

# 322-40 RACE STREET

Old City, Philadelphia 19106



## NEW CONSTRUCTION RETAIL AT THE CORNER OF 4TH & RACE IN OLD CITY

- » **722-2,400 SF** of new construction, ground floor retail space at the corner of 4th and Race Streets.
- » Access to grease duct.
- » Window lined along 4th Street and Race Street.
- » Building to be completed Q2 of 2025.
- » Directly adjacent to Old First Reformed Church.
- » Zoning: CMX-3.
- » Although Old City is America's "most historic square mile," the neighborhood is experiencing incredible residential growth. The number of new development apartments and condominiums over the last 3 years has brought thousands of new residents into the area.
- » Walking distance from Independence Hall, Liberty Bell, National Constitution Center & other historic tourist attractions.

Walk Score®



### DEMOGRAPHICS (workers within 1 mile)

Residents within 1 mile	53,957
Average household income	\$128,076
Est. daytime population	94,183



### NEIGHBORS INCLUDE:



**KYLE RUFFING** 267.546.1719 ■ [kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)

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## Development Map

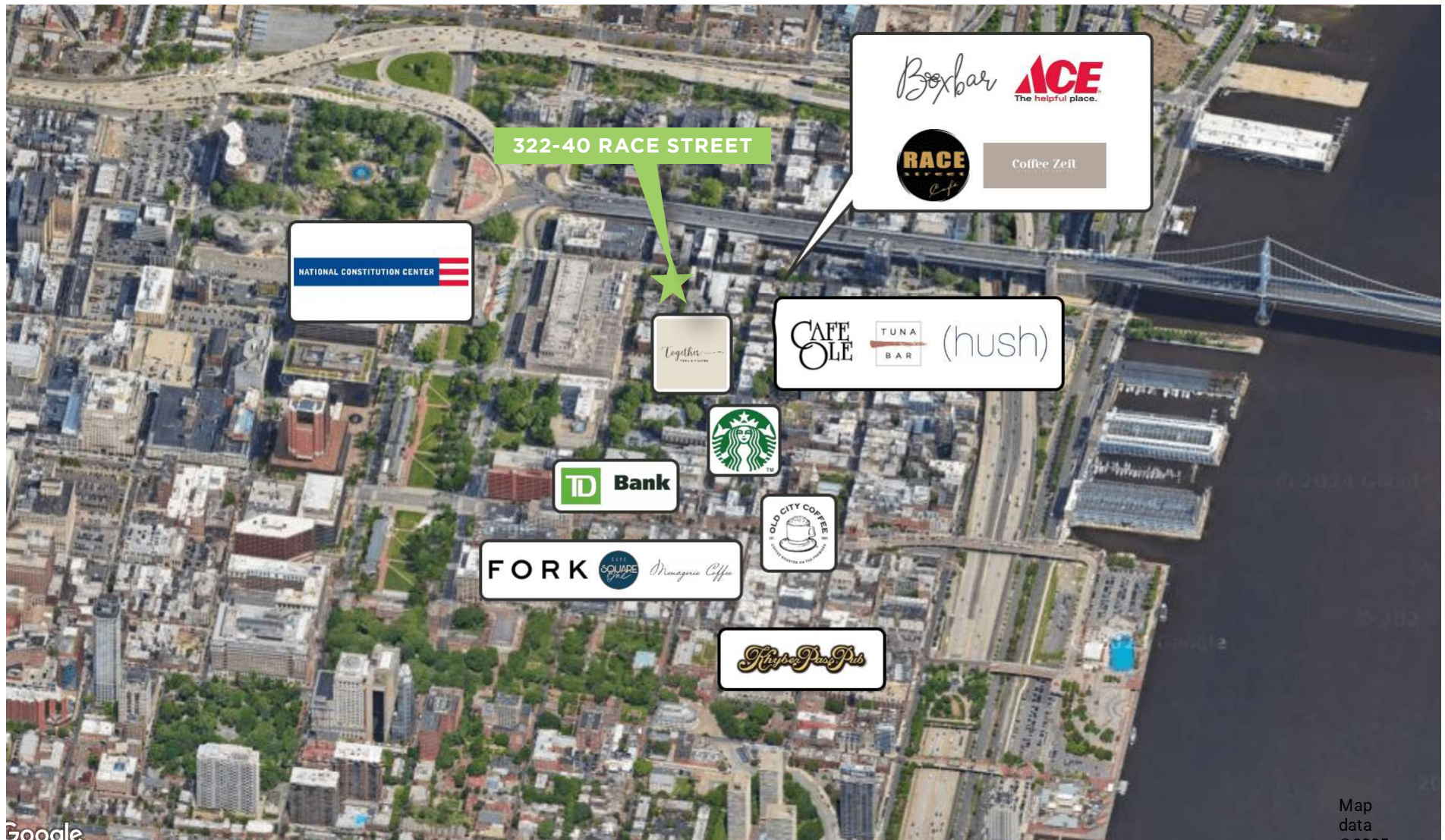


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## Retail Map

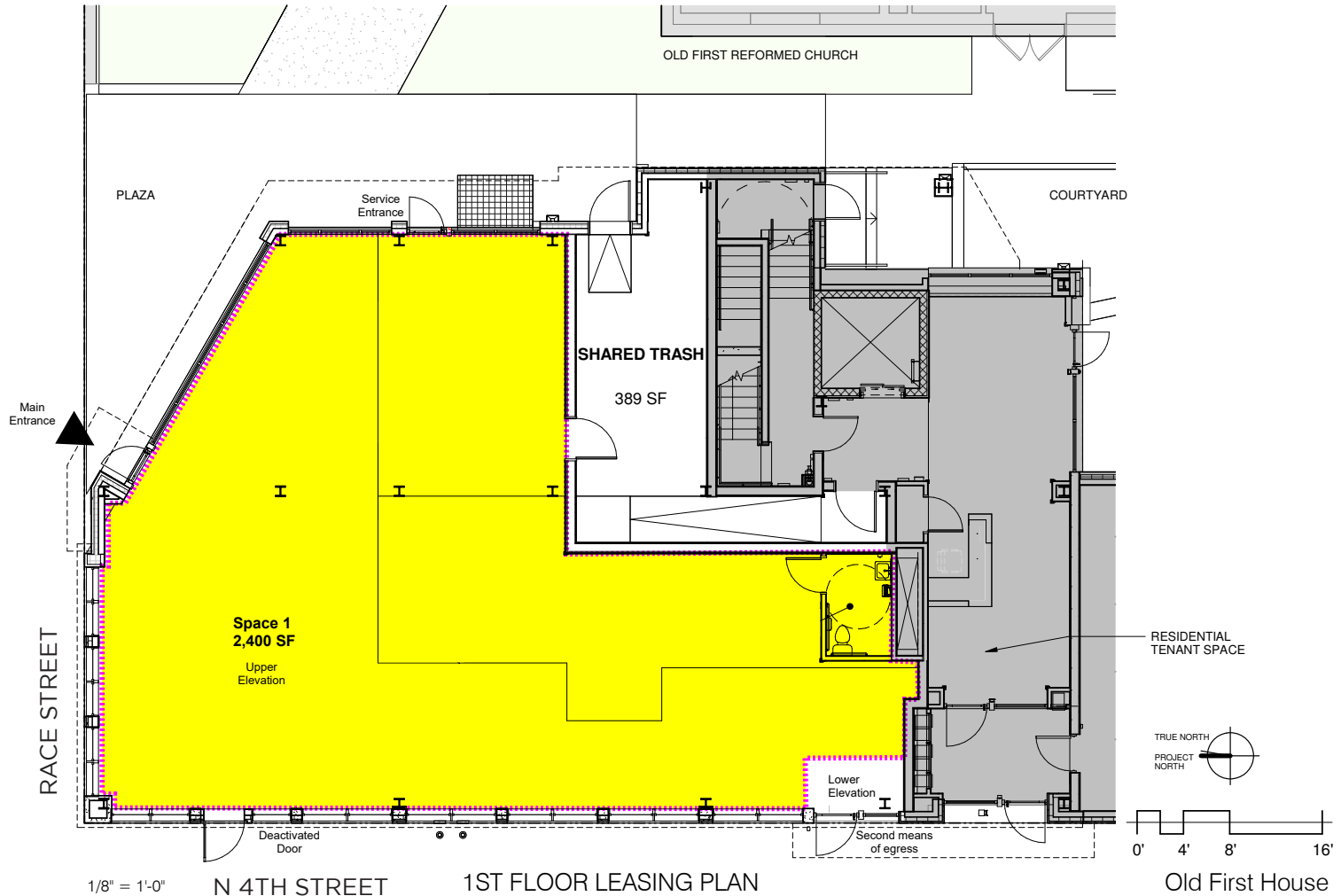


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## Floorplans - Full Space Plan



