

MSC
RETAIL



THE
HALE
BUILDING

1326 CHESTNUT ST.

PHILADELPHIA, PA

**CORNER MULTI-LEVEL
RETAIL/RESTURANT FOR LEASE
IN ARCHITECTURAL MASTERPIECE**





1326 CHESTNUT STREET

MIDTOWN VILLAGE | PHILADELPHIA, PA

CORNER MULTI-LEVEL RETAIL/RESTURANT FOR LEASE IN ARCHITECTURAL MASTERPIECE

CONTACT



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JOIN THESE AREA TENANTS



PROPERTY DETAILS

- Extremely well-located corner for lease in Philadelphia's premier Food & Beverage and nightlife corridor
- Situated in the heart of vibrant Midtown Village, just 1/2 block from both 13th Street's restaurant row and Broad Street (Avenue of the Arts), lined with performance theaters, restaurants, hotels, and dense office and residential high rises
- Multi-level space includes 3,321 SF on the ground floor, existing 2,365 SF mezzanine (can be removed), and 2,627 SF basement
- Architectural details include ornate historic façade with modern storefront, 19' ceilings, and original bay windows
- Very usable mezzanine and basement provide affordable square footage in exceptionally desirable location
- New restaurant-grade mechanical systems in place

DEMOGRAPHICS

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

EST. POPULATION
142,078

EST. MEDIAN AGE
33.8 yrs

EST. AVG HH INCOME
\$103,852

EST. TOTAL EMPLOYEES
271,523

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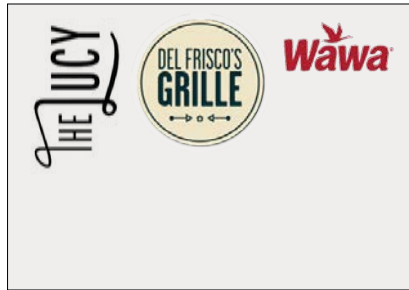
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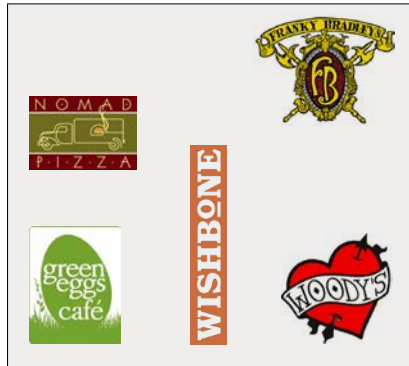
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Broad Street



Juniper Street



Locust Street

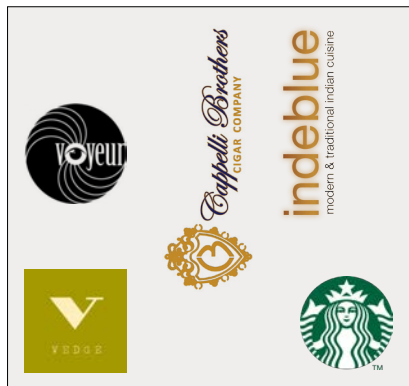
Walnut Street

Sansom Street

Chestnut Street

13th Street

12th Street



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**GROUND FLOOR/MEZZANINE
PHOTOS**

