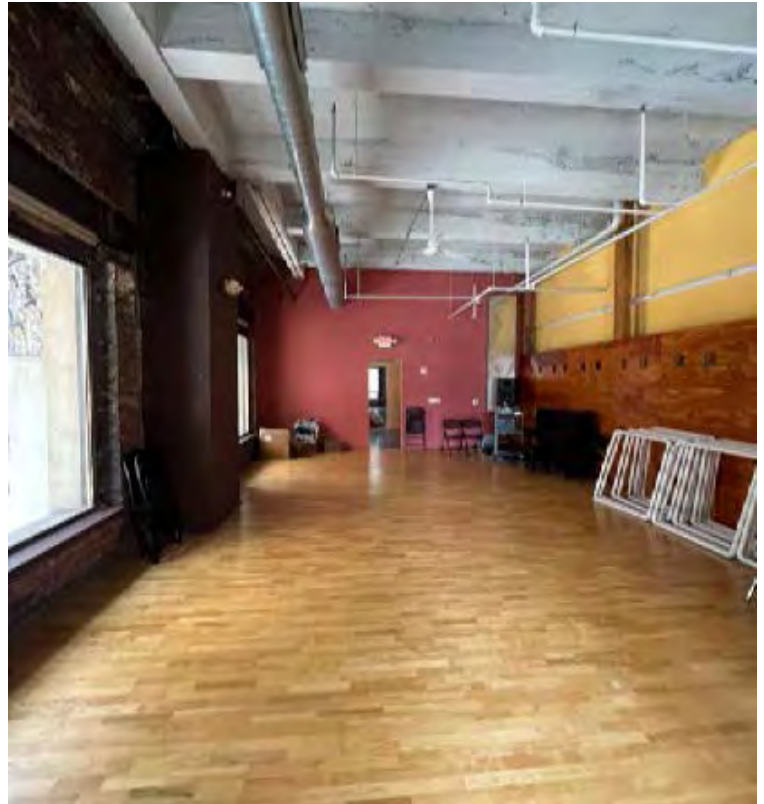
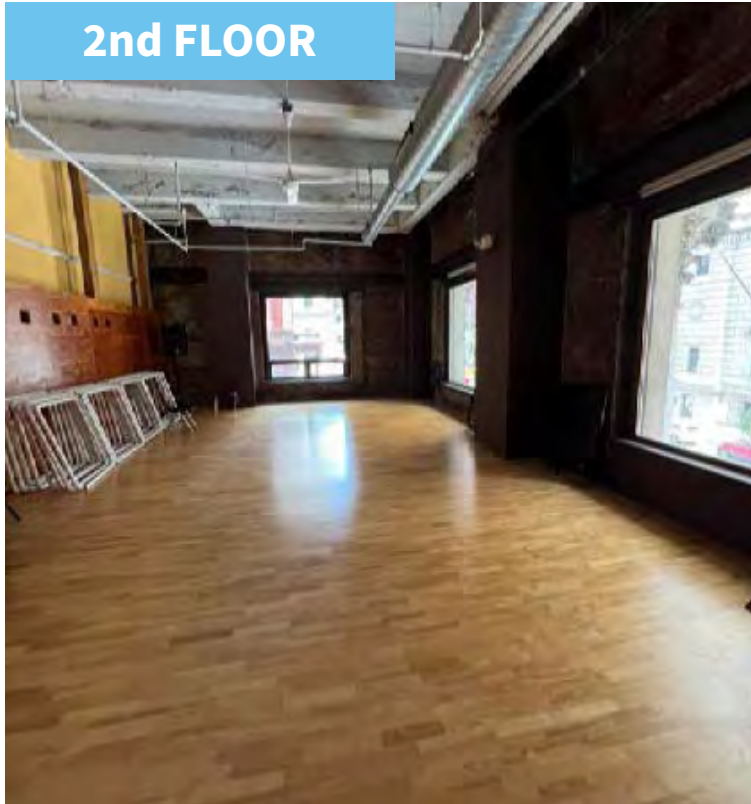