02/22/24

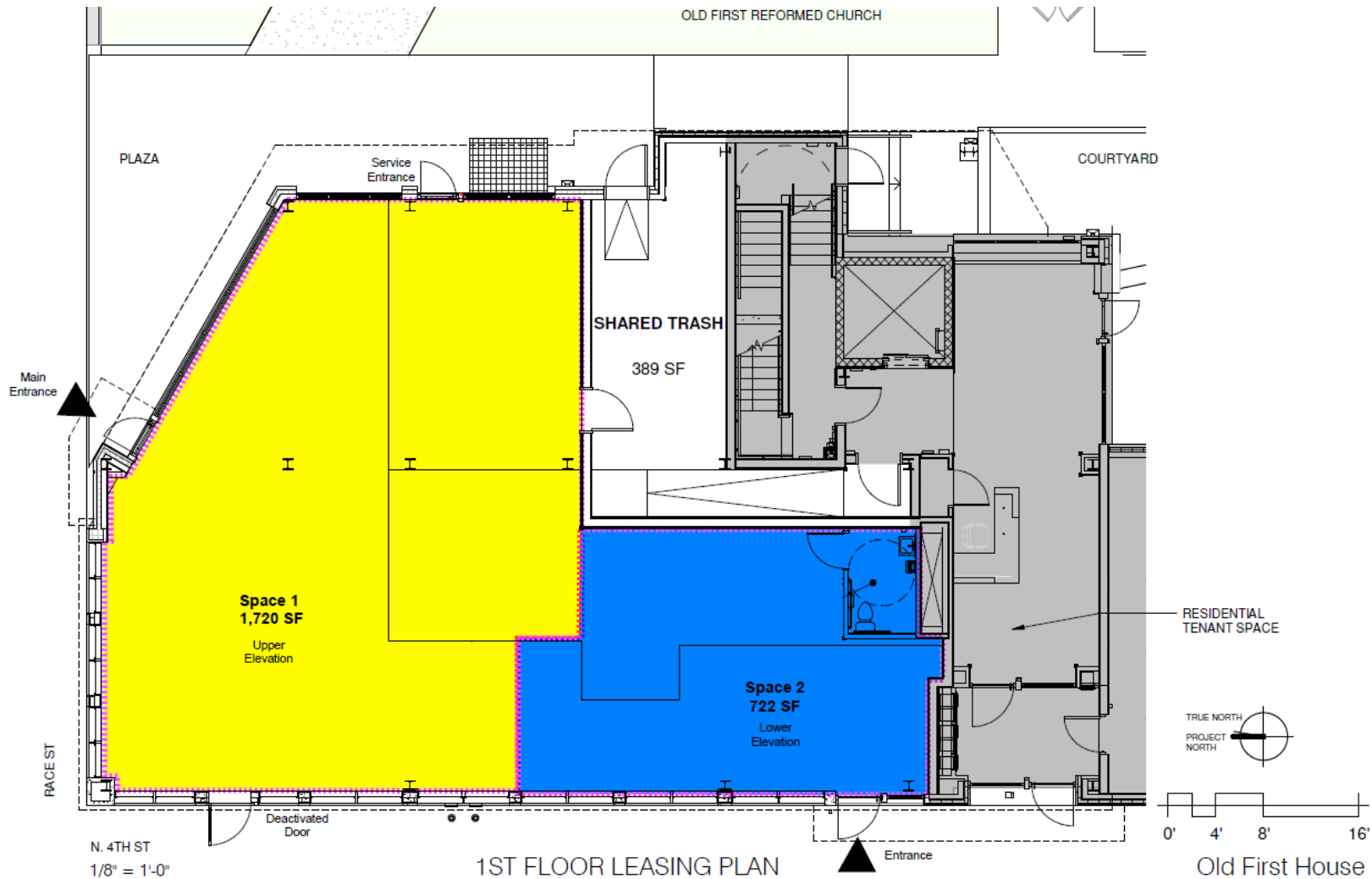
Community Ventures

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## Floorplans - Potential Demising Plan



