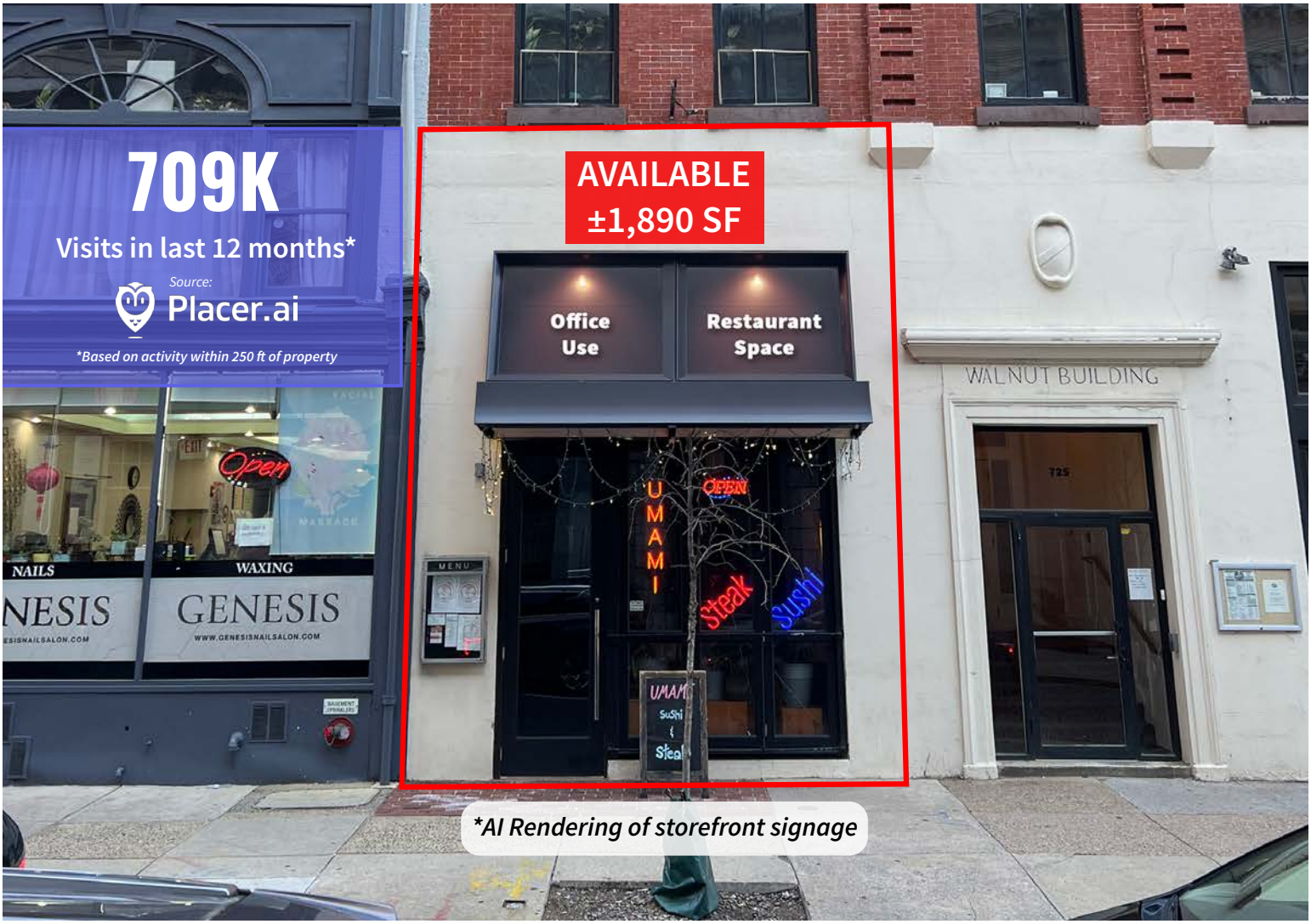
PRESENTED BY EQUITY CRE

# SECOND-GENERATION SALON w/ Easy Conversion to Office Use

## FOR LEASE: ±1,890 SF Boutique Retail Space

727 Walnut St, Philadelphia, PA 19106

EQUITY CRE




## PROPERTY FEATURES & DETAILS

- High-visibility location in the heart of Philadelphia's Washington Square West
- Ideal for salon/spa, yoga/fitness, physical therapy, professional or medical office, and boutique retail
- Heavy daytime and evening foot traffic from surrounding offices, hotels, and attractions
- Surrounded by popular venues including Talula's Garden, Fat Salmon, Morimoto, Buddakan, and The Forrest Theatre
- Close proximity to Jefferson Hospital, the Curtis Center, and multiple luxury residential buildings

