

FOR LEASE: SECOND GENERATION, BI-LEVEL OPPORTUNITY

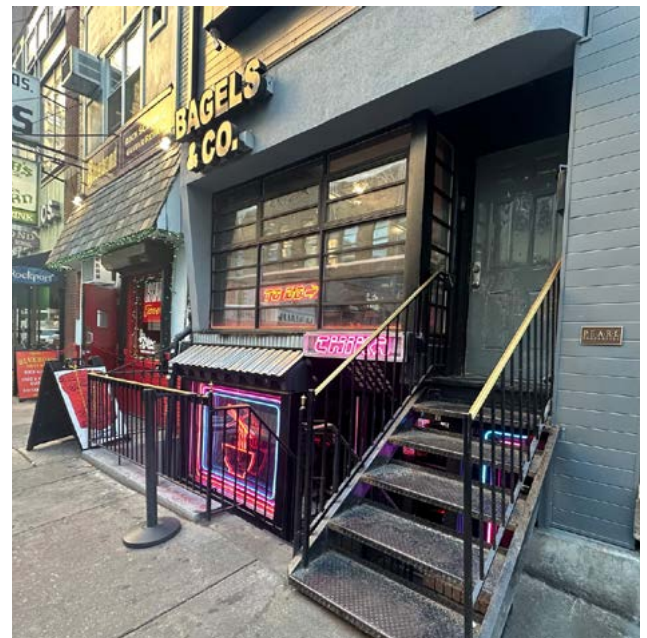
1526 Sansom Street, Philadelphia, PA 19102

EQUITY RETAIL BROKERS



PROPERTY FEATURES & DETAILS

- Total SF: 2,600 SF
 - Space A: 1,300 SF
 - Space B: 1,300 SF
- One of a kind, rare opportunity to join a list of Philly's top hospitably Tenants
- Nonstop daytime, dinner & night time foot traffic
- Liquor License available
- Located in the heart of Center City, steps from City Hall, Suburban Station, Rittenhouse Square & the Central Business District
- Neighboring Tenants include Mission Taqueria, Oyster House, Harp & Crown, Giuseppe & Sons and Brooklyn Dumpling Shop



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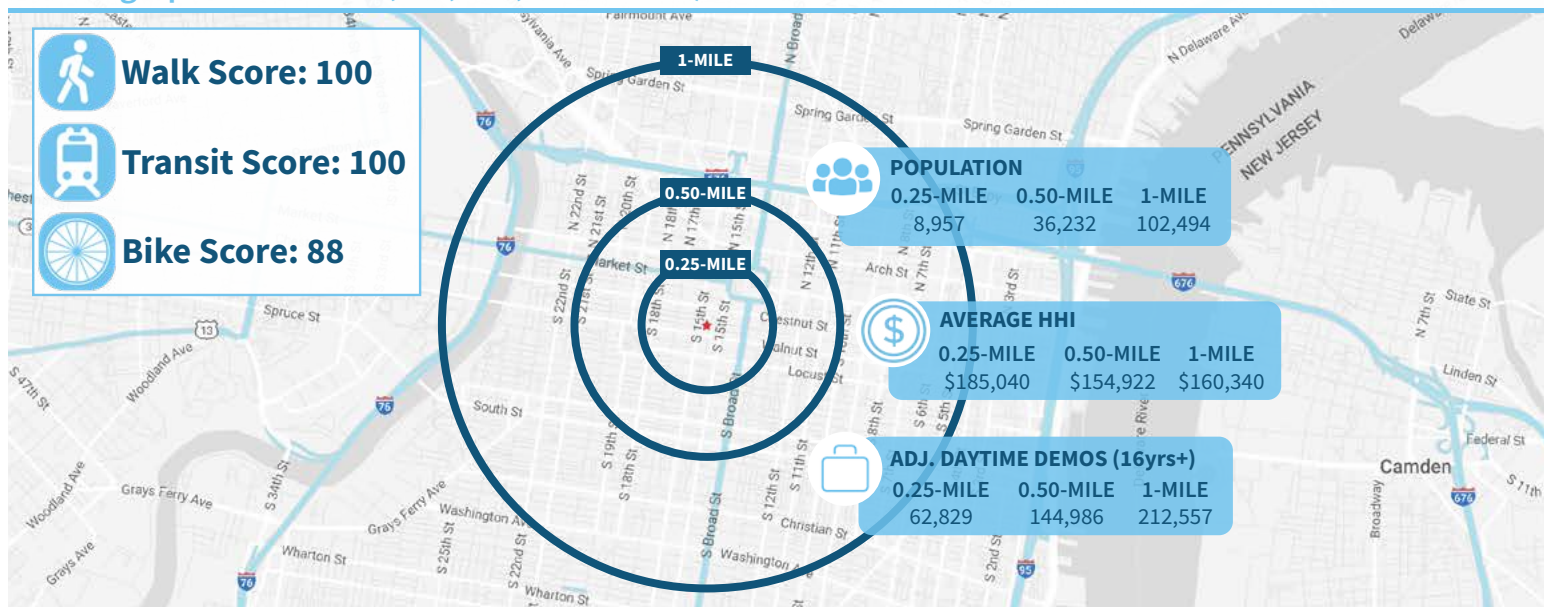
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Demographic Overview (0.25, 0.50, 1-mile radius)

