

MSC

SOCIETY HILL | PHILADELPHIA, PA



WALNUT STREET

3.100 SF BOUTIQUE COMMERCIAL BUILDING WITH COURTYARD
FOR SALE OR LEASE



304 WALNUT STREET

PROPERTY DETAILS

- ▶ *Rare, boutique former bank building with excellent architectural detail including historic facade, soaring atrium with “cat walk” and large skylight, vault room, large arched windows, crown moulding and millwork throughout*
- ▶ *Beautiful 1,075 SF brick walled and paved private courtyard*
- ▶ *+/- 2,300 SF on the ground floor; +/- 800 SF on the second floor; large basement for storage*
- ▶ *Excellent scale for a building of its size, with 25’ of frontage on Walnut Street, 125’ of depth, and high ceilings*
- ▶ *Serene and irreplaceable location in Society Hill facing Independence Mall*
- ▶ *Ideal opportunity for commercial tenant, owner-occupant, or investor*
- ▶ *Potential alternate plan available to convert to residential use and increase square footage as a single family townhouse*

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

206,964

EST. MEDIAN HH INCOME

\$95,215

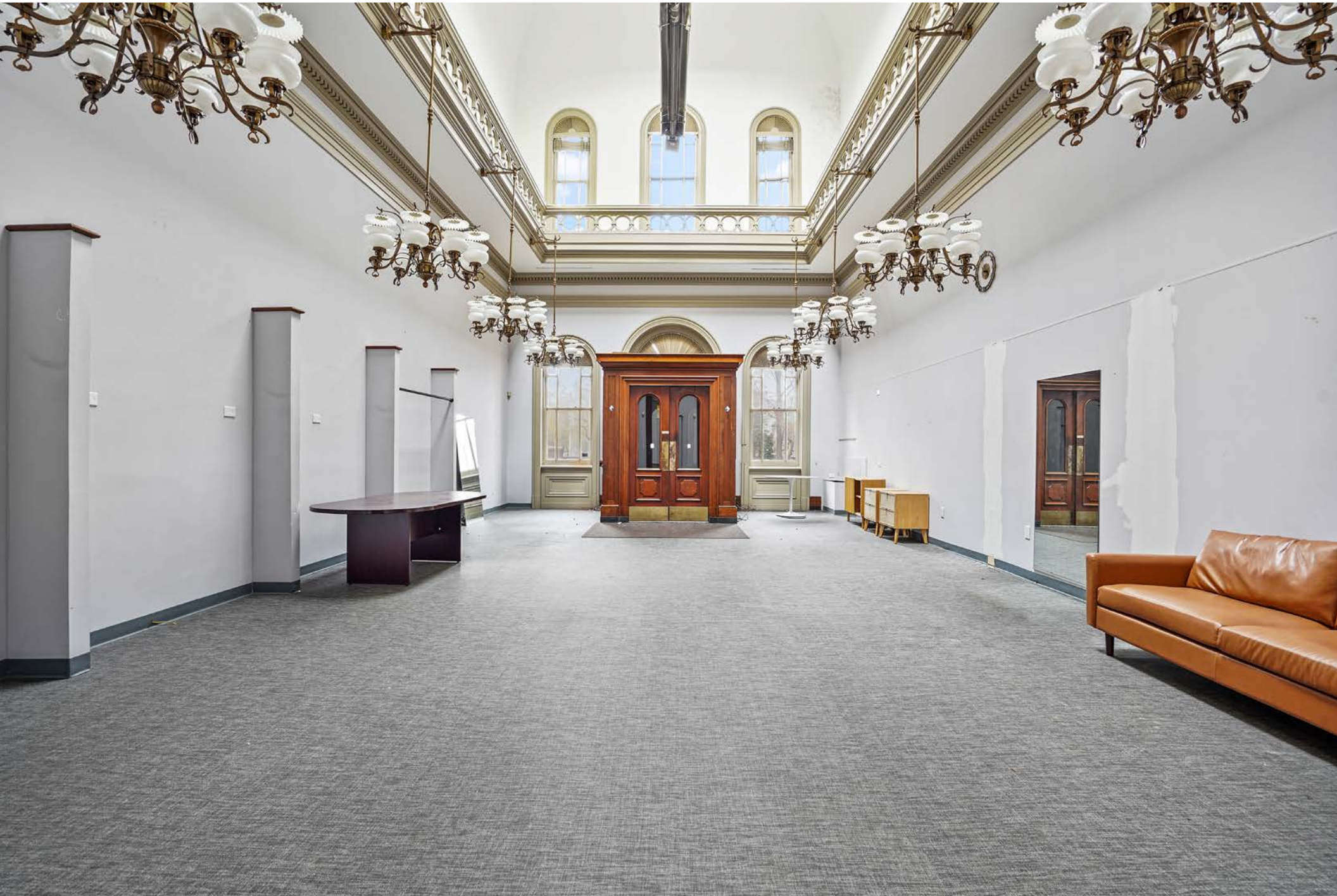
EST. EMPLOYEES

227,743

EST. MEDIAN AGE

35.5

PHOTOS



PHOTOS



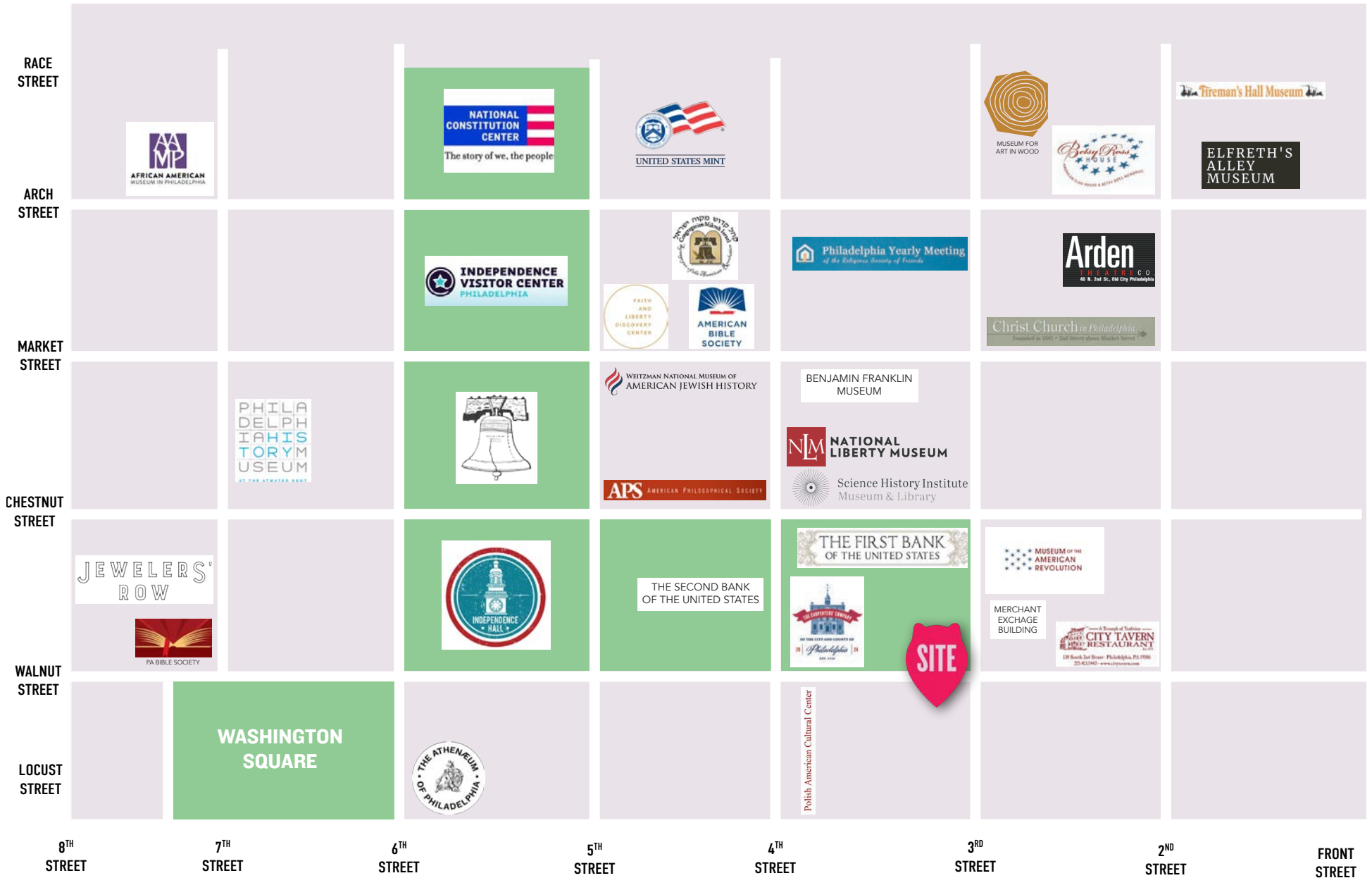
PHOTOS



PHOTOS



CULTURAL & HISTORIC ATTRACTIONS



AERIAL





MSC

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