

FOR LEASE: FLAGSHIP RETAIL SPACE

1401 Walnut St, Philadelphia, PA

EQUITY RETAIL BROKERS



PROPERTY FEATURES & DETAILS

- **Total SF: 17,735 (can demise)**
- Three floors of flagship retail space
- Located on the corner of Philadelphia's two most iconic streets with frontage on Walnut Street & Broad Street with corner visibility
- The property converges at the intersection of the Avenue of the Arts, Broad Street office Sector, Midtown Village & Rittenhouse Square
- Uniquely situated on Philadelphia's "High Street" while also surrounded by hotels, apartments & office density
- Dramatic architectural features, unmatched ceiling heights & excellent signage potential
- Adjacent to the iconic Bellevue
- Steps to public transportation & parking

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Center City Overview

“Philadelphia’s downtown retail market has been comprised of a diverse mix of locally owned stores and national brands. While more than 90 nationals opened in Center City during the last five years, local retailers still make up more than 75% of the overall tenant mix. Downtown shops and restaurants provide a mix of entry-level and skilled jobs for city residents and help contribute to Center City’s prominence as a regional shopping and dining destination offering unique brands and experiences.”

(via: Center City District)

**WALK
SCORE****100****TRANSIT
SCORE****100****BIKE
SCORE****88****83%**

Storefront occupancy

400,234Average daily
pedestrians (Feb 2025)**43%**Of Philadelphia jobs
located in Center City

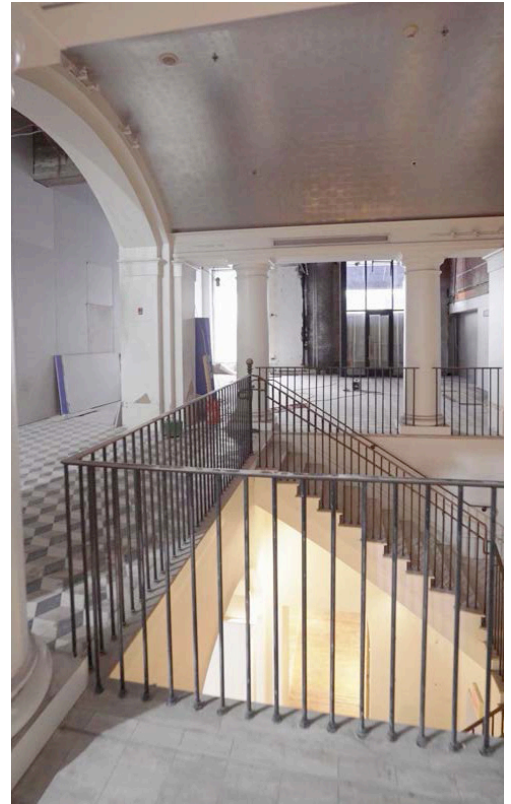
(via: Center City District)

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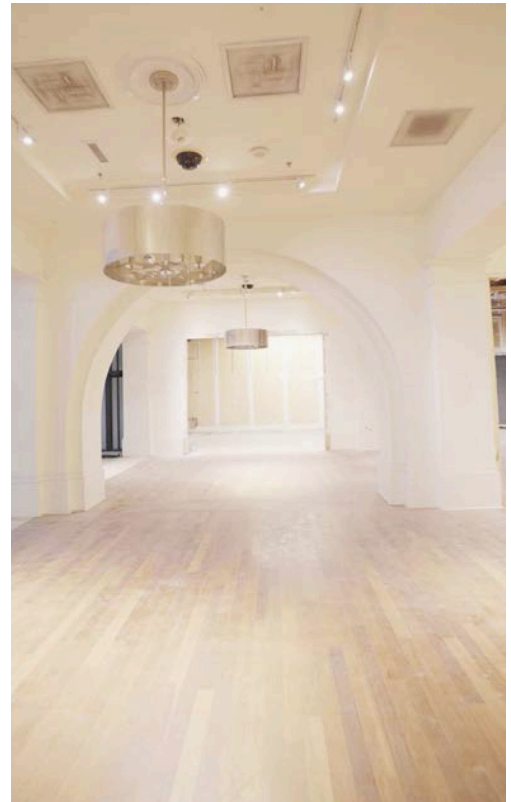
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1st FLOOR



