

RD+
**ROTHBERG
DUBROW**

**SALE
OPPORTUNITY**

1118 WALNUT STREET

PHILADELPHIA, PA 19107





SALE & BUILDING INFORMATION

- + Prime Location:** Situated in the heart of Philadelphia, offering excellent visibility and foot traffic.
- + Mixed-Use Potential:** Current use jewelry design and fabrication, ideal for both commercial and residential use, offering flexibility for investors. Building will be delivered vacant.
- + Historic Appeal:** Classic Philadelphia architecture with original features that add character.
- + Public Transit Access:** Conveniently located near major SEPTA lines, making it easily accessible for commuters.
- + Redevelopment Opportunity:** Potential for upgrades or redevelopment to increase property value.

PROPERTY INFORMATION

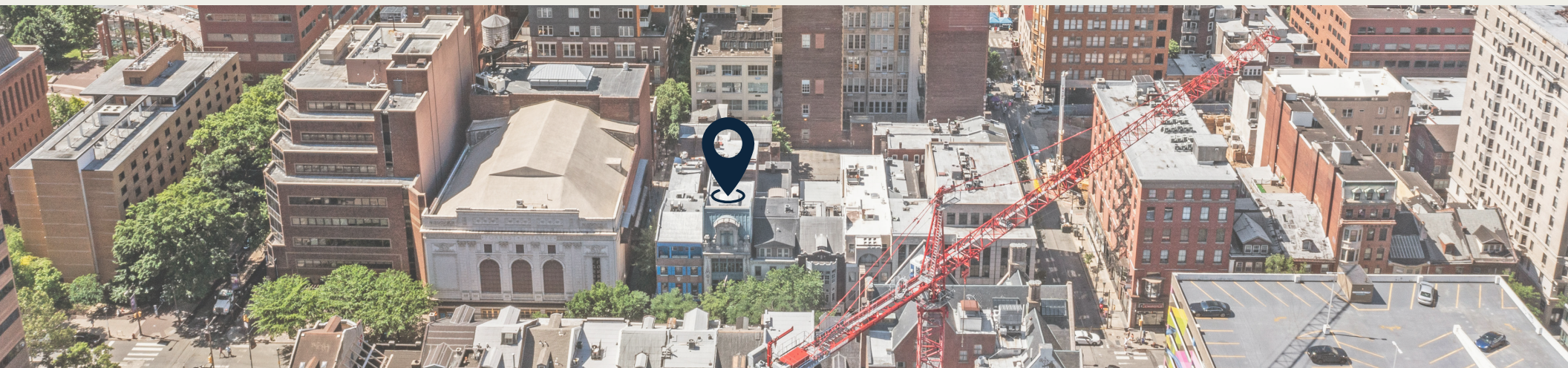
Building Square Footage	10,000 SF
Typical Floor	3,300 SF
Dimensions	24' on Walnut St
Zoning Designation	CMX-4
Real Estate Taxes	\$24,572

HISTORY

The Peter Thomson Tailor Shop

Peter Thomson owned the store at 1118 Walnut Street from its construction in 1901 until 1946 with the exception of a seven year period between 1927 and 1933 when Eshleman and Craig operated a “men’s furnishings” store from the location.

The Peter Thomson tailor shop building possesses significance as a fine and rare example of the Beaux-Arts French Baroque style in Philadelphia, as the work of important Philadelphia architect Edward P. Hazelhurst, and in its association with retail trends on Walnut Street in Center City, Philadelphia.



