



Children's Hospital of Philadelphia®

The Morgan Center for Research and Innovation

660 Schuykill Avenue, Philadelphia, PA

**±6,412 SF Ground
Floor Restaurant**
Available for Lease

Leased by:



Iryna Iryk

Office 215.893.0300

Direct 215.282.0156

iiryk@metrocommercial.com

Michael Gorman

Office 215.893.0300

Direct 215.282.0152

mgorman@metrocommercial.com



Children's Hospital
of Philadelphia®

Estimated Delivery
Q3 2025

One of a kind
restaurant opportunity
on the ground floor of
The Children's Hospital
of Philadelphia's
newest research
center

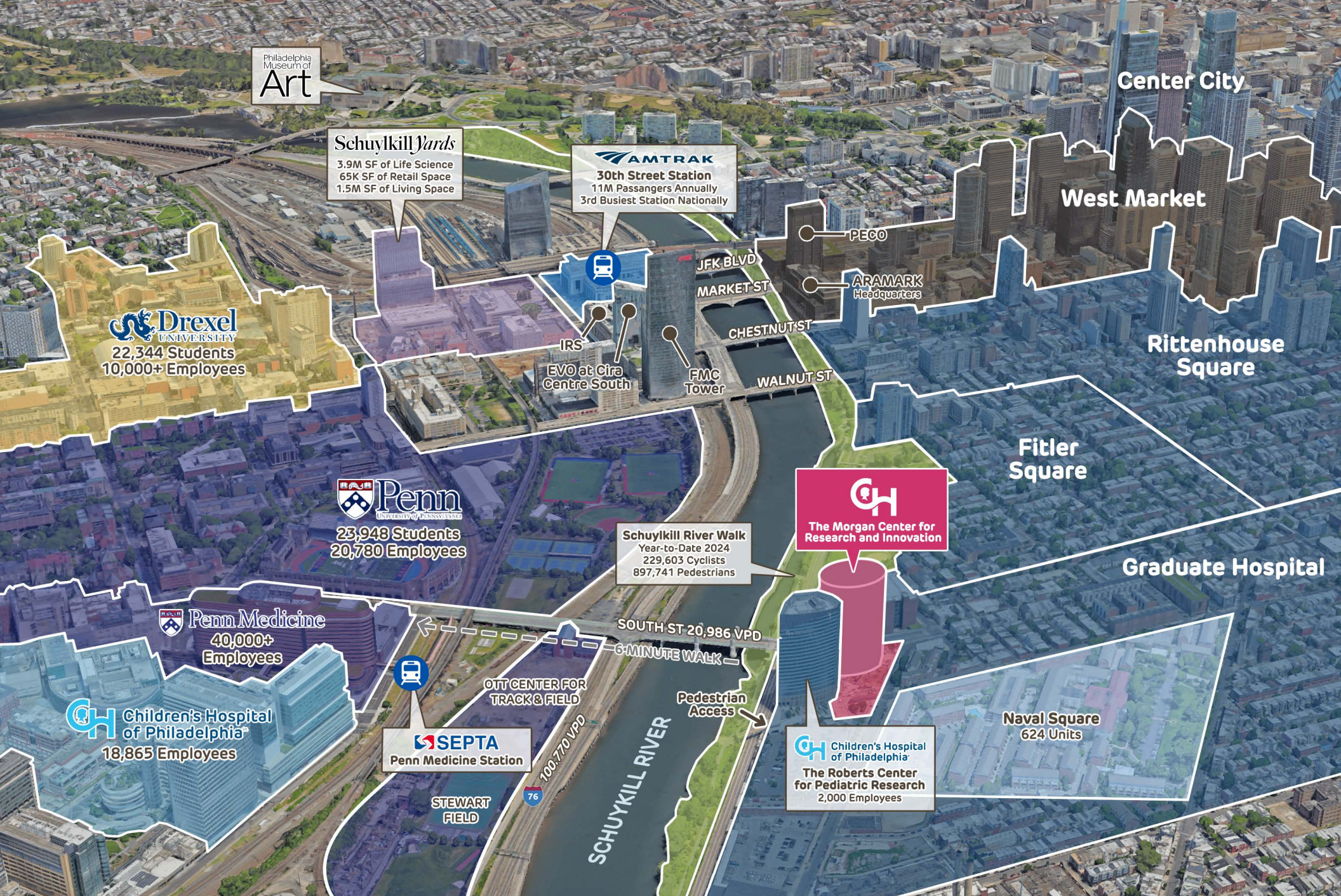


Great visibility
and easy access from
highly trafficked
South Street Bridge

Located in the
booming
Graduate Hospital
neighborhood

80,381
Population within
a 1 Mile Radius





Philadelphia Museum of Art

Schuykill Yards
 3.9M SF of Life Science
 65K SF of Retail Space
 1.5M SF of Living Space

AMTRAK
30th Street Station
 11M Passengers Annually
 3rd Busiest Station Nationally

Center City

West Market

Rittenhouse Square

Filtler Square

Graduate Hospital

Drexel UNIVERSITY
 22,344 Students
 10,000+ Employees

Penn UNIVERSITY OF PENNSYLVANIA
 23,948 Students
 20,780 Employees

Penn Medicine
 40,000+ Employees

Children's Hospital of Philadelphia
 18,865 Employees

SEPTA
 Penn Medicine Station

Schuykill River Walk
 Year-to-Date 2024
 229,603 Cyclists
 897,741 Pedestrians

GH
The Morgan Center for Research and Innovation

GH Children's Hospital of Philadelphia
The Roberts Center for Pediatric Research
 2,000 Employees

Naval Square
 624 Units

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.30.24