LOWER LEVEL

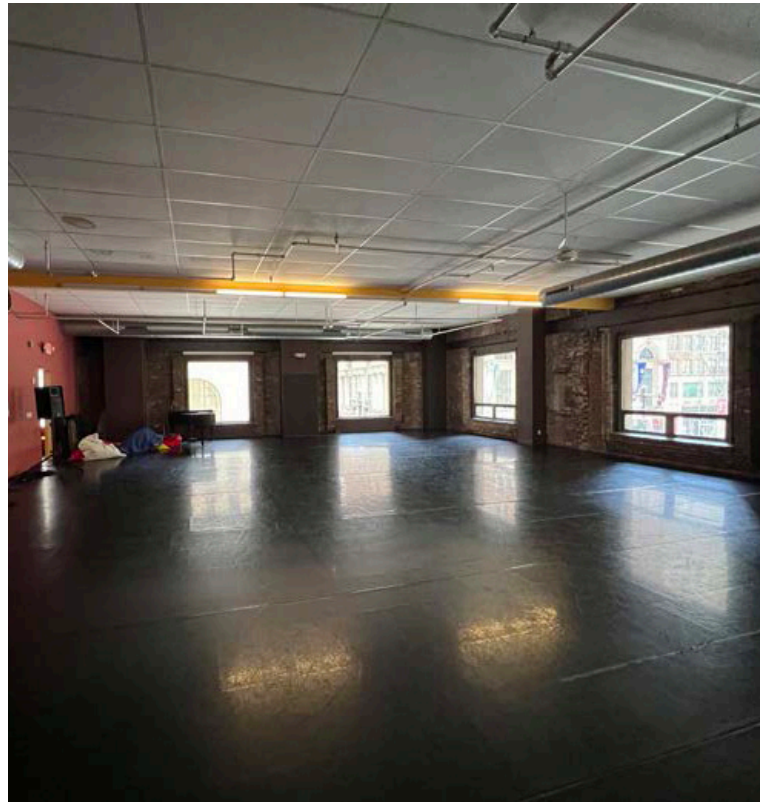
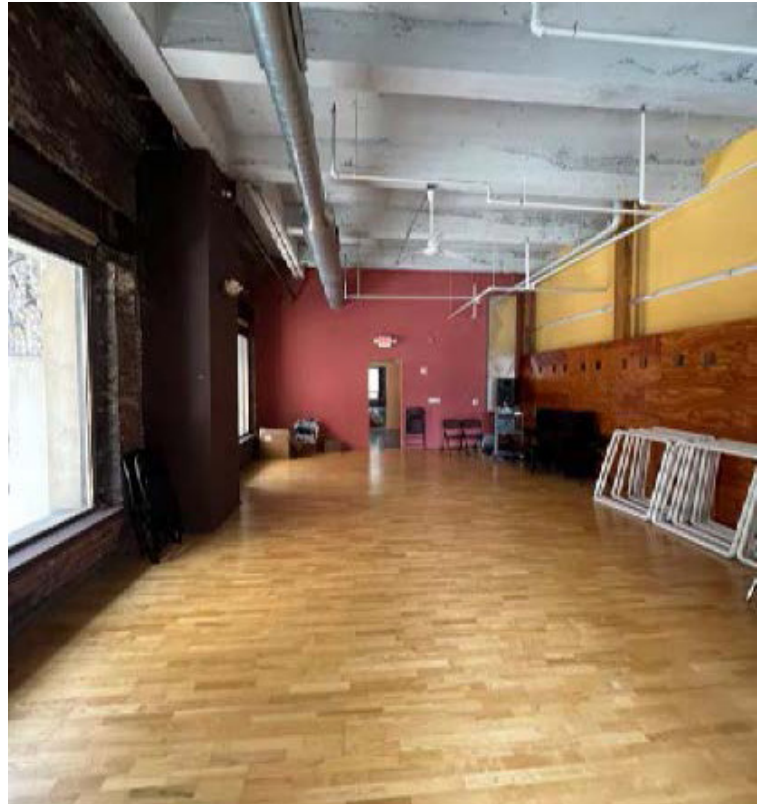
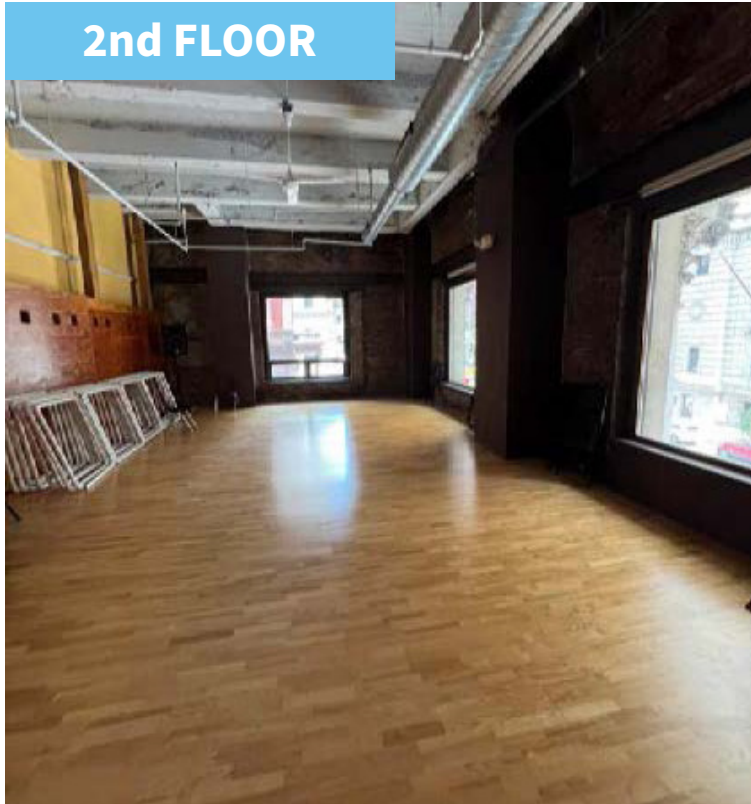


