

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

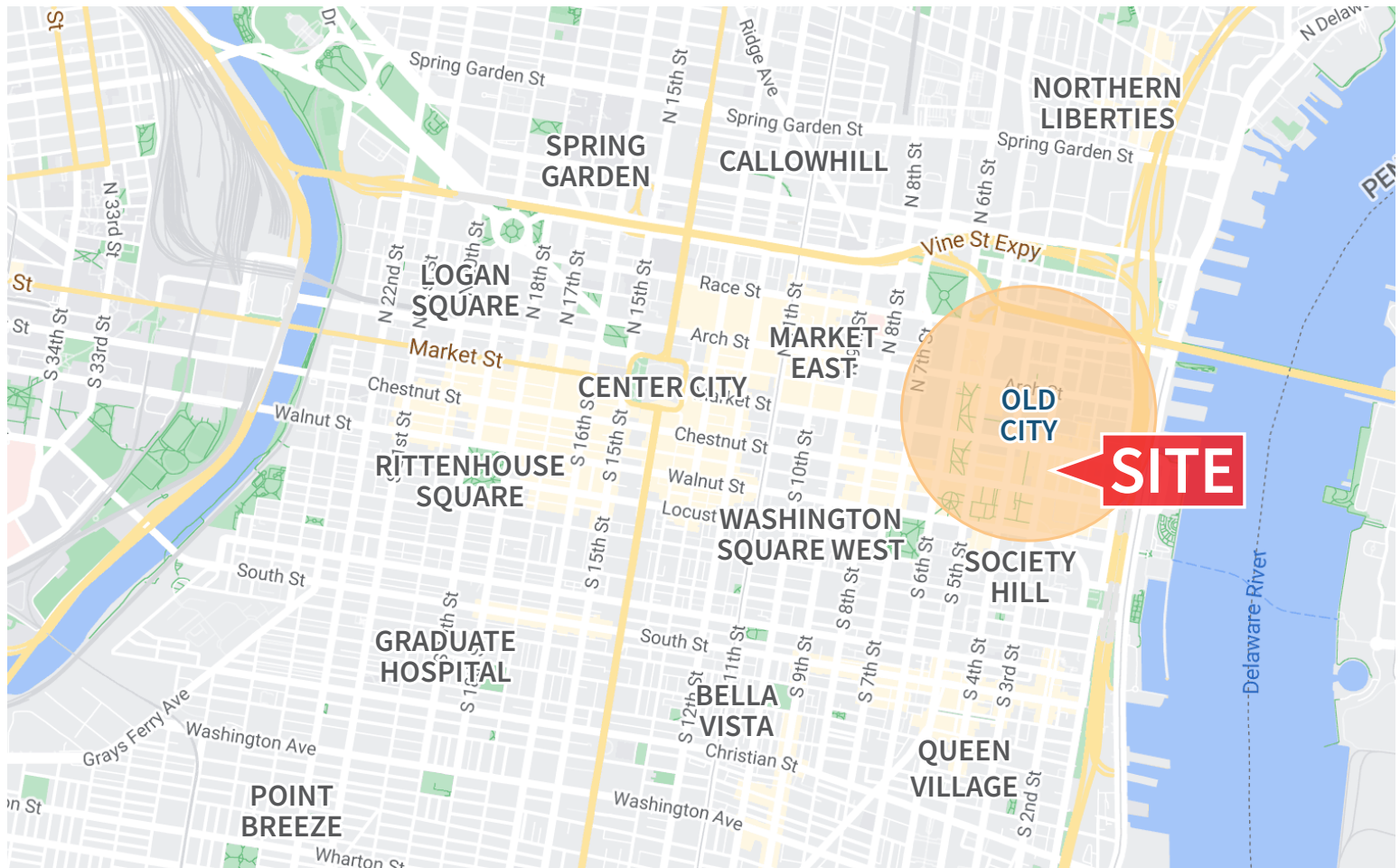
CHRIS MUNDIATH

cmundiath@equitycre.com

CELL 610.772.4746

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 Ciccarella & Chris Mundiath 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

morimoto
[solidcore]

THE LIBERTY
BELL

MONACO
PHILADELPHIA

THE BOURSE
FOOD HALL

TD Bank

FORK

National Mechanics

Oliver Cafe

RED OWL
TAVERN

2ND BANK OF
THE UNITED STATES

1ST BANK OF
THE UNITED STATES

INDEPENDENCE
HALL

RACE
Cafe

Betsy Ross
Cafe

Starbucks

SWEAT
FITNESS

The Clay
Studio

INTERSTATE
95

CHERRY
STREET
PIER
No. 9

Arden
TREASURES

Campos
RESTAURANT

FRANKLIN
FOUNTAIN

CUBA
LIBRE

La Famiglia Ristorante

SPASSO

PENNS
LANDING

SITE

ROYAL BOUCHERIE

PLOUGH

HAN DYNASTY
Buffet & Lounge

MARRIOTT
PHILADELPHIA
OLD CITY



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

Positano
Coast
BY ALDO ZAMBELLI

zahav

2ND STREET

FRONT STREET

INTERSTATE
95

COLUMBUS BLVD.

Independence
Seaport Museum

Hilton
PHILADELPHIA AT PENN'S LANDING

WASHINGTON
SQUARE

6TH STREET

5TH STREET

4TH STREET

3RD STREET