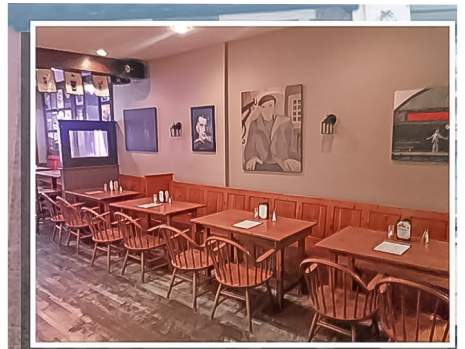


2013 Walnut Street

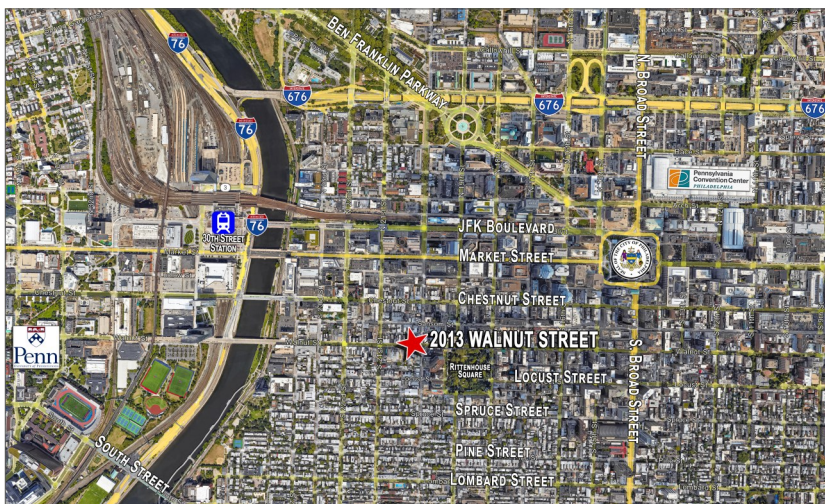
Rittenhouse Square
Philadelphia, PA

RESTAURANT OPPORTUNITY FOR LEASE



PROPERTY HIGHLIGHTS

- Approximately 2,000 +/- SF on First Floor and Lower Level/ Existing Restaurant
- 5 Story Building, Approximately 8,550 SF, Lot Size 18' X 117'
- Liquor License Available for Sale
- Existing Building at High Profile Location (Rittenhouse Square)
- Excellent Pedestrian and Vehicular Traffic
- Close to Major Highways, Center City Business District and I-76, Easily Accessible by many SEPTA Bus Routes
- CMX-4 Zoning
- Lease Price \$9,750.00 Monthly, NNN



PLEASE CONTACT:

Gregory R. Bianchi

Vice President

T. 215-701-3840

gbianchi@eusrealty.com

EUSREALTY
ASSOCIATES, INC.

A Full Service Real Estate Company

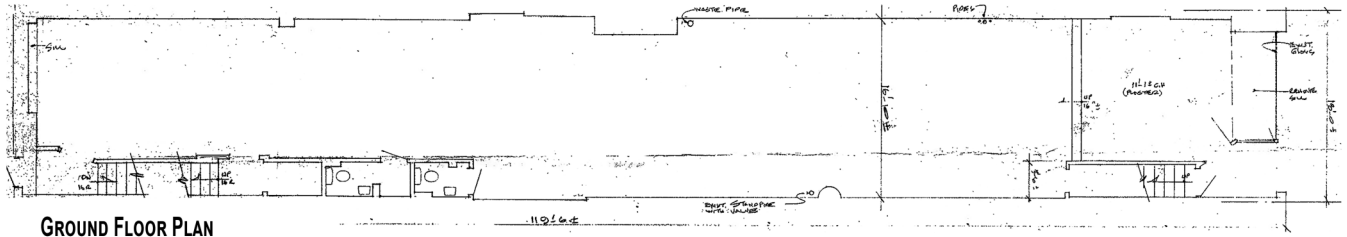
120-124 E. Lancaster Avenue - Suite 101
Ardmore - PA - 19003