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2nd FLOOR

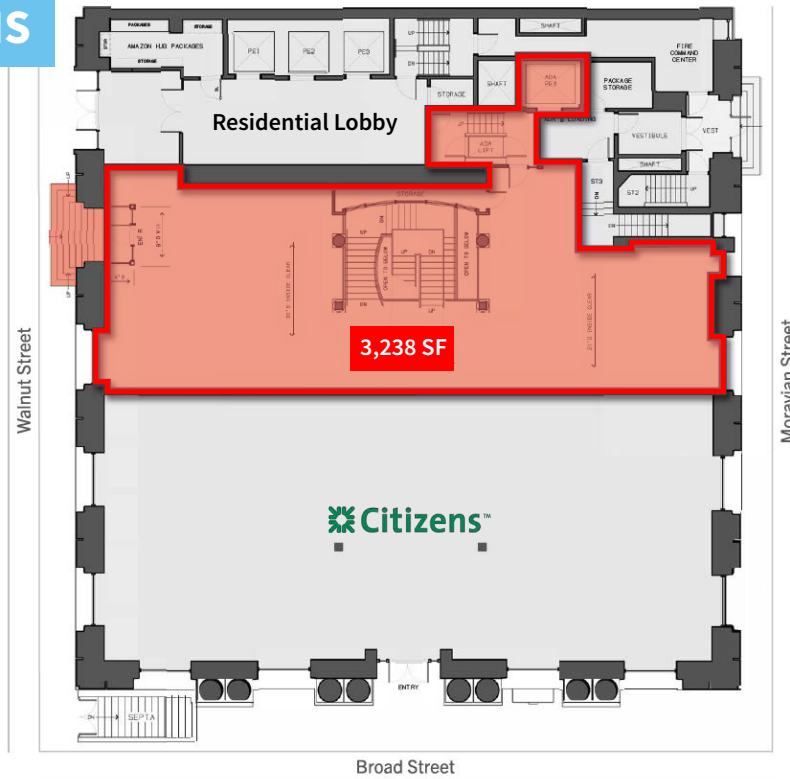


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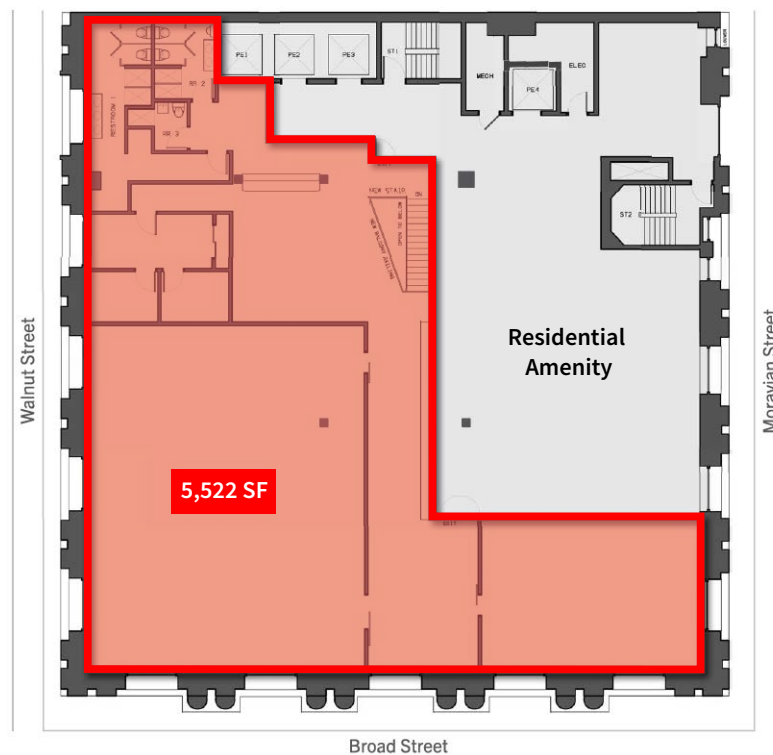