## CONTACT

**SOPHIA HALTERMAN**

shalterman@equitycre.com

DIRECT 484.531.2213

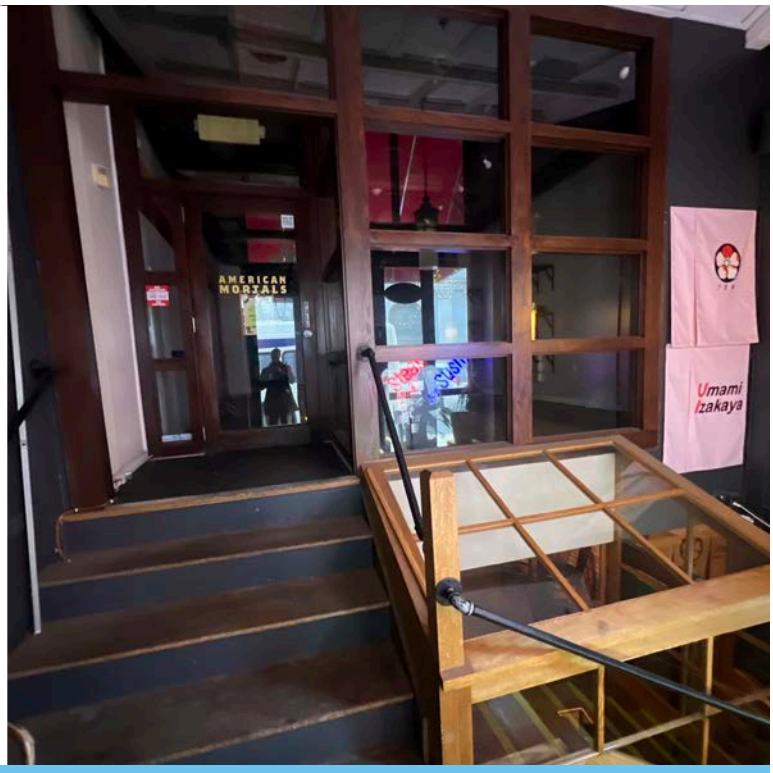
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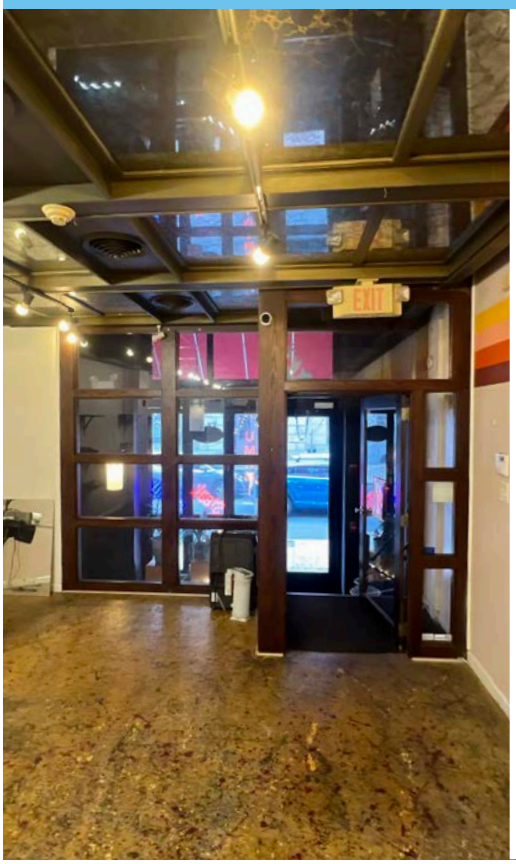