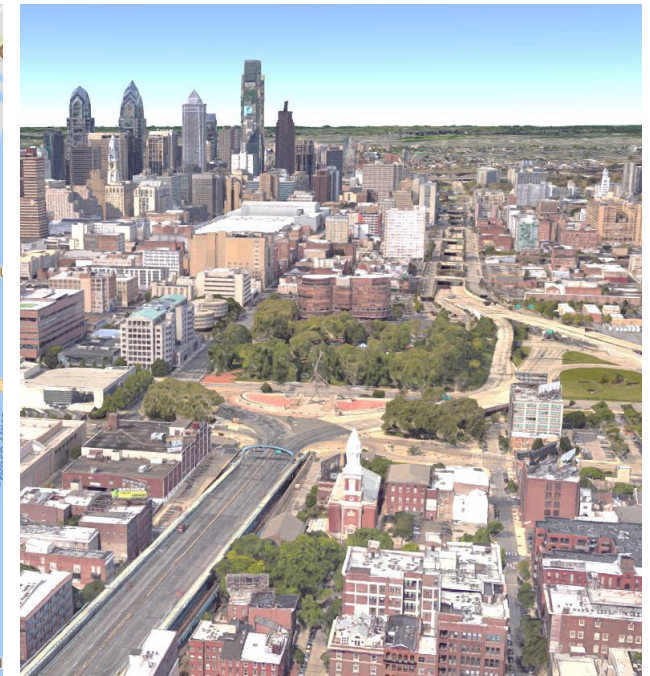
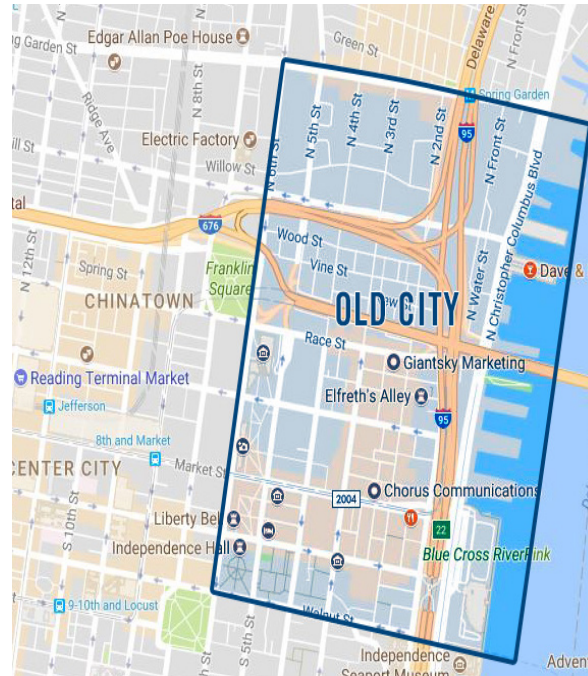
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## About the Neighborhood: Old City



Although Old City is America's "most historic square mile," the neighborhood is experiencing incredible residential growth. The number of new development apartments and condominiums over the last 3 years has brought thousands of new residents into the area.

More and more people want to live in Old City: young, old, artist, hipster, professional. New apartments and condos propagate even as rents and prices per square foot rise. The vibrant, wealthy community values local businesses and quality residences and the real estate upon which they sit. At last count, 1,300 new luxury condos and townhouses were approved, under construction or just finished; most of these just one or two blocks from 20 S 2nd St. This affluent population wants food and drink and has the ability to pay for it. Old City is booming.

Old City fulfills the fundamental dictum of profitable real estate investing and retailing: "location, location, location". The property is surrounded by numerous thriving bars, restaurants, and retail shops. The area is especially busy on First Fridays when Old City becomes the epicenter of an artistic and art-appreciating crowd drawn from nearby neighborhoods and the suburbs. The recently designated N3RD Street tech corridor also brings more companies, more people and more money to Old City. And soon the neighborhood will be home to the new Museum of the American Revolution, which will bring even more traffic to the streets and sidewalks.

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