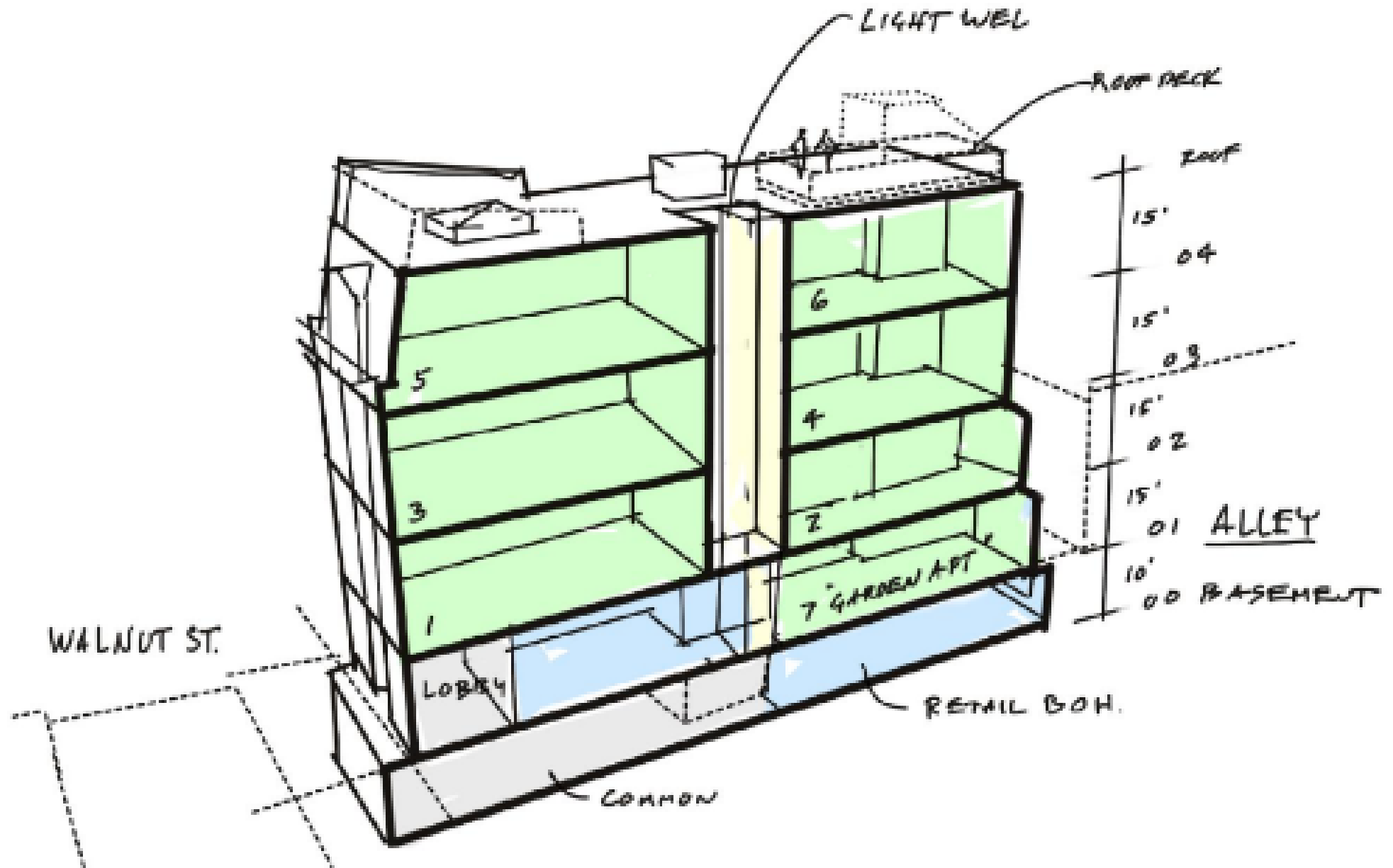
INTERIOR PHOTOS



EXTERIOR PHOTOS



POTENTIAL RESIDENTIAL OPPORTUNITY



*For illustrative purposes only

LOCATION INFORMATION

Midtown Village is home to some of the best food and beverage in the city, and thrives as a hub for creativity. It includes several large-scale, mixed-use developments and Jefferson Health's state-of-the-art Honickman Center.

- + Prime Connectivity:** Located steps away from the Broad Street SEPTA Line, SEPTA bus routes, PATCO Line, and Regional Rail Line.
- + Vibrant Cultural Scene:** Surrounded by standout restaurants, happy hour destinations, coffee shops, and parks including the brand-new Jefferson Plaza.
- + Surrounding Community:** Neighboring Old City, Washington Square West, Logan Square, and Graduate Hospital.



TOTAL
POPULATION

148,836



AVERAGE
HOUSEHOLD
INCOME

\$141,202



MEDIAN AGE

34.3

DEMOGRAPHICS OF
MIDTOWN VILLAGE



AMENITY MAP

Food & Restaurants

- | | |
|-----------------------|----------------------------|
| 1. Sampan | 12. Middle Child |
| 2. Oyster House | 13. El Vez |
| 3. Harp & Crown | 14. Bud and Marilyn's |
| 4. Federal Donuts | 15. Sahara Grill |
| 5. Mission Taqueria | 16. Hiro Ramen |
| 6. Top Tomato Bar | 17. High Street Restaurant |
| 7. Shake Shack | 18. Barra Rossa Ristorante |
| 8. Sueno | 19. sweetgreen |
| 9. The Capital Grille | 20. BurgerFi |
| 10. HipCityVeg | 21. Vetri Cucina |
| 11. Iron Hill Brewery | |

Stores, Retail, & Fitness

- | | |
|-------------------|-------------------------|
| 1. Wawa | 7. T.J. Maxx |
| 2. Starbucks | 8. Macy's |
| 3. Trader Joe's | 9. MOM's Organic Market |
| 4. CVS | 10. Levi's Outlet Store |
| 5. Planet Fitness | |
| 6. City Fitness | |

