

FOR LEASE: OFFICE/RETAIL SPACE AVAILABLE

23-25 S 19th St | Rittenhouse Square | Philadelphia, PA

EQUITY CRE**PROPERTY HIGHLIGHTS**

- Retail/office space available in Center City West/Rittenhouse Square
- Ground Floor Retail: $\pm 1,000$ SF
- 2nd Floor Office/Retail: $\pm 1,000$ SF
- Highly visible storefront located on the corner of 19th St & Ludlow St
- Corner signage opportunity for ground floor
- Ground floor can accommodate restaurant venting
- Ideal for boutique retail, service, office, creative studio, wellness/fitness or salon

**LOCATION DETAILS**

- Adjacent to the 252 room Motto by Hilton, Condesa & El Techo
- Surrounded by high-traffic retail, dense residential population & affluent demographics
- Strong demand from residents, office workers & commuters
- Steps from Walnut & Market Streets, Suburban Station, garages & luxury apartments

**WALK SCORE** | **100****TRANSIT SCORE** | **100****BIKE SCORE** | **86****CONTACT****STEVE JEFFRIES**

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DIRECT 484.531.2250

WILL CICCARELLI

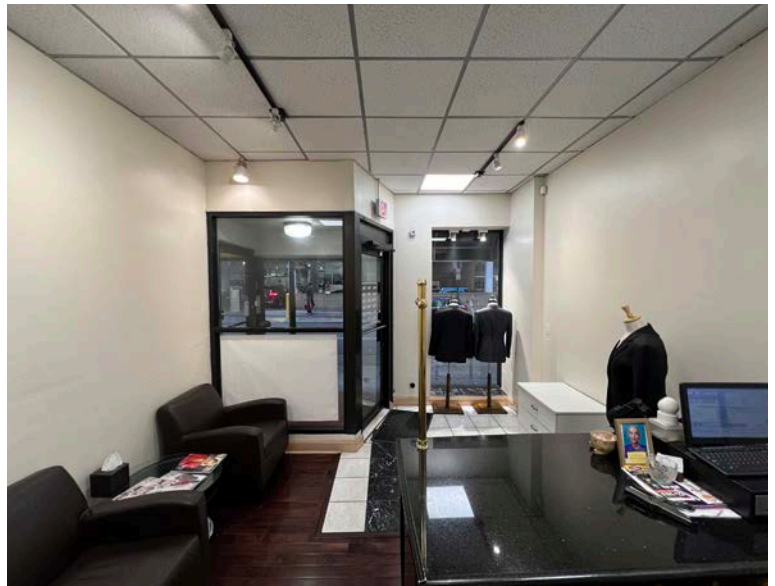
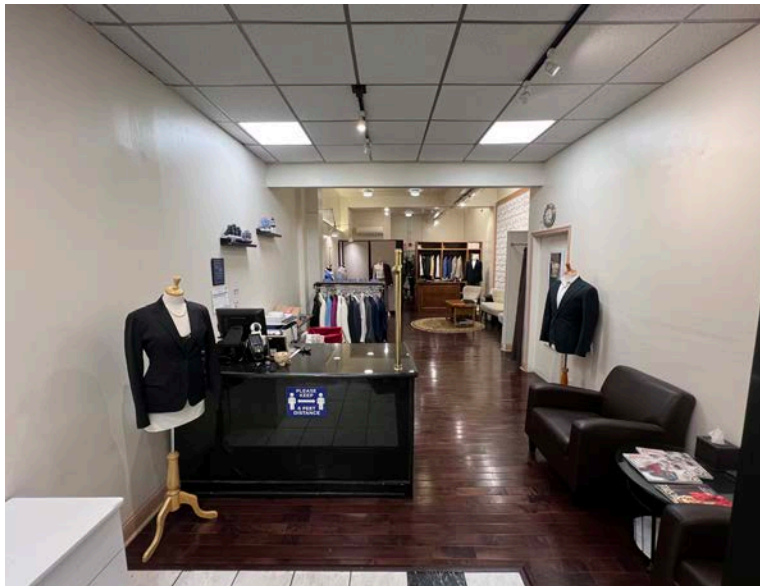
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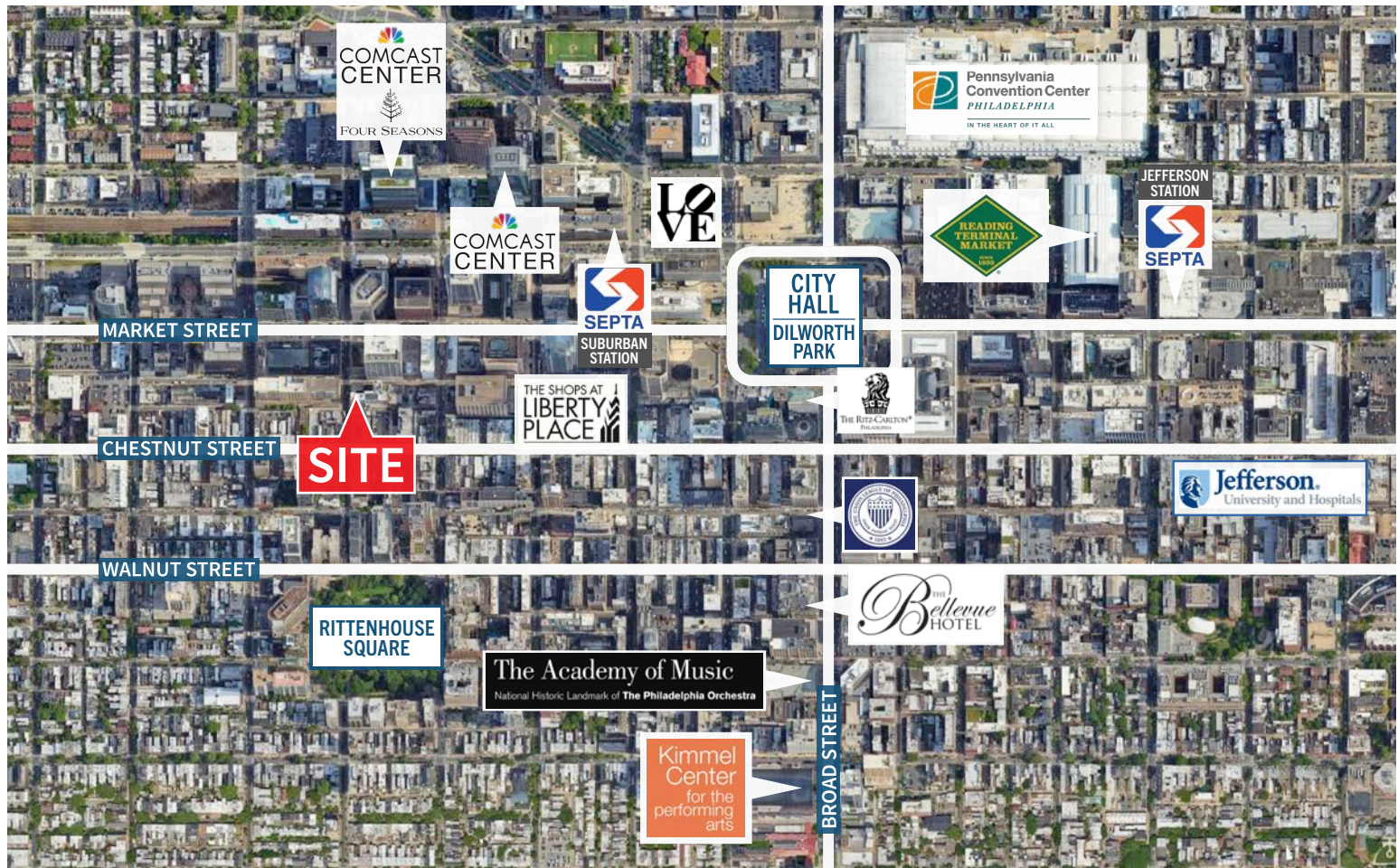
EQUITY CRE