T.215-557-9900 F.215-701-3839
www.eusrealty.com

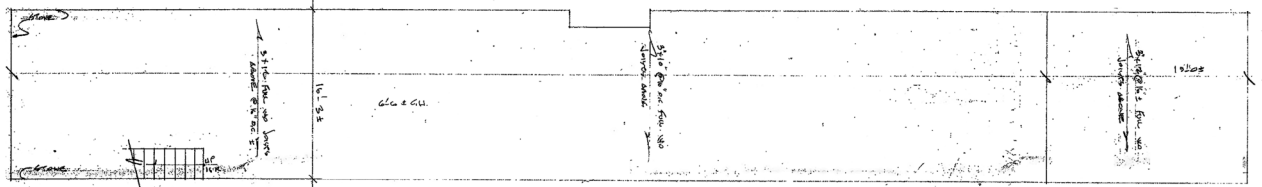
2013 WALNUT STREET

RITTENHOUSE SQUARE - PHILADELPHIA - PA

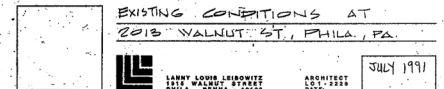
FLOOR PLAN



GROUND FLOOR PLAN

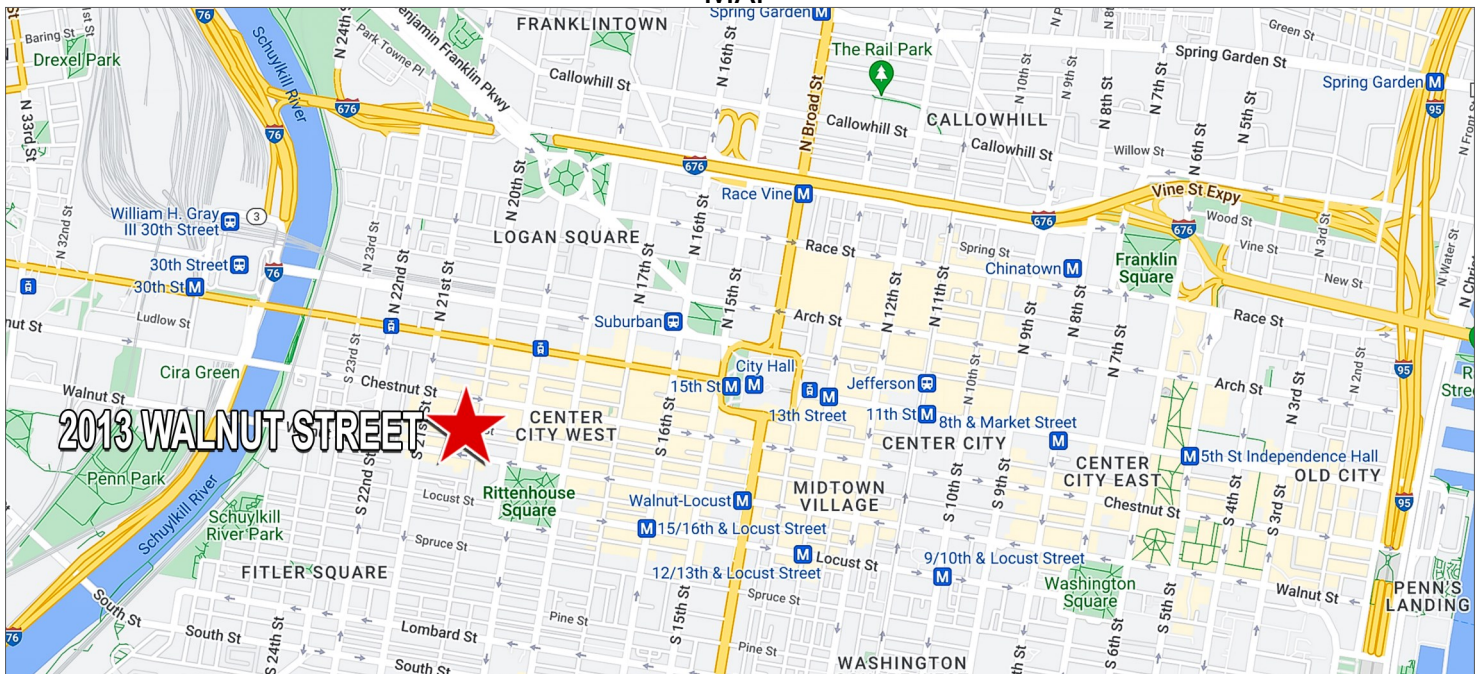


BASEMENT FLOOR PLAN



WALNUT STREET

MAP



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