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1st FLOOR PLANS



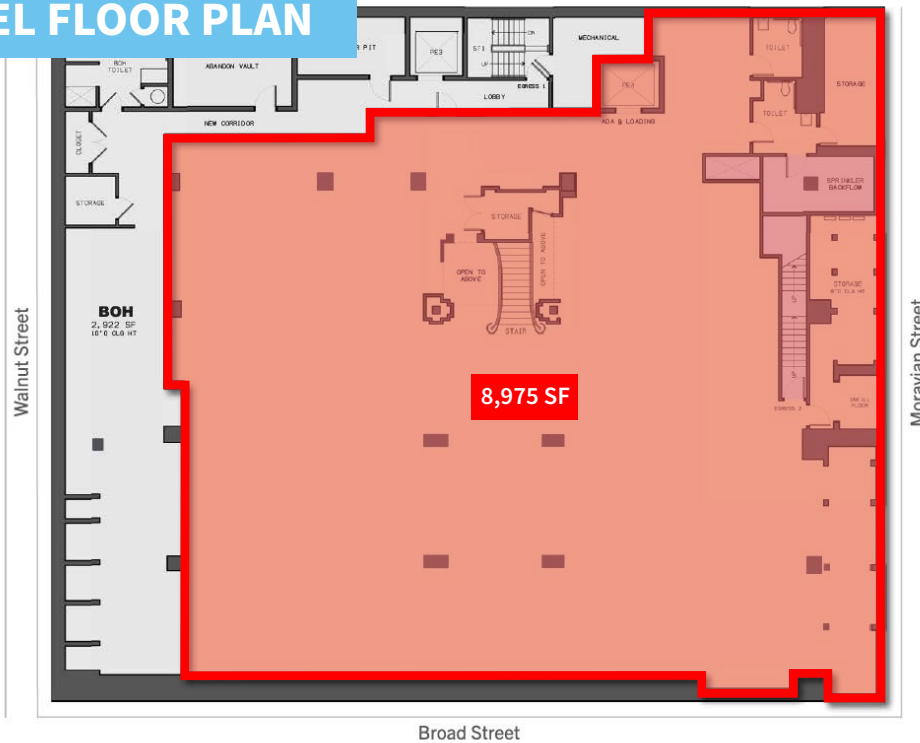
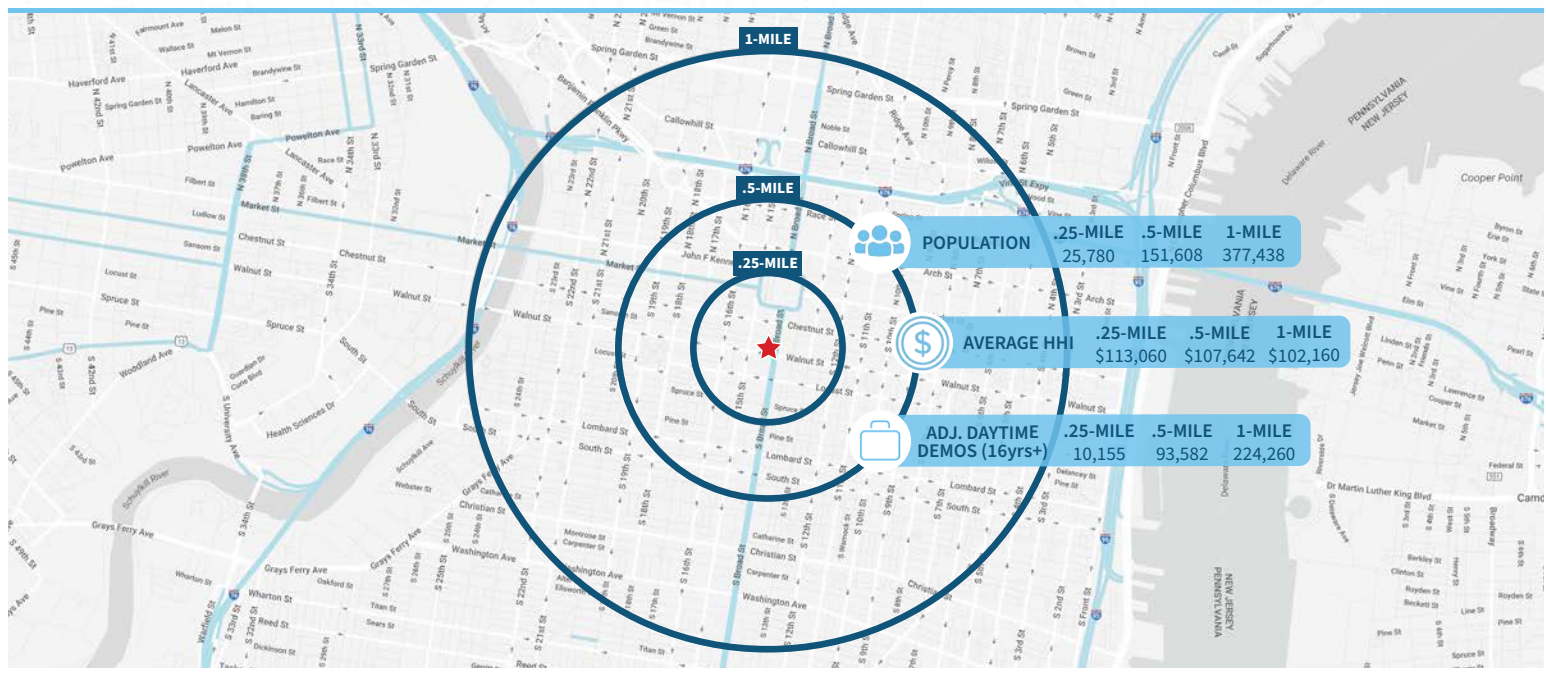
2nd FLOOR PLANS



