

FOR LEASE: RETAIL/OFFICE SPACE

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



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

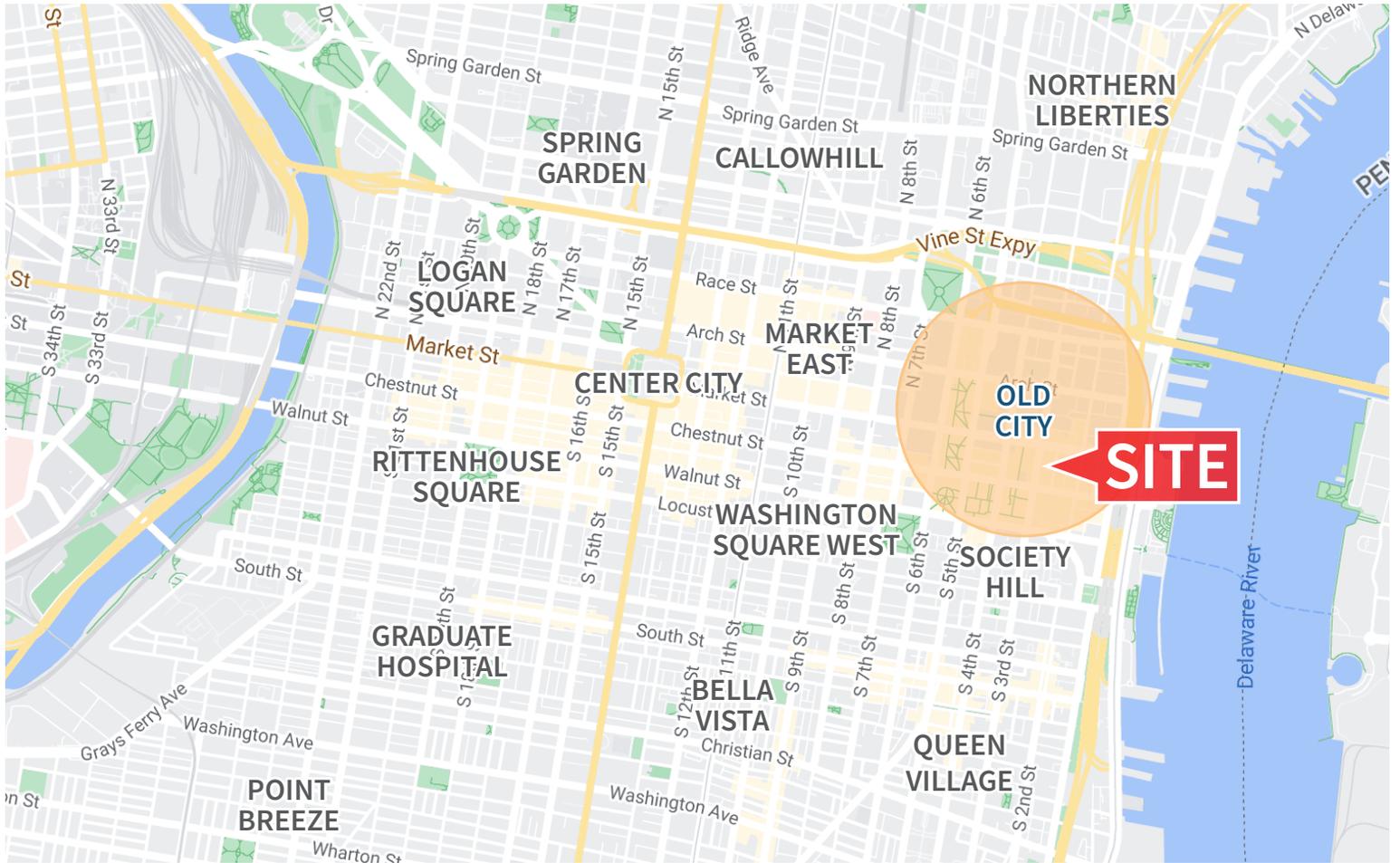
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wcicarelli@equitycre.com

