



Rittenhouse
Square

**PRIME
RETAIL SPACE
FOR LEASE**

1510 Chestnut St.
Philadelphia, PA



STEVE JEFFRIES
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LISTING DETAILS

1510 CHESTNUT STREET | PHILADELPHIA, PA

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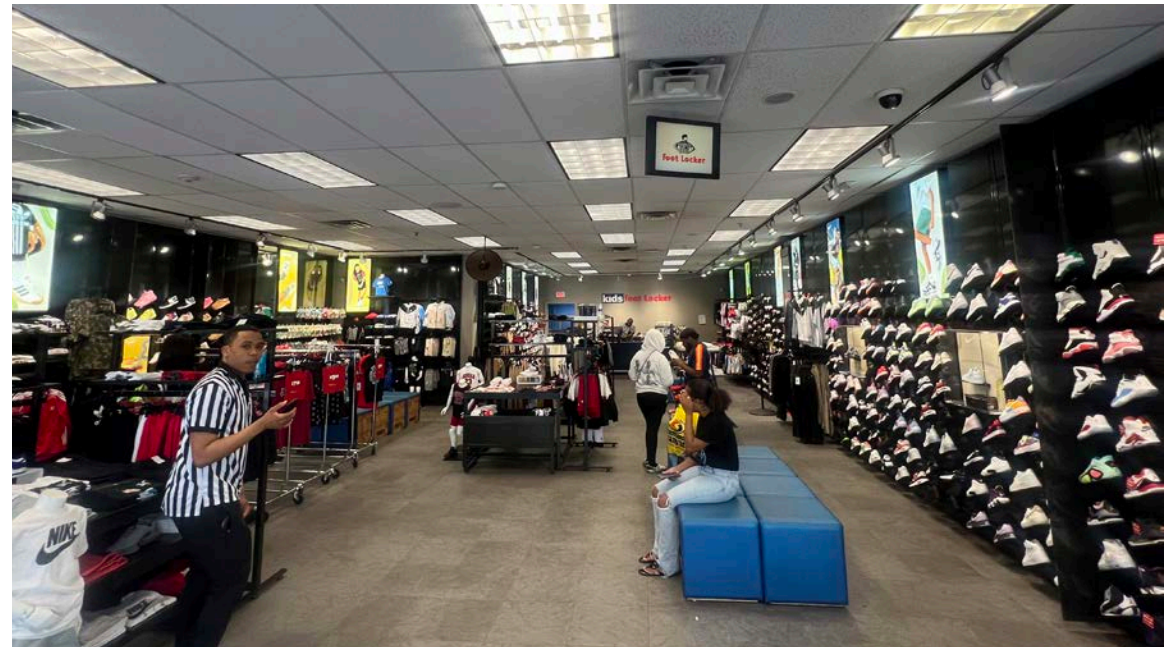
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PROPERTY HIGHLIGHTS

- ± 3,500 SF
- Prime Rittenhouse Square retail space
- Currently operated by Foot Locker Kids
- Double wide 36' frontage on Chestnut Street
- Located in the heart of Center City, steps from City Hall, The PATCO Line & Suburban Station
- Within two blocks in either direction of the following Center City density drivers: Rittenhouse Square, South Broad Office Sector & the Central Business District
- Zoning: CMX-5
- Neighboring Tenants include Dunkin', Five Below, J Crew Factory, Foot Locker, Del Friscos, Staples & The W Hotel



