

keller williams

· MAIN LINE ·

Each Office Is Independently Owned and Operated

**McCann**  
COMMERCIAL

RETAIL PROPERTY FOR LEASE

**160-64 N 2ND ST**

Philadelphia, PA 19106

# DEAL TEAM

160-64 N 2nd St | Philadelphia

RETAIL PROPERTY FOR LEASE



## Jennifer Houghton

*Vice President of Retail Leasing and  
Pro Coach, McCann Commercial*

M: 215.287.8493 | O: 610.520.0100

6 Coulter Ave 2nd Fl, Ardmore PA 19003

E: Jennifer@McCannTeamCommercial.com

*keller williams*  
· MAIN LINE ·  
*Each Office Is Independently Owned and Operated*

**McCann**  
COMMERCIAL

### CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from McCann Commercial - KW its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither McCann Commercial - KW its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. McCann Commercial - KW will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. McCann Commercial - KW makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. McCann Commercial - KW does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by McCann Commercial - KW in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY SUMMARY

160-64 N 2nd St | Philadelphia

RETAIL PROPERTY FOR LEASE



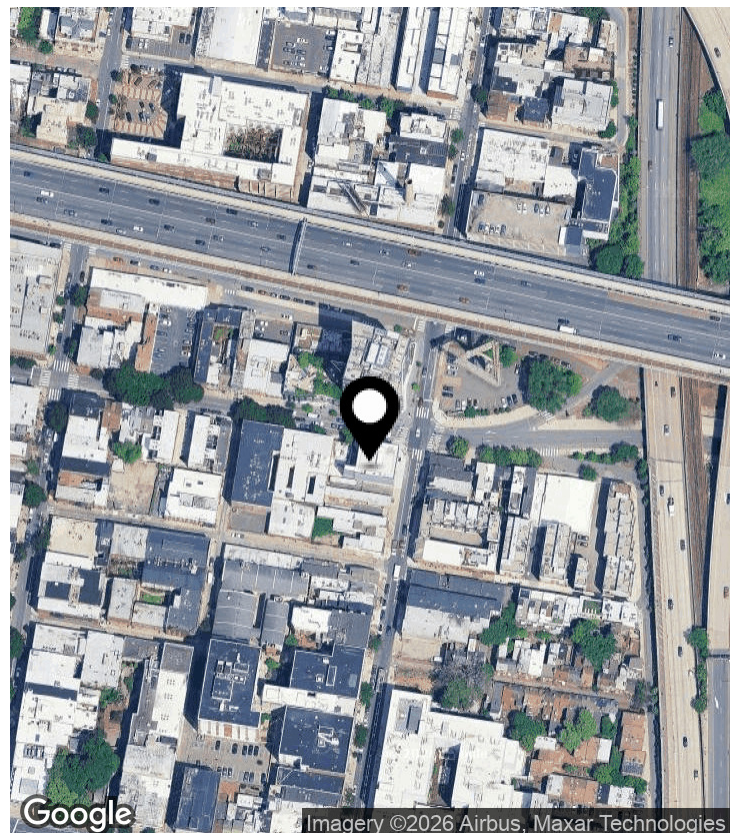
## PROPERTY DESCRIPTION

Located on the ground floor of The Ben at 160 N 2nd Street in Philadelphia's Old City, this newly constructed space (built from the ground up in 2024) offers outstanding visibility and accessibility. The property features a strong street-level presence with steady foot traffic, making it ideal for businesses seeking maximum exposure.

The versatile layout is well suited for a wide range of uses, including retail, office, medical, food and beverage, or other service-oriented concepts, and can be customized to meet various operational needs. This presents a unique opportunity to establish your business in a dynamic, high-demand urban location.

## OFFERING SUMMARY

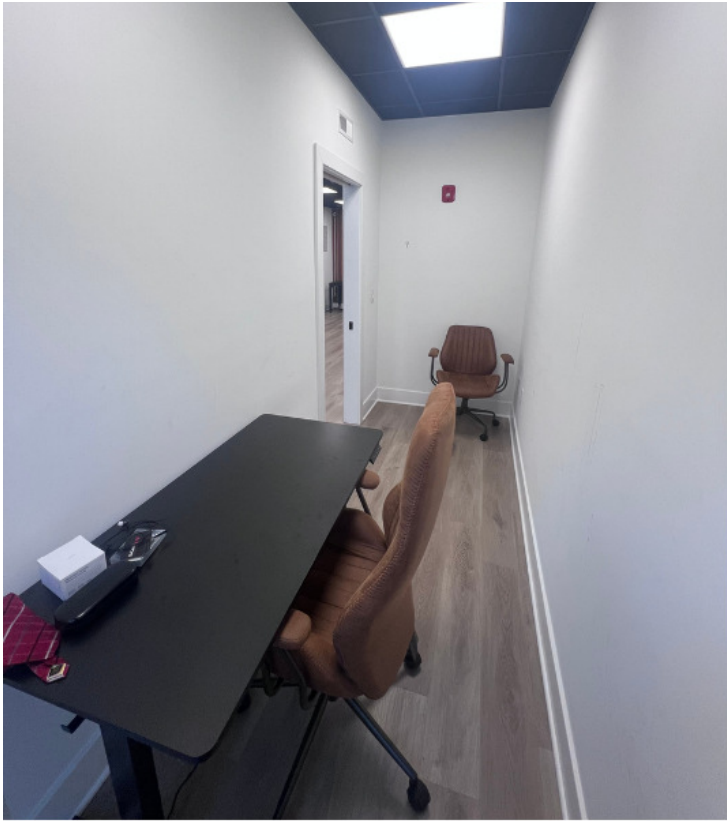
<b>Lease Rate:</b>	\$4,000/mo
<b>Building Size:</b>	1,387 SF
<b>Year Built:</b>	New Construction in 2024
<b>Zoning Code:</b>	CMX