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2nd FLOOR

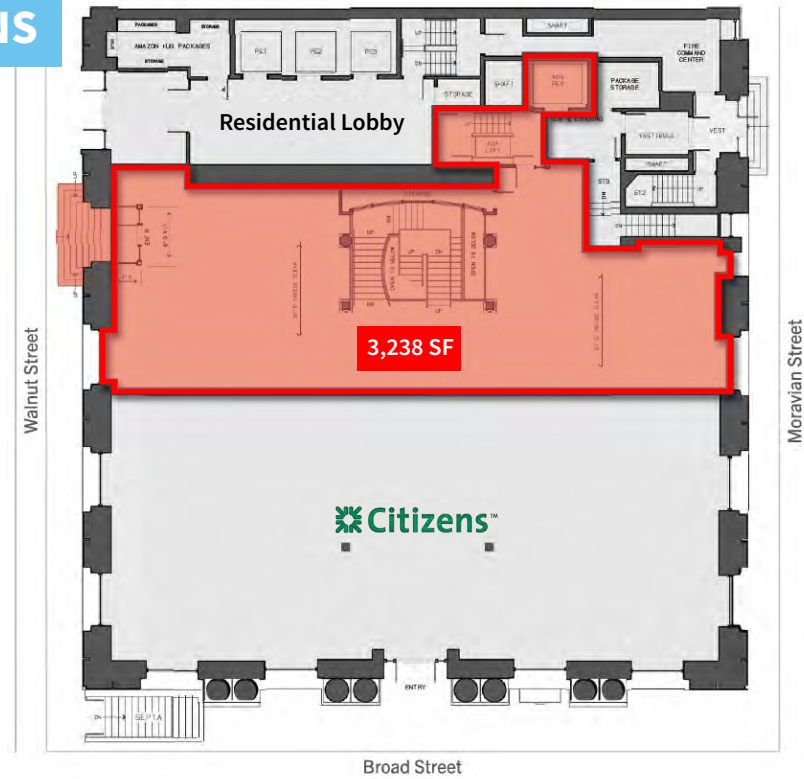


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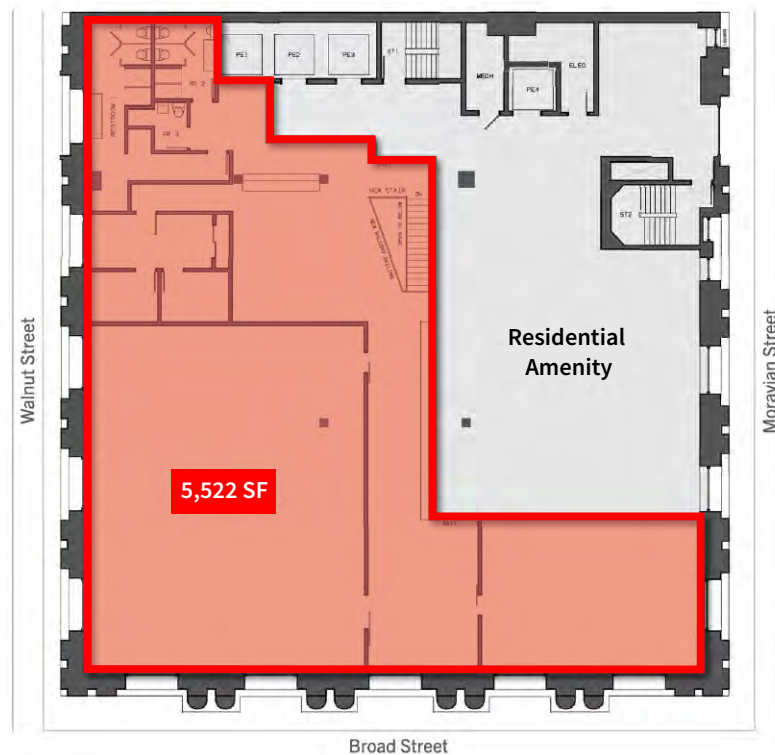
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1st FLOOR PLANS



