

# 303 VINE STREET

OLD CITY, PHILADELPHIA 19106



## 4,150 +/- SF RETAIL/OFFICE SPACE

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# 303 VINE STREET

Old City, Philadelphia 19106

4,150 +/- SF of Retail/Office Space along a Historic Cobblestone Street

## \$15 PSF Gross

- » 4,150 +/- SF Retail/Office Space located in the heart of Old City
- » The space is below grade with windows and has a private entrance from the street.
- » Space is ideal for fitness, spa/ salon, office and various service oriented users.
- » Zoning: CMX-3
- » The Old City neighborhood is America's "most historical square mile" home to the region's most renowned museums, institutions, theaters, and art galleries.
- » Old City is experiencing unprecedented residential growth. The number of housing units in old city has grown dramatically which will bring even more new residents to the neighborhood.



**Walk Score**

Walk Score  
**96**

Transit Score  
**99**

Bike Score  
**91**

DEMOGRAPHICS (1 mile)

Residents	50,872
Average household income	\$130,308
Est. Daytime population	79,177

NEIGHBORS INCLUDE:



TORCH-WOOD CAFE

Franklin Square



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## Property Photos



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## Retail Map



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## About the Neighborhood: Old City



Old City, Philadelphia captures the essence of timeless sophistication. As the birthplace of American independence, this storied neighborhood offers a rare fusion of history, culture, and contemporary refinement. Lined with 18th-century architecture and picturesque cobblestone streets, Old City exudes classic elegance while embracing modern vibrancy. Upscale residences, luxury lofts, and meticulously restored townhomes coexist with award-winning restaurants, chic cafés, art galleries, and boutique shops, creating an unparalleled urban experience.

Just steps from world-famous landmarks such as Independence Hall, the Liberty Bell, and the Delaware River waterfront, residents enjoy a lifestyle that is both rich in heritage and rooted in convenience. Old City is also home to Philadelphia's thriving arts scene, with design studios, theaters, and cultural institutions that infuse the neighborhood with creativity and sophistication. Its walkability, proximity to Center City, and easy access to major highways make it one of the most desirable locations in Philadelphia for both living and investing.



For those seeking an address that tells a story—where historic charm meets elevated city living—Old City stands as a truly exceptional destination. Whether overlooking centuries-old streets or indulging in the area's fine dining and boutique ambiance, residents experience the best of past and present in one of the city's most iconic neighborhoods.

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