**The right space. The right move.**

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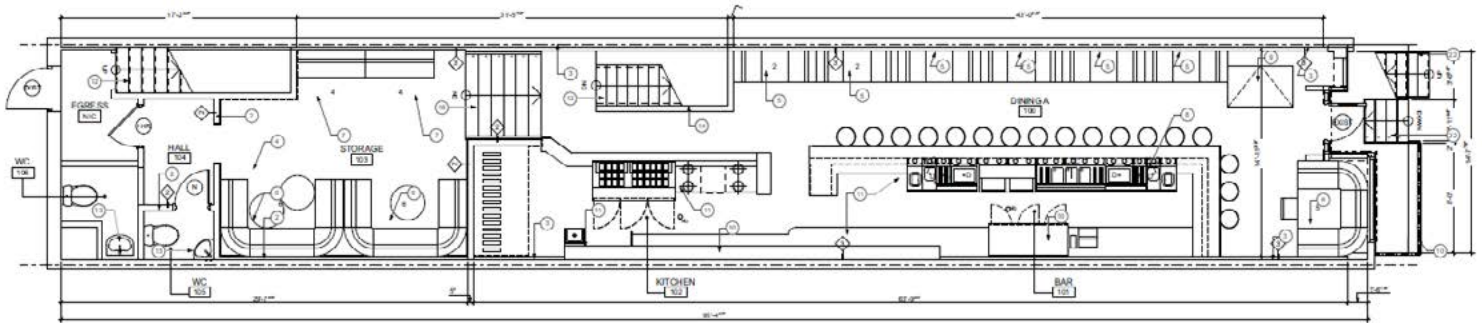
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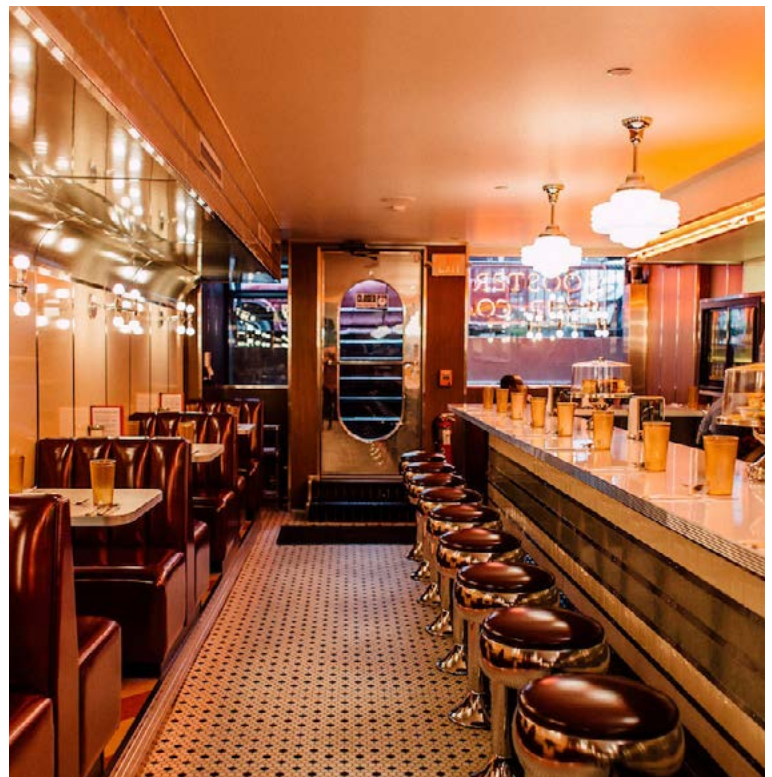
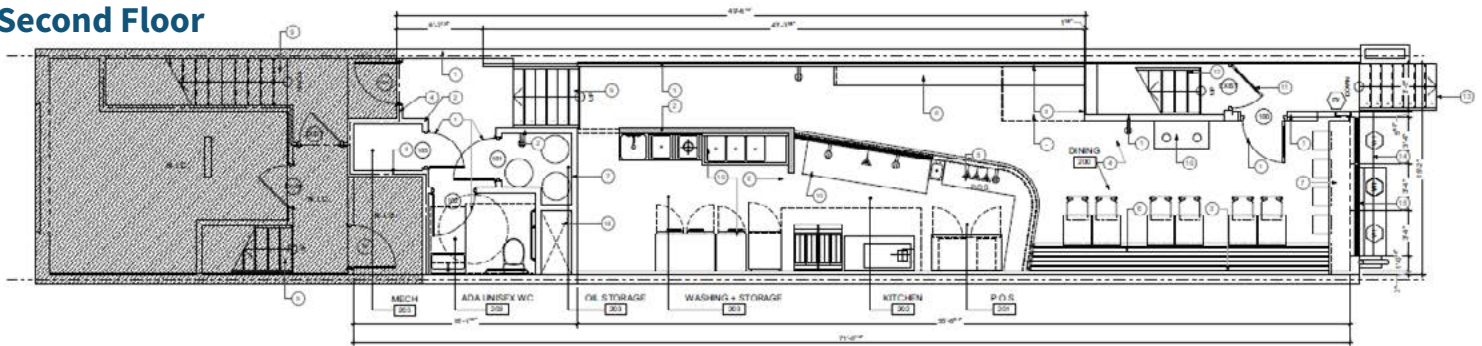
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Floor Plans