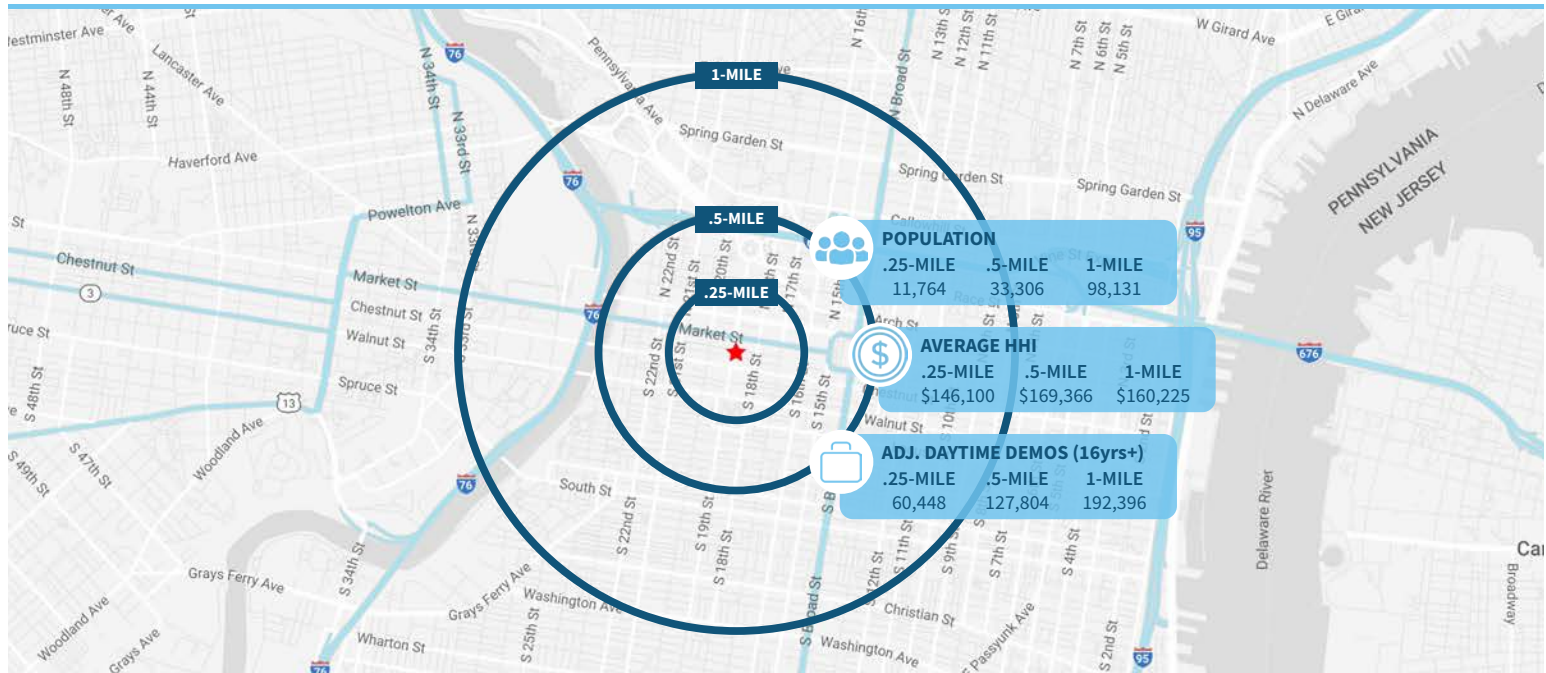
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Demographic Overview (0.25, 0.5, 1-mile radius)

