

# ***Rarely-Offered Mixed Use Redevelopment Opportunity***



**2007-11 Walnut Street  
Philadelphia, PA, 19103**



## Sale and Building Information

- Exceptional value-add development or redevelopment opportunity in one of the most sought after areas of the city
- Three adjacent and interconnected buildings for a total of 54 feet of frontage along Walnut Street
  - 2007-2009 Walnut: 4 story mixed-use building with a fully fit out, turnkey restaurant and bar on the first floor and basement along with 8 units above ready for redevelopment
  - 2011 Walnut: 5 story mixed-use building with a fully fit out, turnkey cafe and bar on the first floor along with a leased office space and 2 renovated and occupied apartments above
  - Liquor license available

## Property Information

Building Square Footage 17,558 SF

Lot Measurements 54'x120'

Annual Real Estate Taxes \$68,407

Zoning Designation CMX 4\*

*\*CMX 4 is a Community and Center City Commercial Mixed-Use designation*





# INTERIOR PHOTOS





# INTERIOR PHOTOS





# EXTERIOR PHOTOS





- Located next to the prestigious Rittenhouse Square in Center City, Philadelphia
- Surrounded by high-end shopping locations, 5-star restaurants, bustling neighborhood coffeeshops, luxury apartment and condominium buildings, and more
- Prime location for redevelopment
- Easily accessible via multiple SEPTA bus and trolley routes, regional rail lines, and by car

## Area Demographics

Total Population 188,131

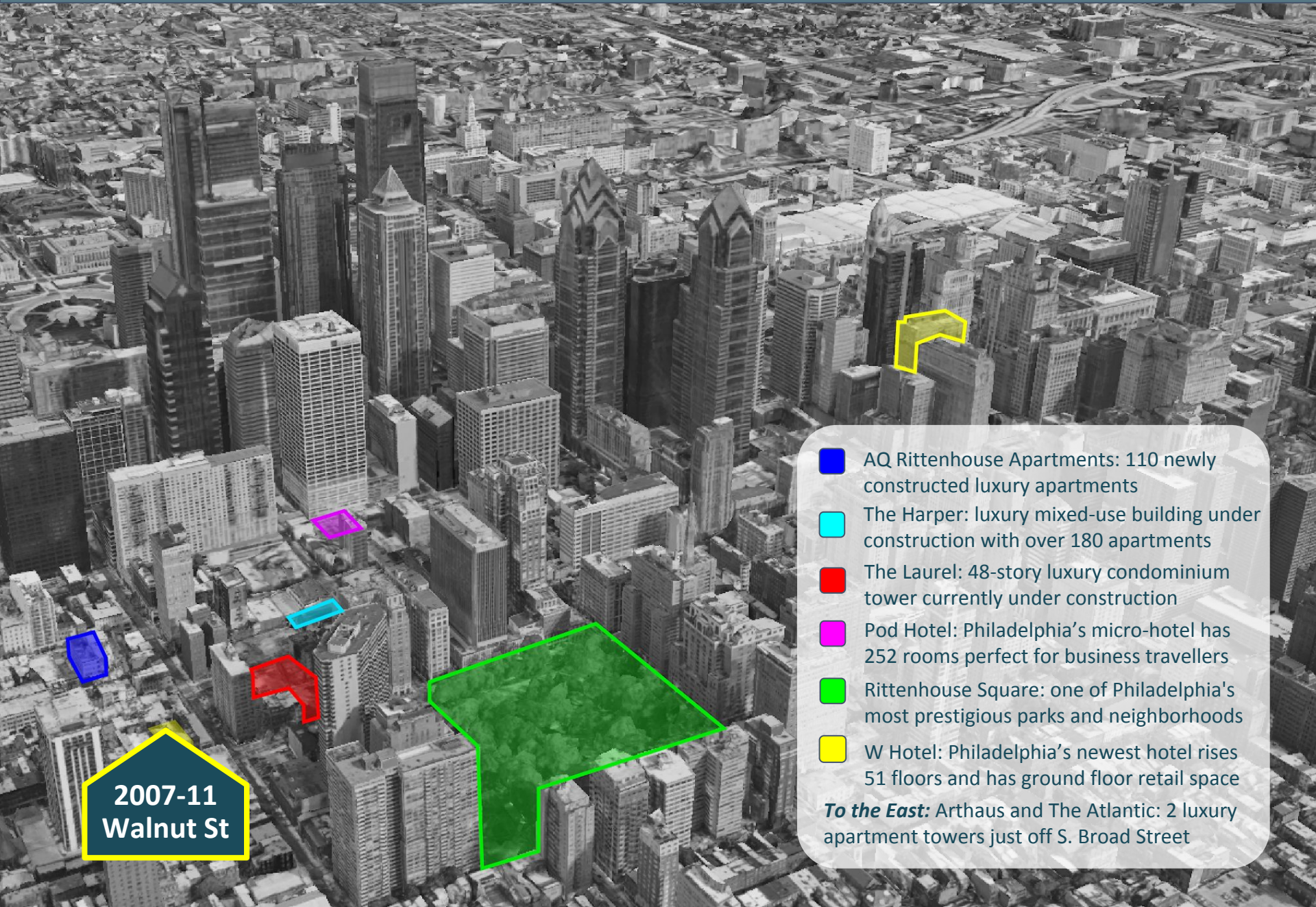
Average Age 35yrs

Avg. Household Income \$99,150







*Area from River to River between Girard Ave. and Tasker Ave.*







2007-11  
Walnut St

-  AQ Rittenhouse Apartments: 110 newly constructed luxury apartments
  -  The Harper: luxury mixed-use building under construction with over 180 apartments
  -  The Laurel: 48-story luxury condominium tower currently under construction
  -  Pod Hotel: Philadelphia's micro-hotel has 252 rooms perfect for business travellers
  -  Rittenhouse Square: one of Philadelphia's most prestigious parks and neighborhoods
  -  W Hotel: Philadelphia's newest hotel rises 51 floors and has ground floor retail space
- To the East:** Arthaus and The Atlantic: 2 luxury apartment towers just off S. Broad Street



# AREA AMENITIES



2007-11  
Walnut  
Street



**Peter C. Rothberg**

o: (267) 515-6021

m: (215) 292-2200

Peter@rothbergdubrow.com

**Jonathan D. Dubrow**

o: (267) 238-4231

m: (856) 889-6796

Jonathan@rothbergdubrow.com

**RothbergDubrow**

COMMERCIAL REAL ESTATE GROUP



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