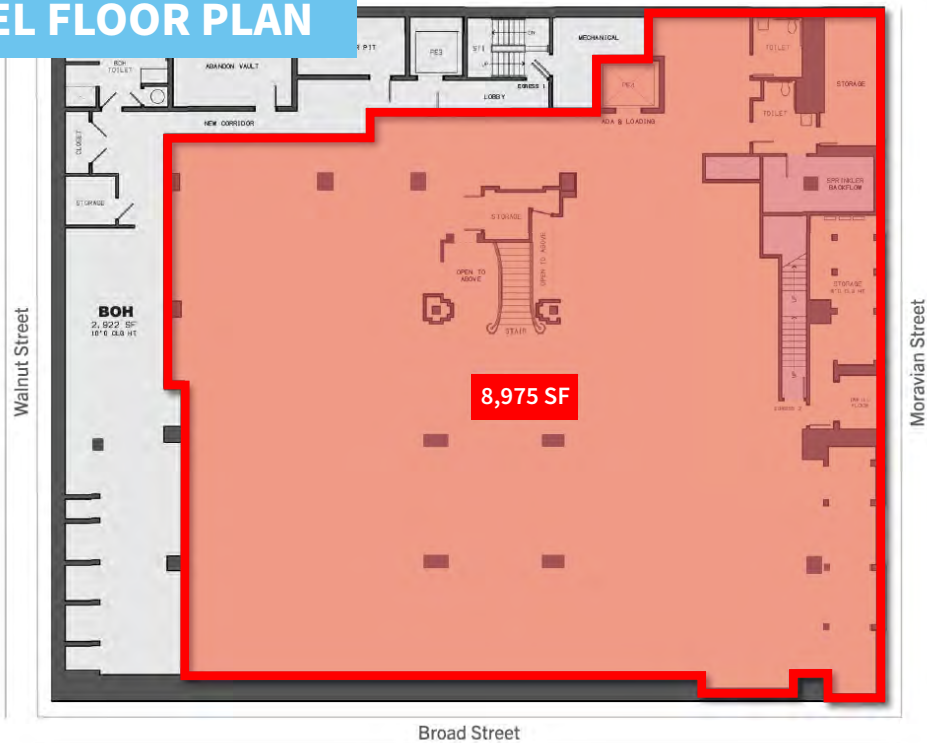
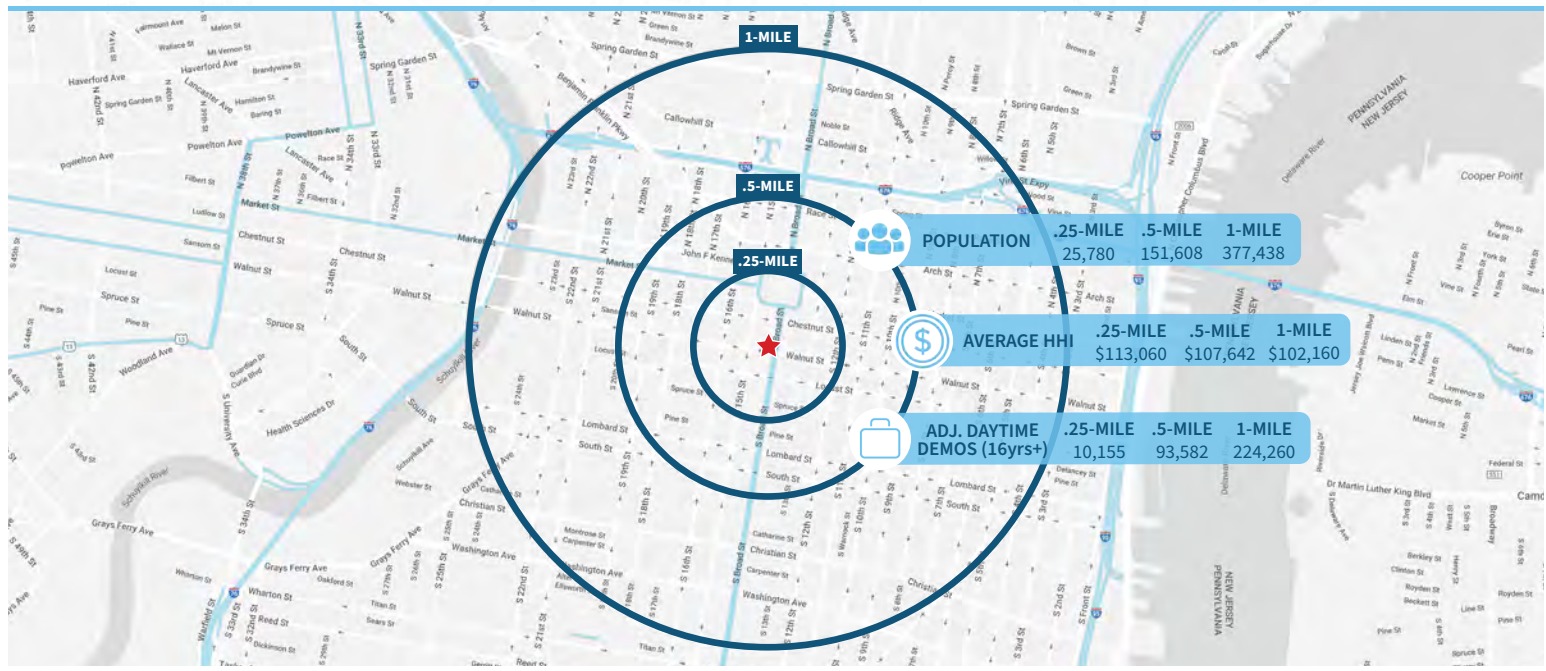
2nd FLOOR PLANS



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LOWER LEVEL FLOOR PLAN**Demographic Overview (0.25, 0.5, 1-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS
REAL ESTATE NETWORK

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03/25

MARKET AERIAL



Suburban Station

1510 Chestnut St, Philadelphia | Philadelphia County, PA

JFK Blvd

Filbert St

Market St

Market St

Chestnut St

Chestnut St

Walnut St

Walnut St

Locust St

Locust St

Dilworth Park

City Hall

Rittenhouse Square

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai (23)