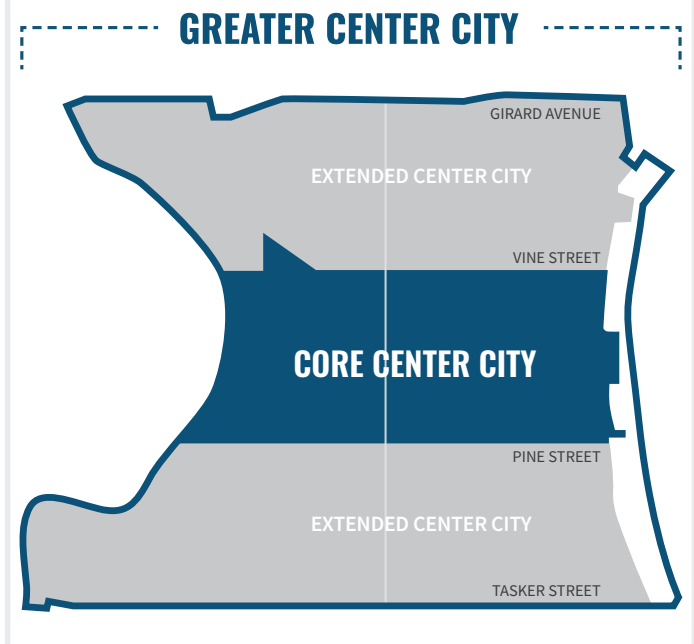


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EQUITY CRE**Center City Key Facts**

- Center City maintains a steady retail occupancy rate of 83%, with nearly 1,792 retail businesses with a diverse mix of both national and local brands.
- 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.