DEMOGRAPHICS



EST. POPULATION

.25 Miles: 7,972 | .5 Miles: 34,753 | 1 Mile: 101,072



EST. MEDIAN AGE

.25 Miles: 30.5 | .5 Miles: 30.7 | 1 Mile: 31.4



EST. AVG HH INCOME

.25 Miles: \$182,650 | .5 Miles: \$136,915 | 1 Mile: \$150,041



EST. EMPLOYEES

.25 Miles: 63,667 | .5 Miles: 138,440 | 1 Mile: 195,943



WALK SCORE

100



TRANSIT SCORE

100



BIKE SCORE

88

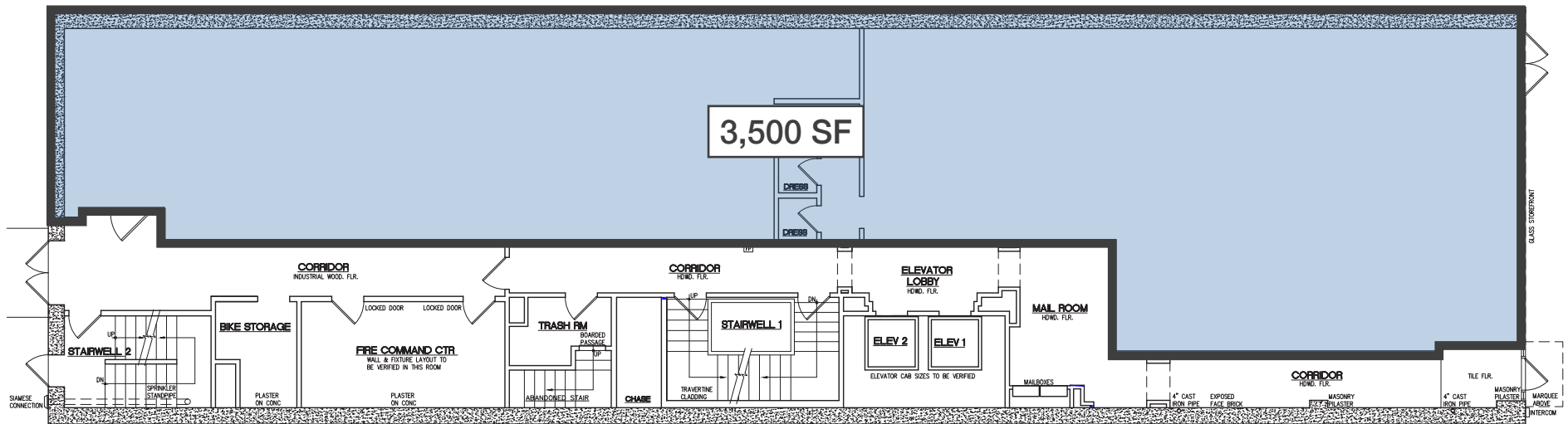
FLOOR PLANS

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Chestnut Street

RETAIL AERIAL

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LOCATION AERIAL

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COMCAST CENTER
FOUR SEASONS

COMCAST CENTER

MARKET STREET

SEPTA
SUBURBAN
STATION

LOVE

CITY HALL
DILWORTH
PARK

Pennsylvania
Convention Center
PHILADELPHIA
IN THE HEART OF IT ALL

READING
TERMINAL
MARKET
since 1899

JEFFERSON
STATION
SEPTA

CHESTNUT

THE SHOPS AT
LIBERTY
PLACE

THE RITZ-CARLTON
PHILADELPHIA

macy's

WALNUT STREET

1510
CHESTNUT

THE UNIVERSITY OF PENNSYLVANIA

Jefferson
University and Hospitals

RITTENHOUSE
SQUARE

The Academy of Music
National Historic Landmark of The Philadelphia Orchestra

THE BELLEVUE
HOTEL

Kimmel
Center
for the
performing
arts

BROAD STREET

CENTER CITY

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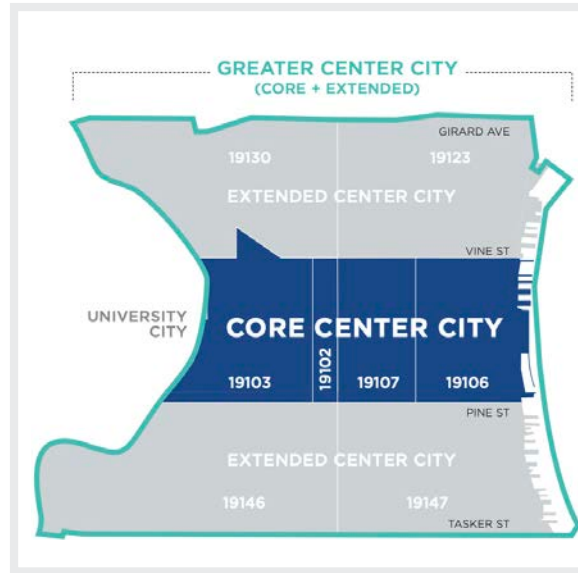
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“Philadelphia’s downtown retail market has been comprised of a diverse mix of locally owned stores and national brands. While more than 90 nationals opened in Center City during the last five years, local retailers still make up more than 75% of the overall tenant mix. Downtown shops and restaurants provide a mix of entry-level and skilled jobs for city residents and help contribute to Center City’s prominence as a regional shopping and dining destination offering unique brands and experiences.”

(Center City District)



CENTER CITY PHILADELPHIA

KEY FACTS

 **84.5%**
storefronts occupied

 **235**
new retailers

 **227**
full service restaurants

 **279,465**
jobs in Philadelphia



PA Convention Center

860,799
VISITORS

Dilworth Park

9,600,000
VISITORS

Reading Terminal Market

5,250,000
VISITORS

Hotel Rooms **13,000**

Residential Pop. **201,439**

College Students **109,000**

Retailers **1,883**

Arts & Culture **210**

(Center City District)

CENTER CITY

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15TH STREET: 13,967 Daily Ridership
CITY HALL: 14,044 Daily Ridership

SUBURBAN STATION: 8,853 Daily Ridership

PATCO: 4,946 Daily Ridership

(Center City District)