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LOWER LEVEL FLOOR PLAN**Demographic Overview (0.25, 0.5, 1-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS
REAL ESTATE NETWORK

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03/25

MARKET AERIAL

SEPTA
Suburban Station

1510 Chestnut St, Philadelphia | Philadelphia County, PA

JFK Blvd

Filbert St

TruMark
Financial
Credit Union

City Hall

Temple University
Center City Campus

sweetgreen

Market St

Market St

Dilworth
Park

WSFS
bank

RUTH'S
CRISP'S
STEAK HOUSE

Chaper's
Garden

GRACE LOVE LACE
CA/A
just salad
SUGARED + BRONZED THE VITAMIN SHOPPE

sweetgreen

The Continental
Midtown

Chestnut St

Chestnut St

CVS
pharmacy

target

DI BRUNO BROS. BARNES & NOBLE
rack SEP PHORA

The Dandelion

S 18th St

TRIA SOFITEL
LUXURY HOTEL

S 17th St

OLD NAVY
UNIQLO
SPREAD
insomnia
cookies

S 16th St

S 15th St

S Broad St

S 13th St

Sansom St

Walnut St

S Broad St

S 15th St

S 16th St

S 17th St

S 18th St

S 19th St

Barbuzo

Prunella

Pearl and Mary
Oyster Bar

Alpen Rose

Double Knot

Sampan

HipCityVeg

THE CAPITAL
GALLERY

insomnia
cookies

FOGO
CHAO

THE RITZ-CARLTON

COLOMBE

W

DF Spacos

citizens

verizon

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