The Morgan Center for Research and Innovation
 660 Schuykill Avenue, Philadelphia, PA





The Morgan Center for Research and Innovation
660 Schuylkill Avenue, Philadelphia, PA



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.30.24

← University City
4 min. drive
10 min. walk

Rittenhouse Square
8 min. drive
20 min. walk

100,770 VPD
76

South St Bridge
6 min. walk

Schuylkill River Walk

AT&T

SCHUYLKILL RIVER

The Roberts Center for Pediatric Research
2,000 Employees

±6,412 SF Available

20,986 VPD

S 27th St
South St
S 26th St

Pedestrian Access

Schuylkill River Walk
229,603 Cyclists
897,741 Pedestrians

GH
The Morgan Center for Research and Innovation

Graduate Hospital

6,380 VPD

Schuylkill Ave

Captains Way

Admirals Way

Commodore Ct

Academy Cir



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.30.24

The Morgan Center for Research and Innovation
660 Schuylkill Avenue, Philadelphia, PA





Space Type

- Retail
- Laboratory Support
- Circulation
- Service Circulation
- MEP
- Core - Support

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.30.24



Property Renderings



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.30.24

The Morgan Center for Research and Innovation
660 Schuylkill Avenue, Philadelphia, PA



Progress Photos



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.30.24

The Morgan Center for Research and Innovation
660 Schuylkill Avenue, Philadelphia, PA



Demographics

Ersi® 2024



80,381

Population (1 Mile Radius)



\$139,153

Average Household Income



31.2

Median Age



165,200

Daytime Population



118,898

Employees (1 Mile Radius)