(Center City District)**83%**

storefronts occupied

**815**

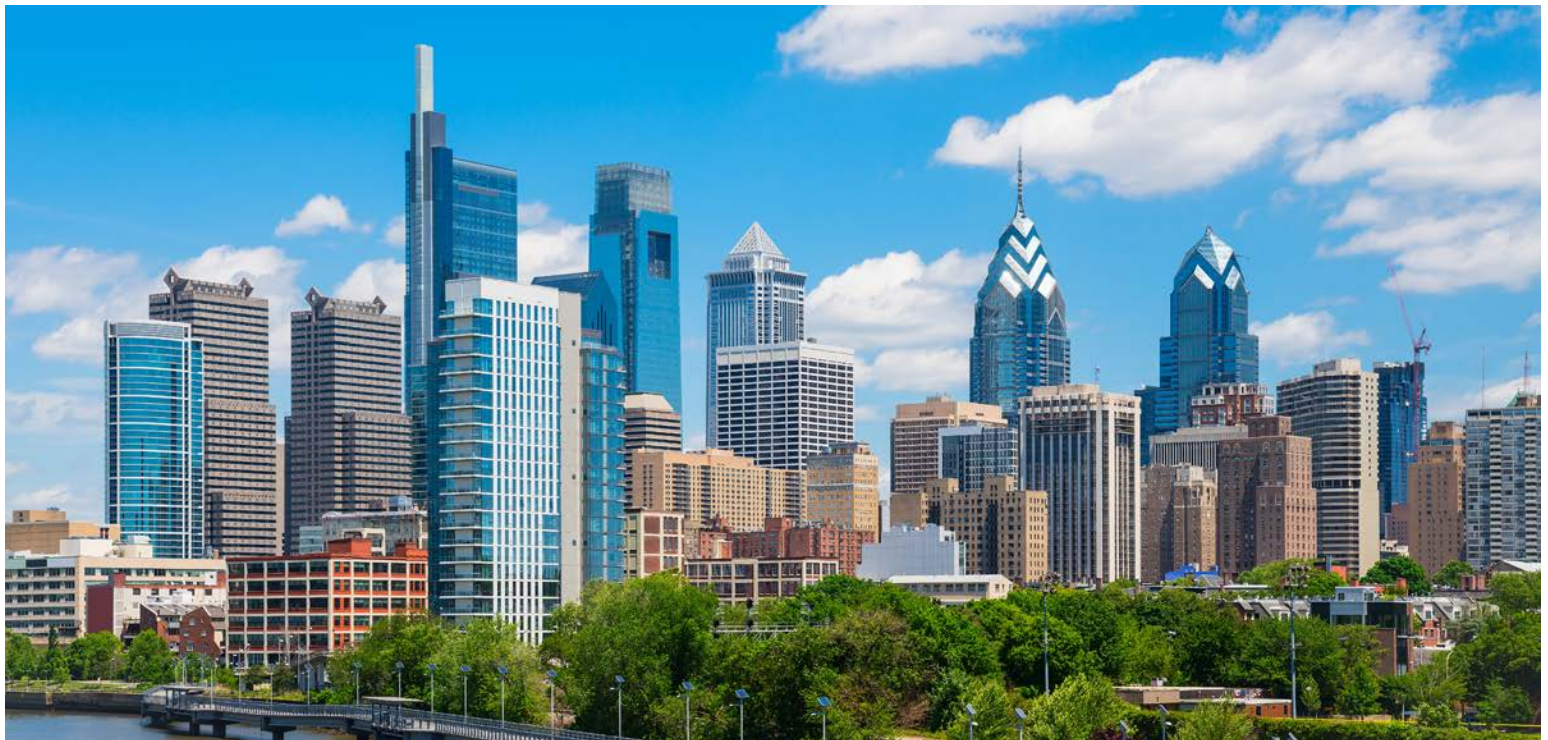
retailers

**983**

food & beverage

**299,956**

jobs in Philadelphia

**The right space. The right move.****CMRE** CAPITAL MARKETS
REAL ESTATE NETWORK

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11/25

JFK Blvd

RETAIL AERIAL

S-21st St

S-20th St

S-19th St

S-18th St

S-17th St

Market St

SITE

FINE WINE & GOOD SPIRITS

PrimoHoagies

el rey
DUNKIN'

Chestnut St

BUTCHER
BAR

Fuji Mountain
JAPANESE RESTAURANT

HELUM
COMEDY CLUB
PHILADELPHIA

Wilder
LITTLE & LITTLE
WHISKY

Sansom St

SHAKE SHACK

Dear Daphni.

La COLOMBE
COFFEE ROASTERS

vernick
food & drink

my soup

Walnut St

Rittenhouse
Square

planet
fitness

CVS
pharmacy

naf naf
HOUSE OF EASTERN SOULS

Citizens

MOTTO
CONDESA
EL TECHO

Osteria Ama
DRINKERS
PHILADELPHIA
jen's

sweetgreen

the
Continental
Mid-town

green
eggs
& cafe
Harper's
Garden

GRACE LOVES LACE
KURA
just salad
THE VITAMIN SHOPPE
SUGARED + BRONZED
CAVA
HEYDAY
sunglass hut

THE SHOPS AT
LIBERTY
PLACE

target

CVS
pharmacy

BOYDS

&pizza

DI BRUNO BROS.

BARNES & NOBLE
rack SEPHORA

OLD NAVY
SPREAD
UNI QLO
insomnia
cookies

Goldie

THE FEDERAL
BANK
OF PHILADELPHIA

KEAR
THE GOAT
BITTENWINE

The Dandelion

TRIA

SOFITEL
LUXURY HOTELS

PALOMAR
PHILADELPHIA

DIZEN
GOFF
honeygrow

The Love.

HipCityVeg

Kismet BAGELS
RITTENHOUSE

a.kitchen + bar Reformation
J.CREW Madswell ARITZIA
TEMPUR-PEDIC
bluemercury
TIFFANY & CO.
brooklinen

URBAN
OUTFITTERS
FIGS
Capital One cafe
PANDORA
rag & bone
NEW YORK

Glossier. saatchi Bank
Citizens LOVESAC Pietro's
ATHLETA lululemon
Abercrombie & Fitch

FAHERTY marine layer alo
WELLS FARGO theory
PAPER SOURCE CHASE
FREE PEOPLE gorjana