Area Attractions

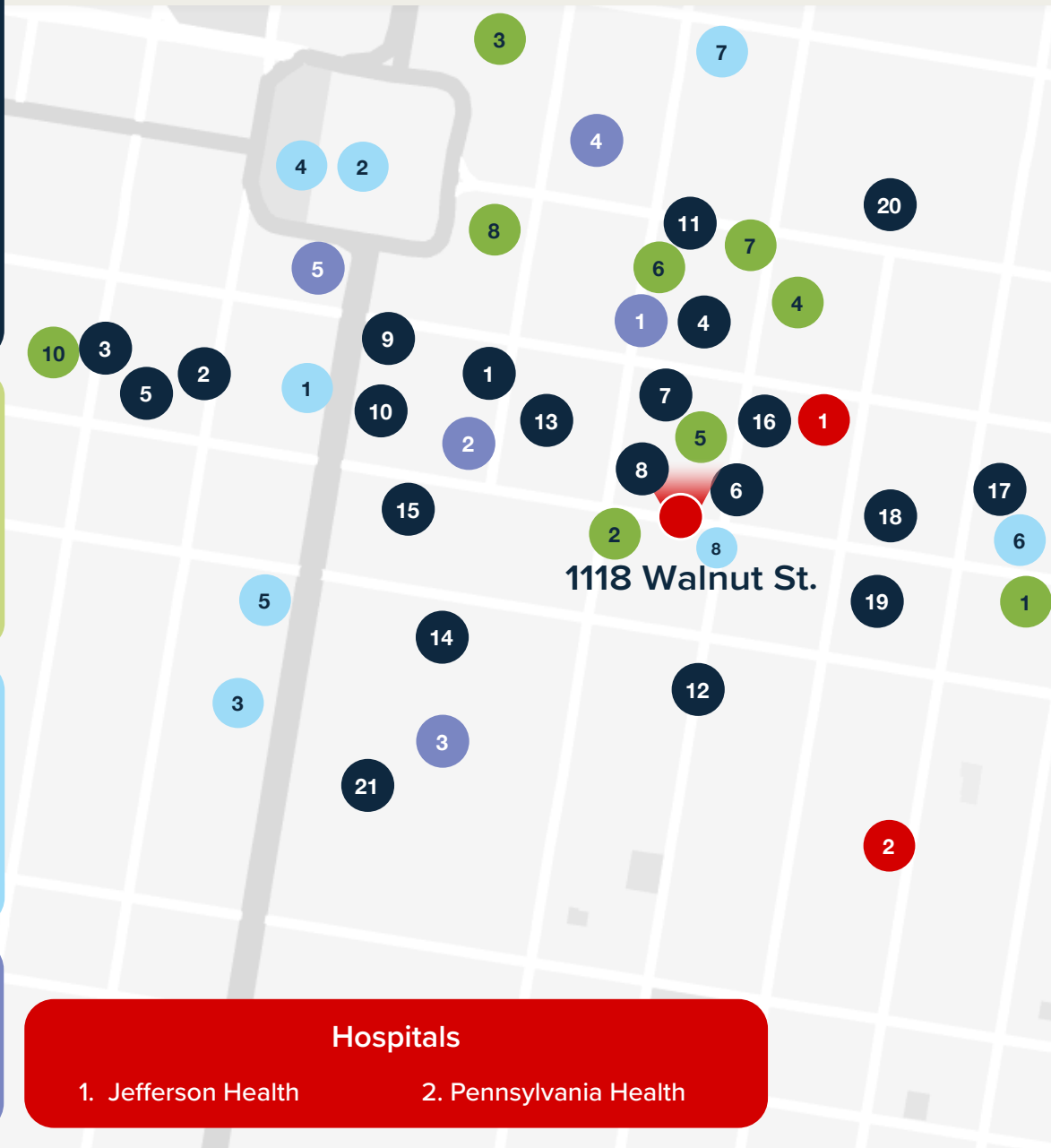
- | | |
|-------------------------|--------------------------|
| 1. The Union League | 6. Walnut Street Theater |
| 2. City Hall | 7. Reading Terminal |
| 3. The Kimmel Center | 8. Forrest Theater |
| 4. Dilworth Park | |
| 5. The Academy of Music | |

Hotels

- | | |
|------------------------------|--------------------------|
| 1. Canopy by Hilton | 4. Philadelphia Marriott |
| 2. Holiday Inn Express | 5. Ritz Carlton |
| 3. Fairfield Inn by Marriott | |

Hospitals

- | | |
|---------------------|------------------------|
| 1. Jefferson Health | 2. Pennsylvania Health |
|---------------------|------------------------|



TRANSIT MAP



10 Minutes



5 Minutes

+ Indego Stations

+ PATCO

+ SEPTA MFL & BSL Lines

+ SEPTA Bus Routes

+ Trolley Lines

+ Regional Rail Line

P PARKING

1118 Walnut St.

Arch Street

Filbert Street

Market Street

Chestnut Street

Walnut Street

Locust Street

Spruce Street

Pine Street

S 13th

S 12th

S 11th

S 10th

S 9th



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