

5,200 SF CORNER RETAIL SPACE

520 S 23rd Street, Philadelphia, PA 19146

EQUITY RETAIL BROKERS



PROPERTY FEATURES

- 5,200 SF corner retail space plus a full basement with high ceilings
- Formerly occupied by Petco Unleashed

LOCATION DETAILS

- Corner of 23rd & South St.
- Located on the border of Graduate Hospital and Fitzer Square Neighborhoods. Close proximity to Rittenhouse Square
- Walking/bicycling distance to Children’s Hospital of Philadelphia, University of Pennsylvania and other nearby institutions.

CONTACT

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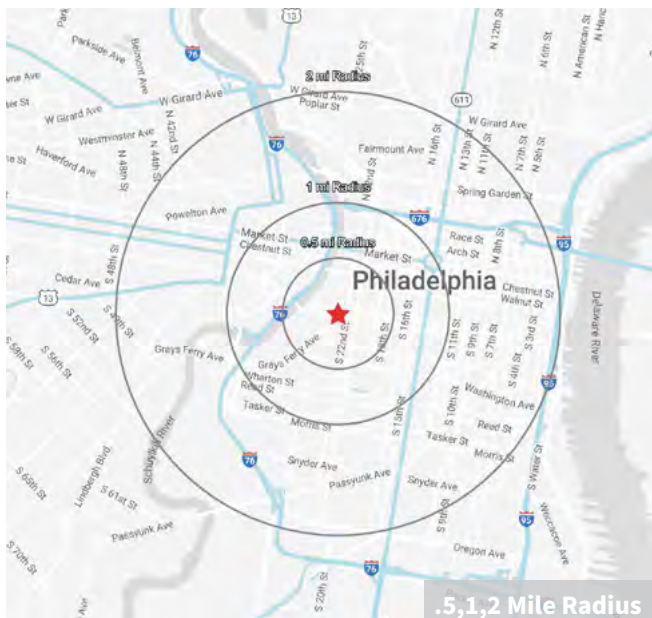
Equity Retail Brokers | 531 W. Germantown Pike, Ste 103 | Plymouth Meeting, PA 19462 | T: 610.645.7700 | www.equityretailbrokers.com

The right space. The right move.

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Demographics

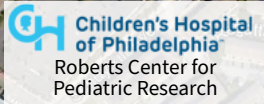
	.05 Mile	1 Miles	2 Miles
Population	24,177	80,804	297,592
Average HHI	\$181,954	\$147,116	\$124,212
Adj Daytime Demos (16yrs+)	13,678	168,550	340,602

Demographic Data Source: Applied Geographic Solutions, 2023 (REGIS)



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Rittenhouse Square



SITE



117,111 ADT

5,246 ADT

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('21) & Regis Online

Compliments of:

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