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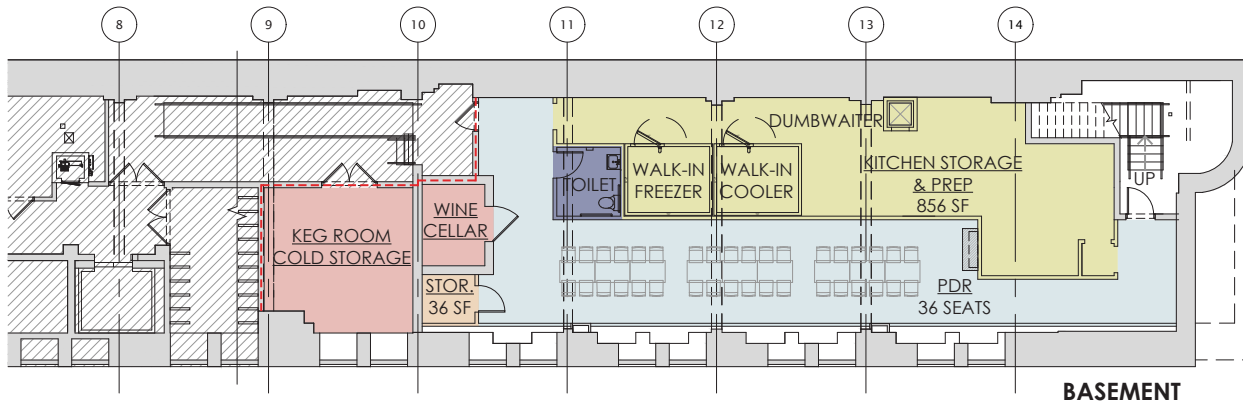
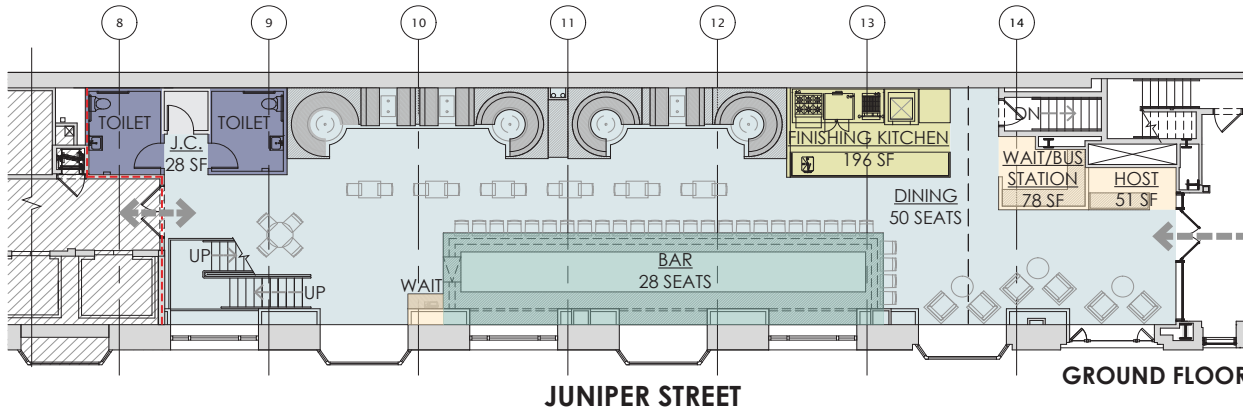
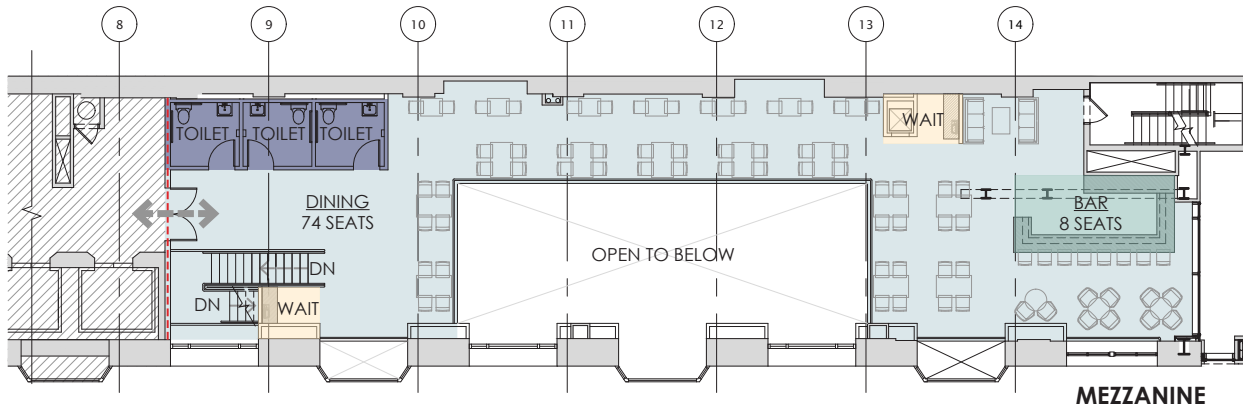


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ZONE DIAGRAM

PROGRAM

- INTERIOR SEATING
- JANITOR'S CLOSET
- KITCHEN
- BAR
- STORAGE
- TOILET ROOMS
- WINE CELLAR/KEG ROOM COLD STORAGE
- FOH SUPPORT STATIONS
- CUSTOMER FLOW
- DEMISING WALL