# INTERIOR PHOTOS

160-64 N 2nd St | Philadelphia

RETAIL PROPERTY FOR LEASE



# INTERIOR PHOTOS

160-64 N 2nd St | Philadelphia

RETAIL PROPERTY FOR LEASE



# INTERIOR PHOTOS

160-64 N 2nd St | Philadelphia

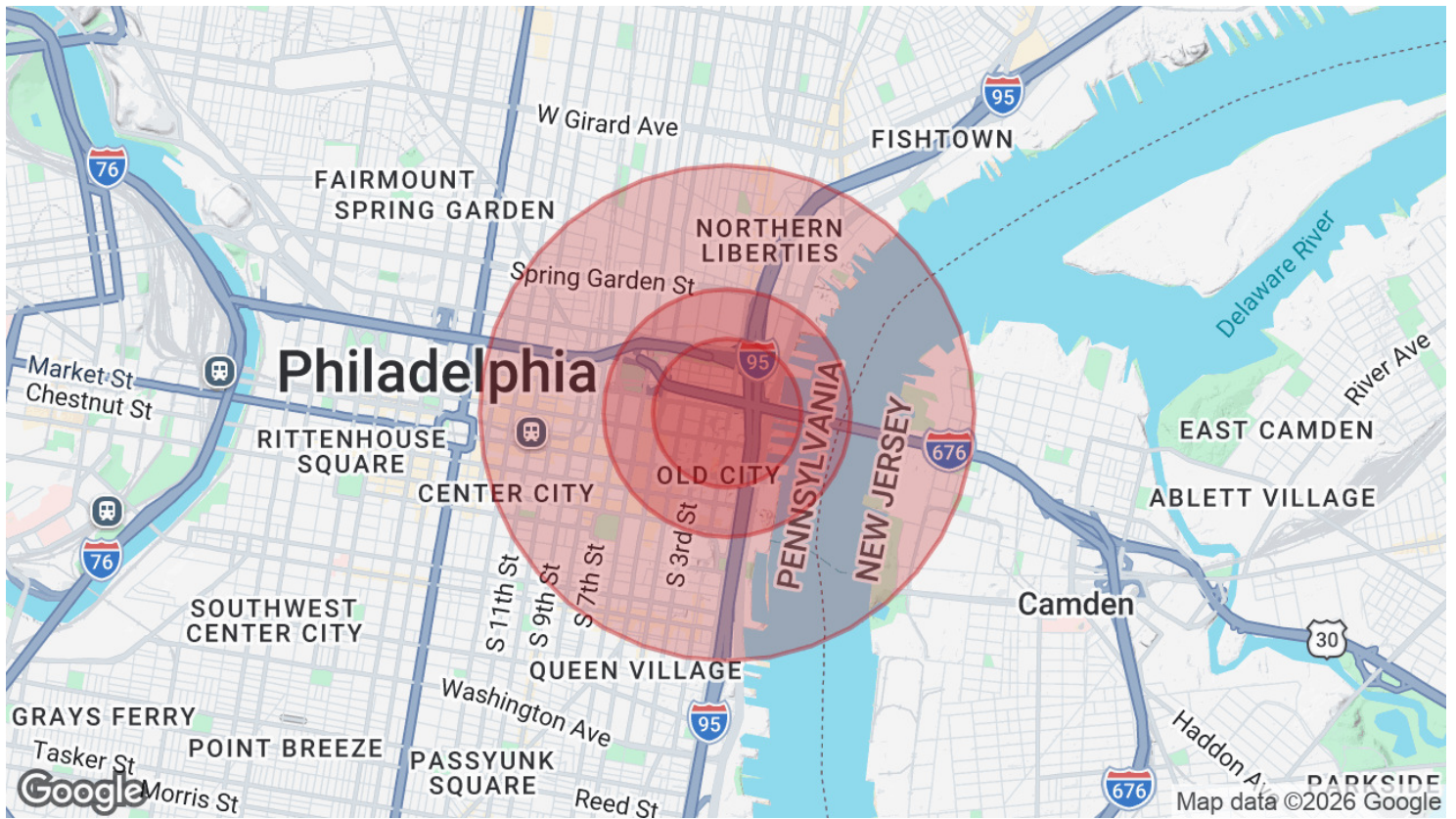
RETAIL PROPERTY FOR LEASE



# DEMOGRAPHICS MAP & REPORT

160-64 N 2nd St | Philadelphia

RETAIL PROPERTY FOR LEASE



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	4,552	9,094	46,776
<b>Average Age</b>	40	41	40
<b>Average Age (Male)</b>	40	41	40
<b>Average Age (Female)</b>	39	41	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	2,859	5,392	24,863
<b># of Persons per HH</b>	1.6	1.7	1.9
<b>Average HH Income</b>	\$164,809	\$159,090	\$149,670
<b>Average House Value</b>	\$682,668	\$669,483	\$681,469

Demographics data derived from AlphaMap

