



# MIDTOWN VILLAGE RETAIL/RESTAURANT SPACE FOR LEASE

1304 Walnut Street | Philadelphia, Pennsylvania

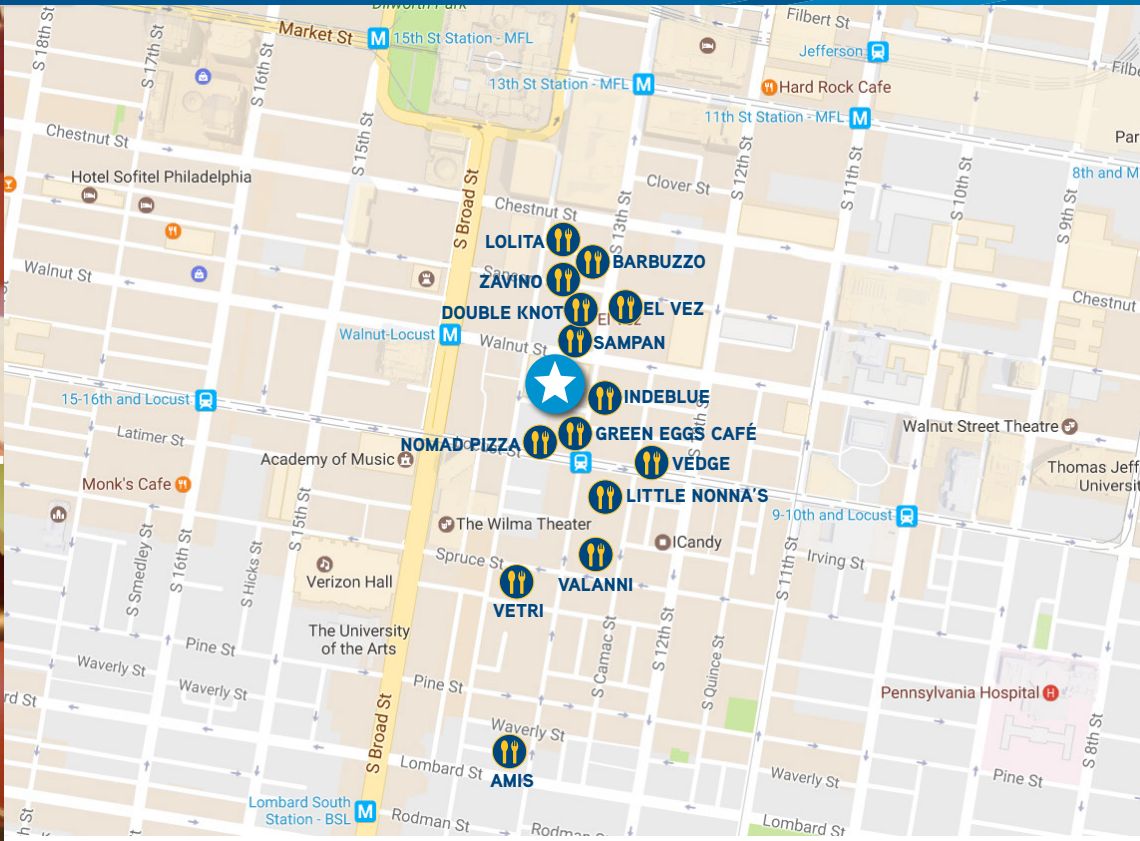
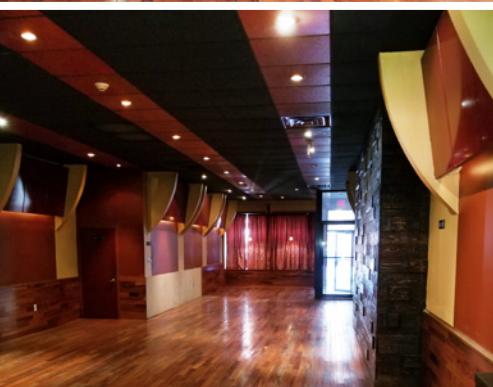
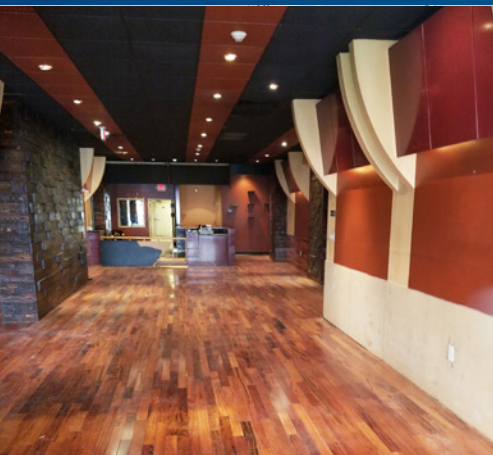
## PROPERTY FEATURES

- › 2,700 SF retail/restaurant space for lease
- › Kitchen infrastructure in place
- › Ansul system, walk-in boxes, usable basement
- › Located on the heavily trafficked Walnut Street
- › In the heart of Midtown Village's restaurant corridor which includes El Vez, Vetri, Green Eggs Café, Barbuzzo, Sampan, Vedge, Garces, and many more
- › A short walk to Broad Street, Center City shopping, and various theaters



# MIDTOWN VILLAGE RETAIL/RESTAURANT SPACE

1304 Walnut Street, Philadelphia, Pennsylvania



## WALK SCORE:



**99**

Walker's Paradise

## TRANSIT SCORE:



**100**

Rider's Paradise

## BIKE SCORE:



**94**

Biker's Paradise

## DEMOGRAPHICS

### WITHIN 1/2 MILE



**24,657**  
people



**14,481**  
households



**\$84,396**  
average HHI



**115,841**  
employees

### WITHIN 1 MILE



**87,078**  
people



**49,313**  
households



**\$99,846**  
average HHI



**241,461**  
employees

### WITHIN 2 MILES



**258,395**  
people



**120,817**  
households



**\$79,351**  
average HHI



**324,704**  
employees

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



**COLLIERS INTERNATIONAL**  
Ten Penn Center  
1801 Market Street, Suite 500  
Philadelphia, PA 19103  
[www.colliers.com/philadelphia](http://www.colliers.com/philadelphia)

**MICHAEL KAHAN**  
Vice President  
+1 215 928 7564  
[michael.kahan@colliers.com](mailto:michael.kahan@colliers.com)