USEABLE AREA

MEZZANINE	2,365 USF
GROUND FLOOR	3,321 USF
BASEMENT	2,627 USF

SEAT COUNT

MEZZANINE	82
GROUND FLOOR	78
BASEMENT	36
TOTAL	196

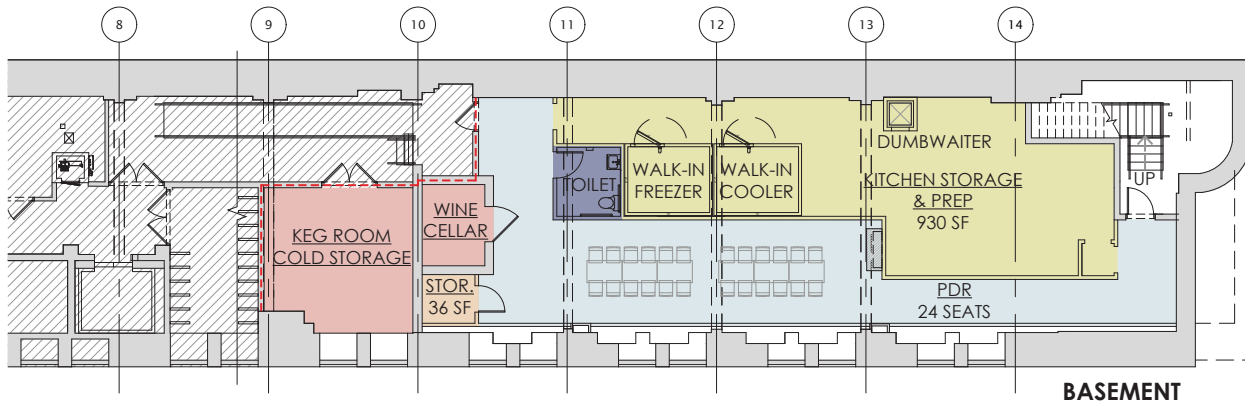
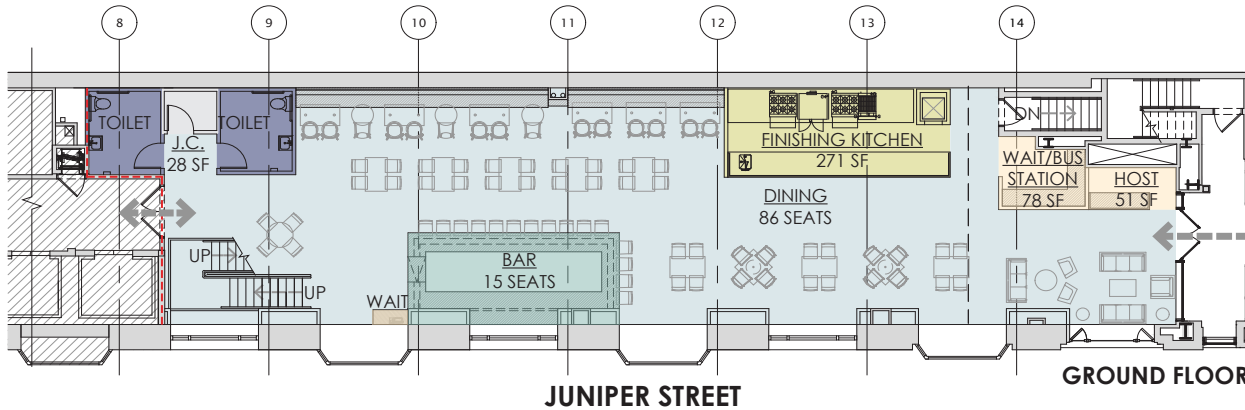
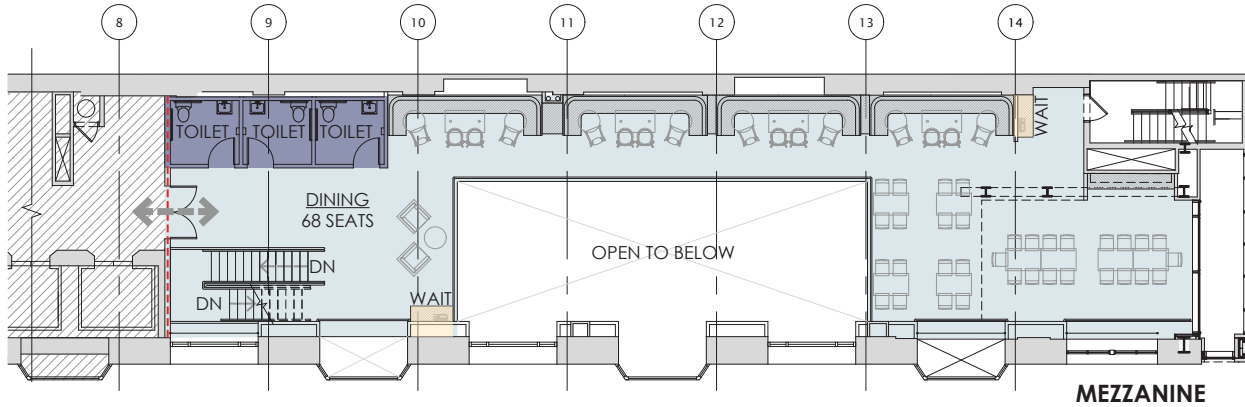
CHESTNUT STREET

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USEABLE AREA

MEZZANINE	2,365 USF
GROUND FLOOR	3,321 USF
BASEMENT	2,627 USF

SEAT COUNT

MEZZANINE	68
GROUND FLOOR	101
BASEMENT	24
TOTAL	193

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