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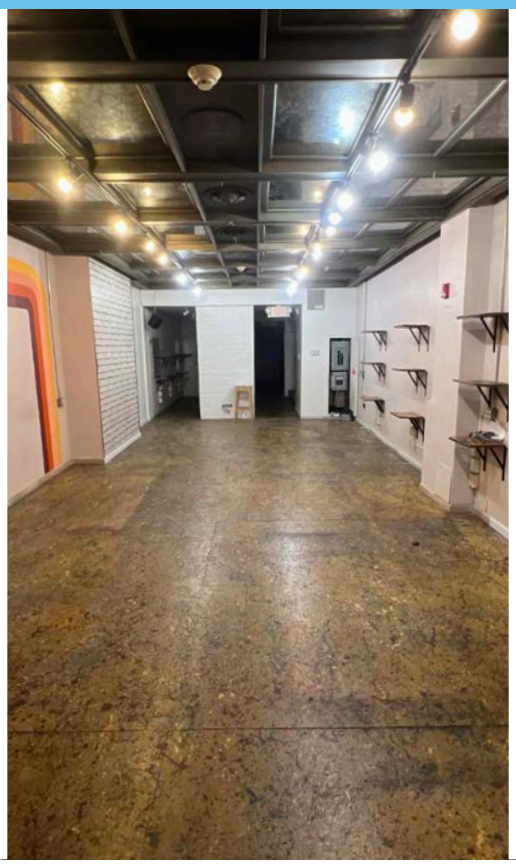
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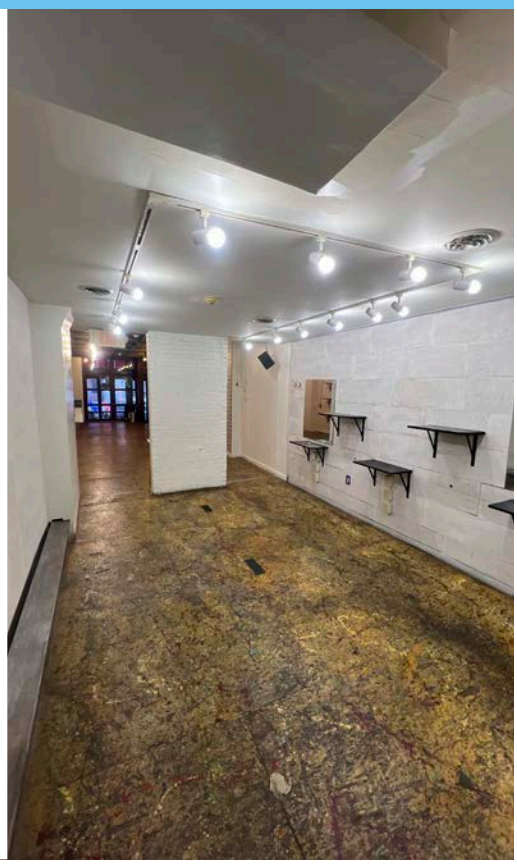



