



RD+
**ROTHBERG
DUBROW**

**2007-11 WALNUT STREET
PHILADELPHIA, PA 19103**

**RARELY-OFFERED
MIXED USE
REDEVELOPMENT
OPPORTUNITY**

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



INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



LOCATION INFORMATION

- 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

RIVER TO RIVER, BETWEEN GIRARD AVE. AND TASKER AVE.

Total Population	188,131
Average Household Income	\$99,150
Average Age	35



AREA DEVELOPMENTS



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

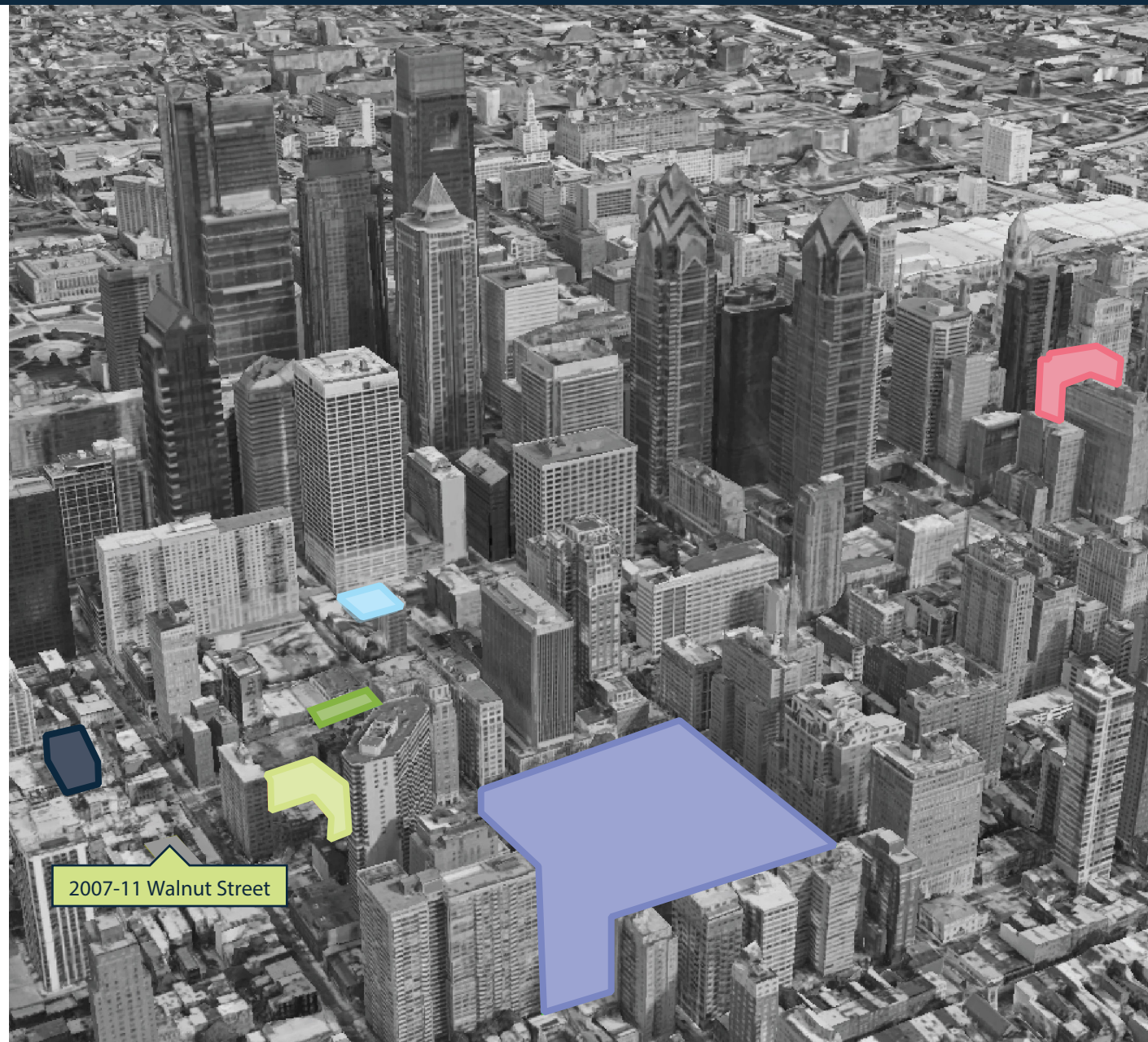


Rittenhouse Square
One of Philadelphia's most prestigious parks and neighborhoods



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

FOOD & RESTAURANTS

- | | |
|-------------------------|------------------------------|
| 1. Vernick Food & Drink | 12. Friday Saturday Sunday |
| 2. Carlo's Bakery | 13. Parc |
| 3. El Rey | 14. Devon Seafood |
| 4. Ultimo Coffee Bar | 15. The Continental |
| 5. Spread Bagelry | 16. Federal Donuts |
| 6. Audrey Claire | 17. Elixir |
| 7. Marathon | 18. Metropolitan Bakery Cafe |
| 8. Wawa | 19. Tria |
| 9. La Colombe | 20. K'Far |
| 10. The Love. | 21. Sweet Charlie's |
| 11. Harp & Crown | |

STORES, RETAIL & SHOPS

- | | |
|-----------------------------|--------------------------------|
| 1. Trader Joe's | 11. Anthropologie |
| 2. Target | 12. Apple |
| 3. Fine Wine & Good Spirits | 13. Rittenhouse Market |
| 4. City Fitness | 14. The Shops at Liberty Place |
| 5. Orangetheory | 15. The Sporting Club |
| 6. Soulcycle | 16. Barnes & Noble |
| 7. Rumble | 17. Williams-Sonoma |
| 8. Sephora | 18. Boyds |
| 9. Lululemon | 19. Sweat Fitness |
| 10. CVS | |

AREA ATTRACTIONS

- | | |
|-----------------------|-----------------------|
| 1. Rittenhouse Square | 5. Twenty-Two Gallery |
| 2. The Union League | 6. The Rosenbach |
| 3. Mutter Museum | 7. Rittenhouse Hotel |
| 4. Wine School | 8. City Hall |





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