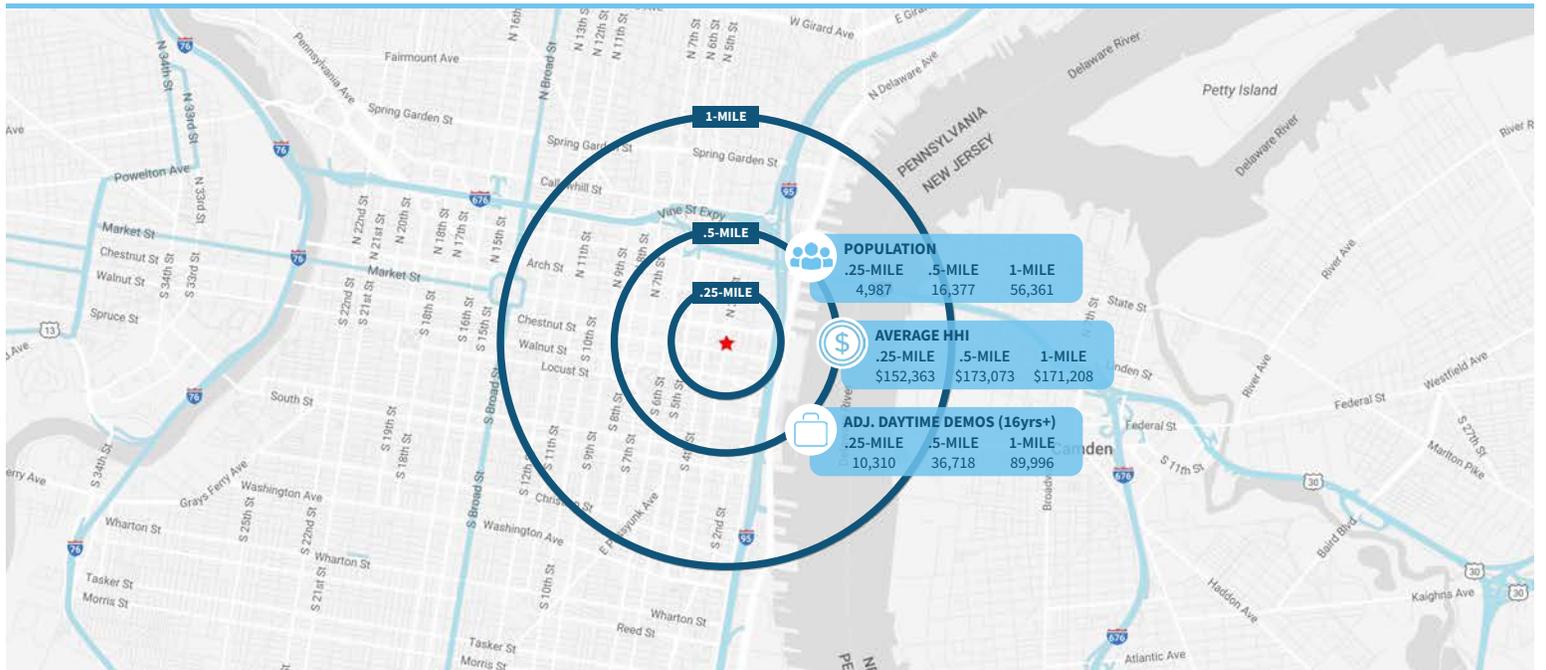
DIRECT 484.531.2209

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



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EQUITY CRE



The right space. The right move.



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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

COLOMBE

NATIONAL MUSEUM OF
AMERICAN JEWISH HISTORY

TD Bank

CVS
pharmacy

SWEAT
FITNESS

The Clay Studio

INTERSTATE
95

CHERRY STREET
PIER No. 9

INDEPENDENCE
Beer Garden

THE LIBERTY BELL

THE BOURSE
FOOD HALL

FORK

CVS
pharmacy

Campos

FRANKLIN
FOUNTAIN

National Mechanics

CUBA

La Famiglia Ristorante

morimoto
[solidcore]

EMERSON HOTEL
MONACO
PHILADELPHIA

Olivier Cafe

SITE

SPASSO

PENNS
LANDING

RED OWL
TAVERN

Buddakan

MUSEUM OF THE
AMERICAN
REVOLUTION

AMADA
forsythia

PLOUGH

HAN DYNASTY
Billiards



I-95 CENTRAL ACCESS PHILADELPHIA (CAP) PROJECT
Spanning over I-95, the CAP project will reconnect Old City to the Delaware River waterfront.

2ND BANK OF THE UNITED STATES

1ST BANK OF THE UNITED STATES

MARRIOTT
PHILADELPHIA
OLD CITY

Positano
Coast

2ND STREET

zahaj

INTERSTATE
95

Independence Seaport Museum

Hilton
PHILADELPHIA AT PENNS LANDING

WASHINGTON SQUARE

6TH STREET

5TH STREET

4TH STREET

3RD STREET

FRONT STREET

COLUMBUS BLVD.