First Floor



Second Floor



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Center City Key Facts

- Center City maintains a steady retail occupancy rate of 83%, with nearly 1,792 retail businesses.
- The number of retailers has grown by 15% since 2019.
- New entertainment venues have transformed the retail landscape, offering experiential offerings beyond traditional shopping.
- Center City District's Open Streets initiative in September 2024 proved remarkably effective, with nearly 90% of businesses reporting increased foot traffic and a 68% average increase in sales.

Source: centercityphilla.org - November 2024 Report



83%

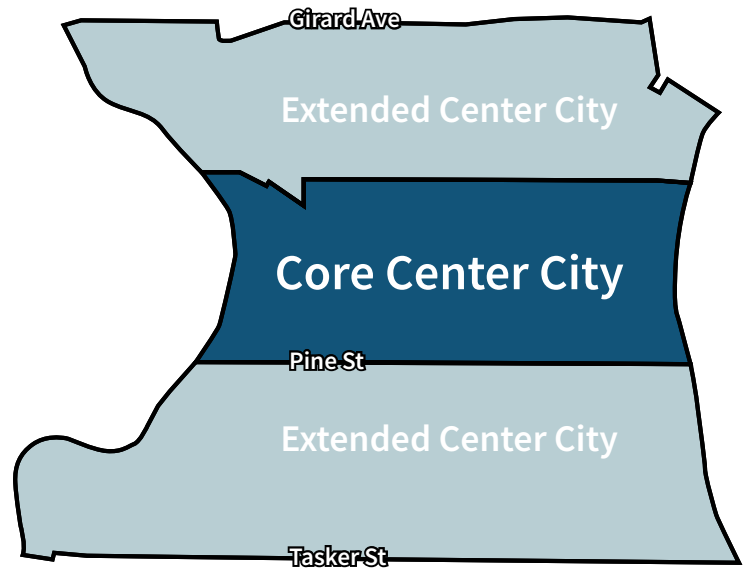
Retail occupancy rate

1,792

Retail businesses
in Center City

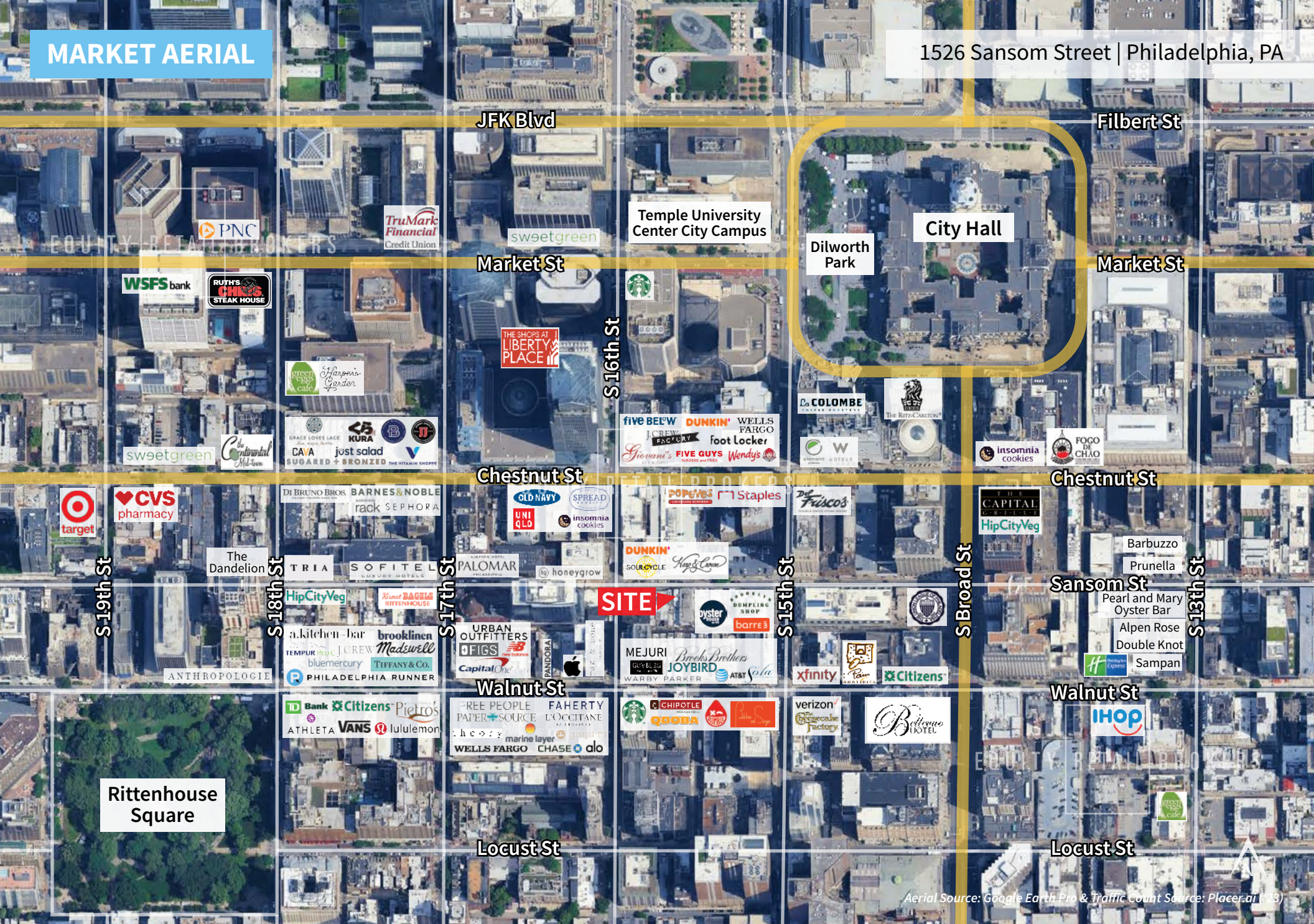
Greater Center City

(Core + Extended)



MARKET AERIAL

1526 Sansom Street | Philadelphia, PA



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