## EXISTING BUILDING PHOTOS





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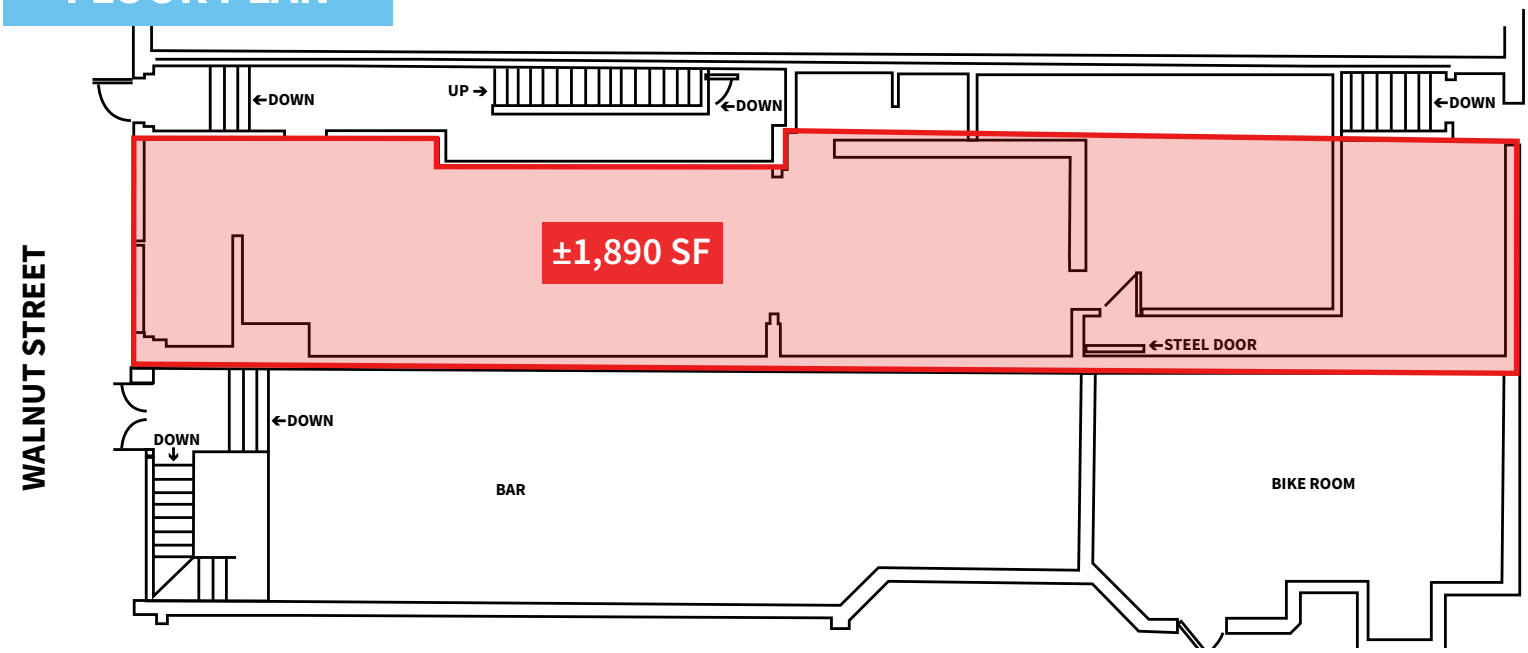
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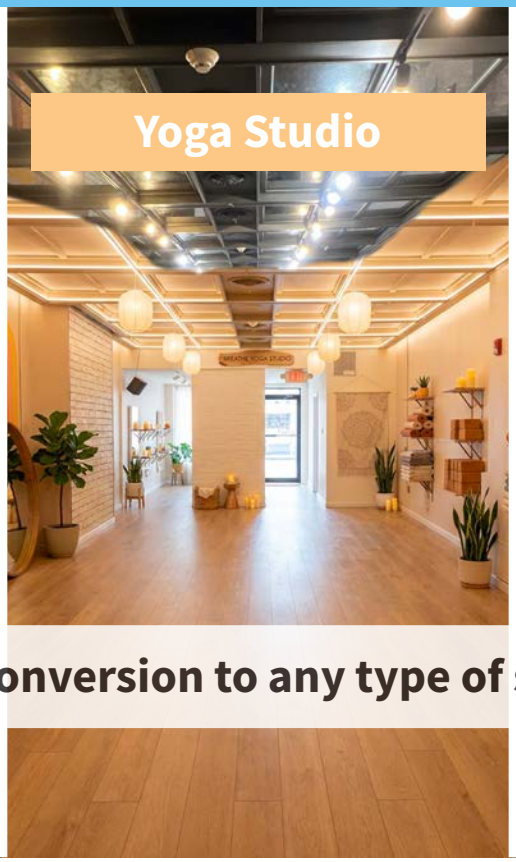
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## FLOOR PLAN




## AI GENERATED BUILDING PHOTOS







**Easy conversion to any type of space!**

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# SECOND-GENERATION SALON w/ Easy Conversion to Office Use

