

# 1501-03 SPRING GARDEN



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- Rental Rate: **\$5,000/mo**
- Immediate Occupancy!
- Turn Key Restaurant Opportunity
- Former Four Seasons Diner
- 1,800 SF
- Full Basement
- Full kitchen, equipment, furniture & fixtures included
- Occupancy: 91 seats
- Taxes: \$5,100
- Neighborhood: Located directly across the street from 1500 Spring Garden, which consists of over 1 million rentable square feet. Dunkin Donuts and Salad Works are the ground floor retail tenants.



PRECISION | REALTY GROUP, LLC

1401 WALNUT STREET | PHILADELPHIA, PA 19102  
WWW.PRECISIONRG.COM | (215) 300-9688

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## LOCAL AMENITIES

### RESTAURANTS

Martini's Lounge	1836 Callowhill	3 Blocks
The Rose Tattoo	1847 Callowhill	3 Blocks
Four Seasons Restaurant	15th & Spring Garden St.	1 Block
Vetri	640 N. Broad St.	3 Blocks
Callowhill Restaurant	18th & Callowhill	4 Blocks

### FAST FOOD

Savas Pizza & Hoagies	1545 Spring Garden St.	1 Block
Steak and Bagel Train	425 N. Broad St.	2 Blocks
Sharp's Corner Luncheonette	Broad & Spring Garden St.	1 Block
Brandywine Pizza	532 N. 15th St.	1 Block
Shelly's Deli	565 N. 20th St.	5 Blocks
Dominos Pizza	2022 Hamilton St.	5 Blocks
Yum-Yum Chinese	1240 Spring Garden	3 Blocks
Spring Garden Pizza Restaurant	1199 Spring Garden	3 Blocks
Long River Chinese	1543 Spring Garden	6 Blocks
Subway	Broad & Spring Garden	1 Block
Spring Garden Deli	2200 Spring Garden	6 Blocks
Salad Works	1500 Spring Garden	1 Block
Quiznos	1500 Spring Garden	1 Block

### BANKS

Citizens Bank	1904 Spring Garden	4 Blocks
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### CONVENIENCE STORES

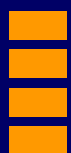
Museum Towers Market	1802 Spring Garden	3 Blocks
Wawa w/ PNC ATM	18th & Callowhill St.	2 Blocks
Dunkin' Donuts	1500 Spring Garden	1 Block
Eckerd Drugs	2000 Hamilton	5 Blocks

### GROCERY STORES

Whole Foods	20th & Hamilton	5 Blocks
24-Hour Food Mart w/ATM	17th & Callowhill	3 Blocks

### HOTELS

Four Seasons	18th and the Parkway	7 blocks
Embassy Suites	18th and the Parkway	7 blocks
Sheraton	16th & Vine Street	4 blocks



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### CONTACT

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