\$556,427

Average Home Value



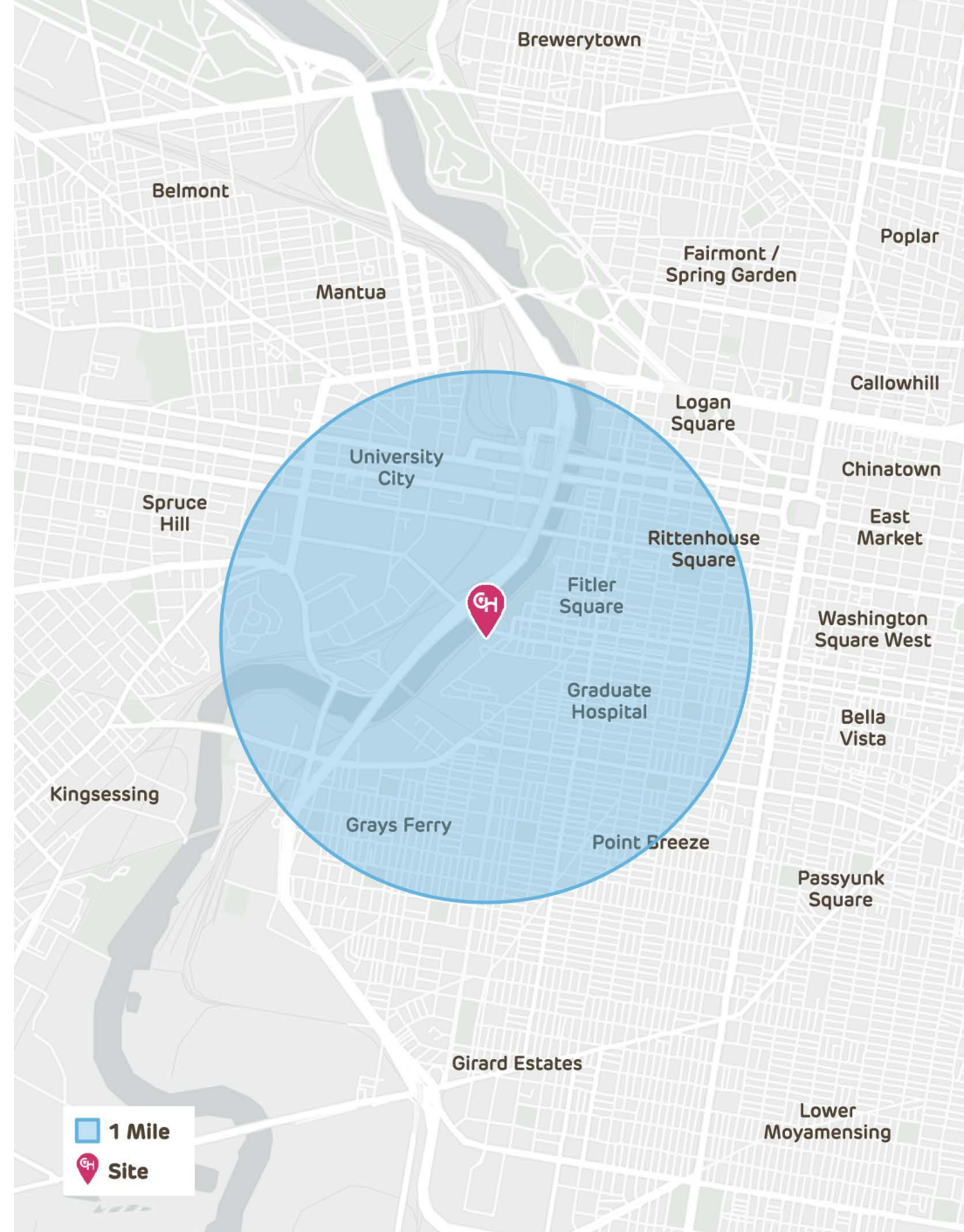
1.85%

Population Growth
(2010-2020)



4,852

Open Business
(1 Mile Radius)



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.30.24

The Morgan Center for Research and Innovation

660 Schuylkill Avenue, Philadelphia, PA





The Morgan Center for Research and Innovation

660 Schuylkill Avenue, Philadelphia, PA

Contact

Iryna Iryk

Office 215.893.0300

Direct 215.282.0156

iiryk@metrocommercial.com

Michael Gorman

Office 215.893.0300

Direct 215.282.0152

mgorman@metrocommercial.com



MetroCommercial.com