## FOR LEASE: ±1,890 SF Boutique Retail Space

727 Walnut St, Philadelphia, PA 19106

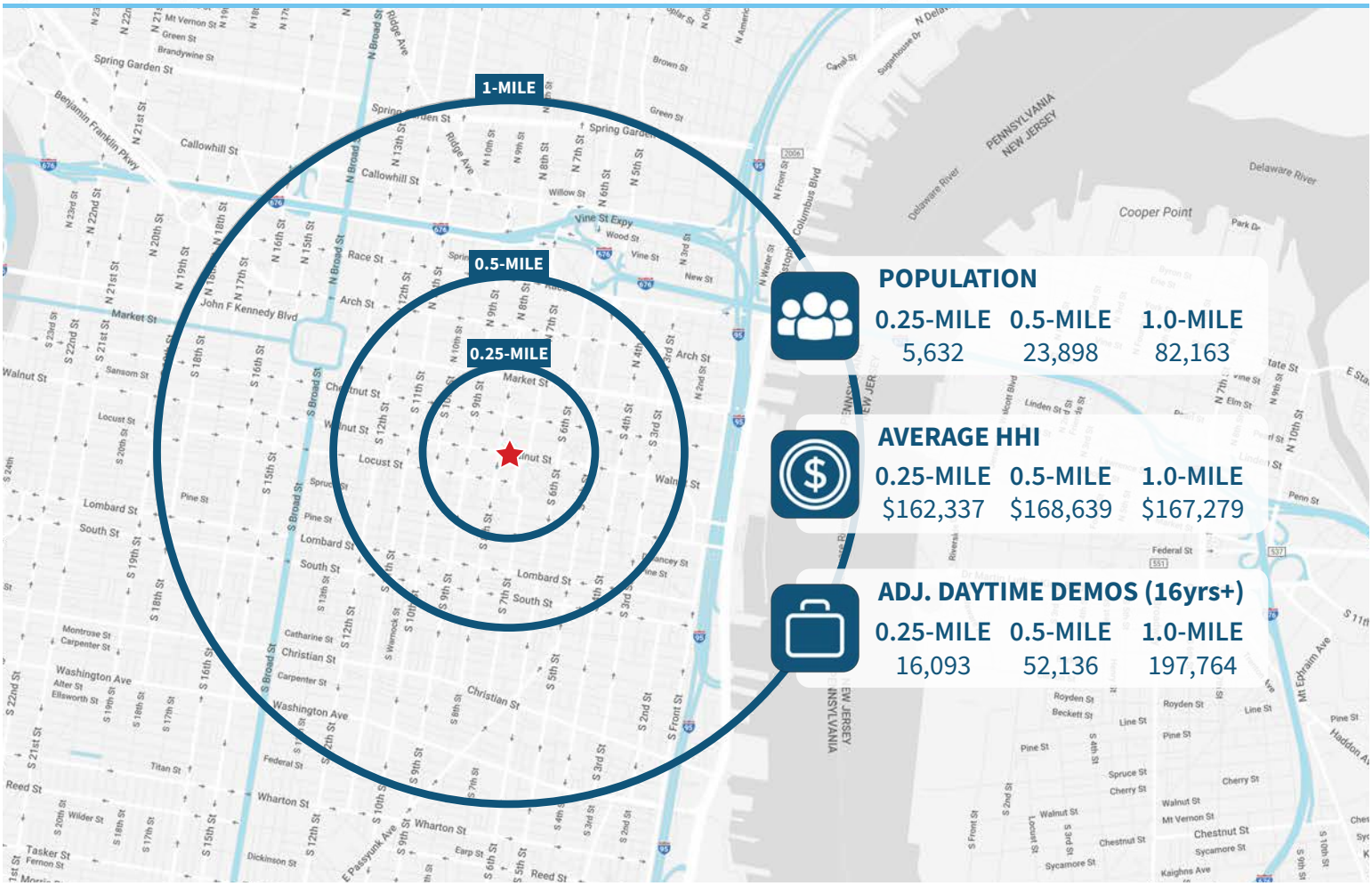
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## LOCATION DETAILS

- Dense mix of hospitality, residential, and institutional traffic
- A go-to destination for both fine dining and casual eateries
- Proximity to cultural institutions and theaters adds strong evening and weekend activity
- Accessible via SEPTA lines, PATCO, and major city thoroughfares

| | |
|---|---|
| Walk Score | 99 |
| Transit Score | 100 |
| Bike Score | 83 |

## Demographic Overview (0.25, 0.5, 1-mile radius)




**POPULATION**

| 0.25-MILE | 0.5-MILE | 1.0-MILE |
|---|---|---|
| 5,632 | 23,898 | 82,163 |

**AVERAGE HHI**

| 0.25-MILE | 0.5-MILE | 1.0-MILE |
|---|---|---|
| $162,337 | $168,639 | $167,279 |

**ADJ. DAYTIME DEMOS (16yrs+)**

| 0.25-MILE | 0.5-MILE | 1.0-MILE |
|---|---|---|
| 16,093 | 52,136 | 197,764 |

The right space. The right move.

RETAIL BROKERS NETWORK | ICSC | CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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06/26 Sophia Halterman is a licensed salesperson in PA.

# MARKET AERIAL

727 Walnut St | Philadelphia, PA

