

## FOR LEASE: RETAIL/OFFICE SPACE

33 S 3rd Street | Old City | Philadelphia, PA

EQUITY CRE



### PROPERTY HIGHLIGHTS

- 2 spaces available (option to lease both levels together or separately)
- Ground Floor: ±1,080 SF (retail)
- Lower Level: ±1,080 SF (retail/office)
- Space was home to a chiropractor for 10+ years
- Ideal for professional, retail, wellness or creative use
- Walls, fixtures and appliances remain

### LOCATION DETAILS

- Prime Old City location with strong foot traffic, dining, retail and transit access
- Surrounded by Philadelphia's top restaurants & tourist attractions with 4.3 million annual visitors to Independence Historical Park
- Density Drivers: Philadelphia Tourism, Old City, Society Hill, Booming Delaware Avenue corridor



**WALK  
SCORE** | 100



**TRANSIT  
SCORE** | 100



**BIKE  
SCORE** | 84

### CONTACT

**STEVE JEFFRIES**

sjeffries@equitycre.com

DIRECT 484.531.2250

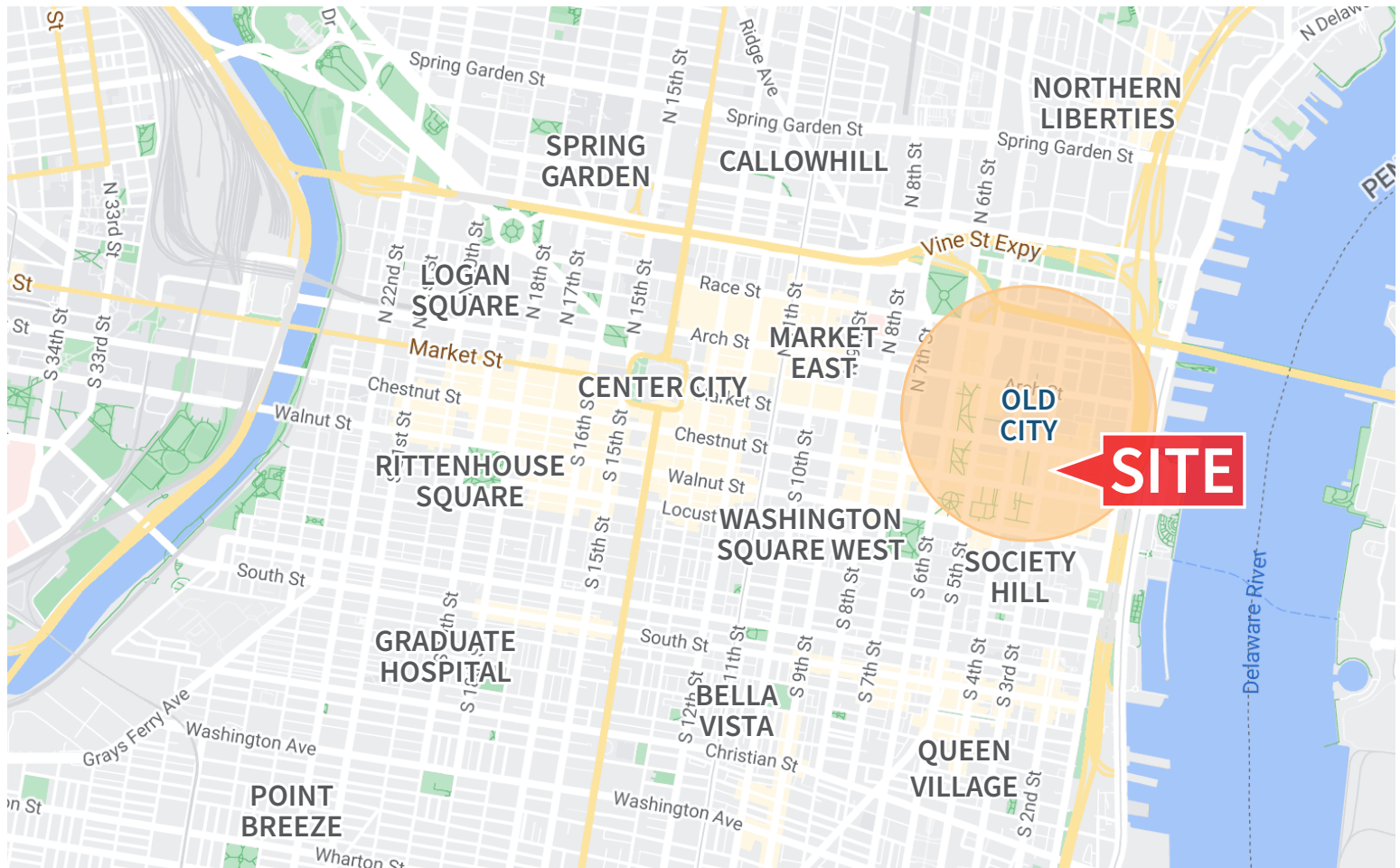
**WILL CICCARELLI**

wcicarelli@equitycre.com

DIRECT 484.531.2209

**FOR LEASE: RETAIL/OFFICE SPACE**

33 S 3rd Street | Old City | Philadelphia, PA

**EQUITY CRE****Demographic Overview (0.25, 0.5, 1-mile radius)**



## FOR LEASE: RETAIL/OFFICE SPACE

33 S 3rd Street | Old City | Philadelphia, PA

EQUITY CRE



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



**CMRE** CAPITAL MARKETS  
REAL ESTATE NETWORK

Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE. Steve Jeffries, Will Ciccirelli are licensed salespersons in PA.

05/25



# RETAIL AERIAL

RACE STREET

ARCH STREET

MARKET STREET

CHESTNUT STREET

WALNUT STREET

NATIONAL CONSTITUTION CENTER

WYNDHAM  
HOTELS & RESORTS

INDEPENDENCE  
VISITOR CENTER

ROSS  
DRESS FOR LESS

INDEPENDENCE  
Beer Garden

THE LIBERTY  
BELL

NATIONAL MUSEUM OF  
AMERICAN JEWISH  
HISTORY

THE BOURSE  
FOOD HALL

MONACO  
PHILADELPHIA

RED OWL  
TAVERN

INDEPENDENCE  
HALL

2ND BANK OF  
THE UNITED STATES

1ST BANK OF  
THE UNITED STATES

RACE  
Cafe

Betsy Ross  
Historical Society

The  
Clay Studio

Starbucks

SWEAT  
FITNESS

Arden  
TREASURES

CVS  
pharmacy

TD Bank

FORK

National Mechanics

Oliver Cafe

BUDDAKAN

MUSEUM OF THE  
AMERICAN  
REVOLUTION

SITE

AMADA  
forsythia

PLOUGH

HAN DYNASTY  
Buffet Billiards

MARRIOTT  
PHILADELPHIA  
OLD CITY

Positano  
Coast

zahav

FRONT STREET

INTERSTATE  
95

COLUMBUS BLVD.

CHERRY STREET  
PIER No. 9

PENNS  
LANDING



I-95 CENTRAL  
ACCESS  
PHILADELPHIA  
(CAP) PROJECT

Spanning over I-95,  
the CAP project will  
reconnect Old City  
to the Delaware  
River waterfront.

Independence  
Seaport Museum

Hilton  
PHILADELPHIA AT PENN'S LANDING

Compliments of:

EQUITY CRE

Plymouth Meeting, PA ■ Philadelphia, PA ■ 610.645.7700 ■ www.equitycre.com

09/25