

MSC

2300 CHESTNUT STREET

5,741 SF CORNER RETAIL/OFFICE WITH EXCELLENT FRONTAGE AND ARCHITECTURAL DETAIL

RITTENHOUSE SQUARE
PHILADELPHIA, PA



2300 CHESTNUT STREET

JOIN NEIGHBORING TENANTS

[solidcore] · FIVE IRON GOLF · TRADER JOE'S · Jacobs · The Ritt CrossFit Rittenhouse · ROSY'S TACO BAR · Fitler Club · JOANNE HUDSON · OLTREMARE · Human Robot · FREEMAN'S | HINDMAN

PROPERTY DETAILS

- *Excellent architectural character in ground floor spaces at SW corner of 23rd and Chestnut, suitable for retail and office*
- *Spaces include exceptional frontage, ceiling height, window line, and feature exposed columns, brick and ductwork*
- *Prominent Rittenhouse Square neighborhood location at the gateway to University City, and under a 0.5 mile walk to both 30th Street Station and the Central Business District*
- *Strong visibility at corner with 6,700 AADT on 23rd St and 6,300 AADT on Chestnut Street*

DEMOGRAPHICS

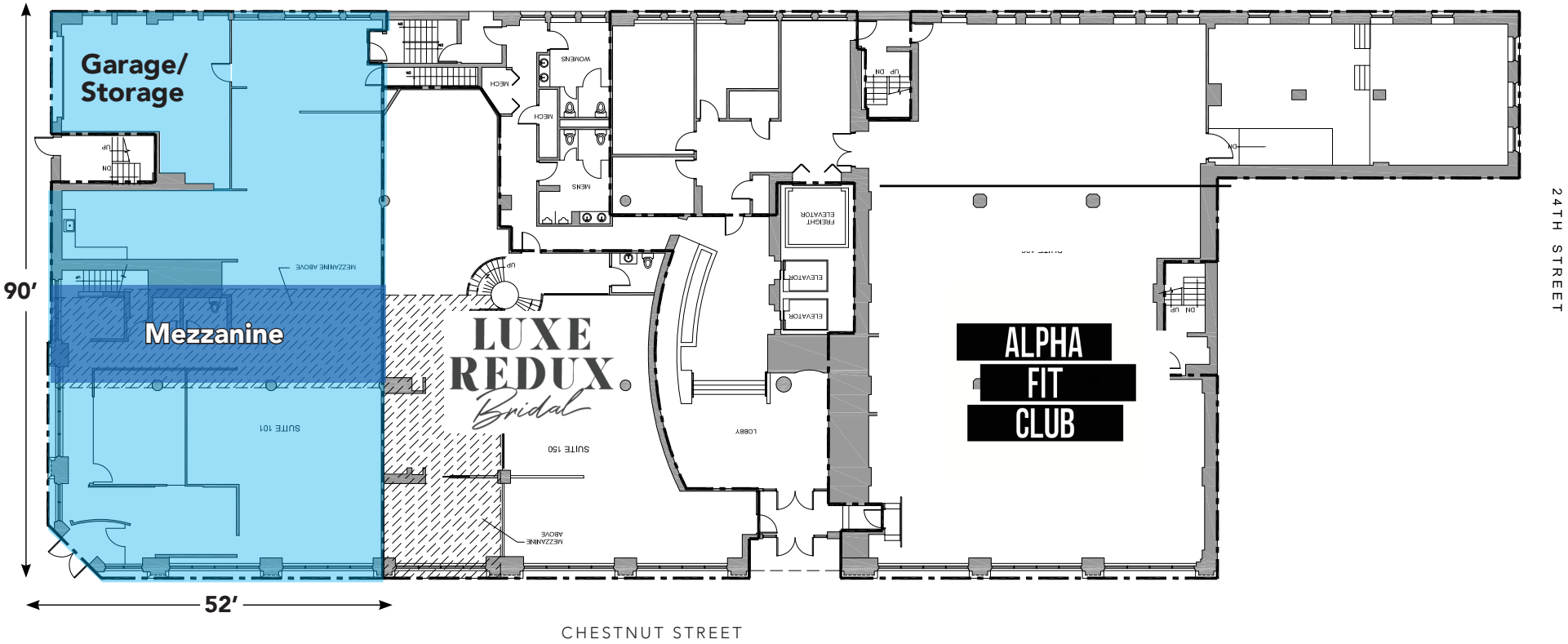
Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION	EST. MEDIAN AGE
219,122	35.7
EST. MED HH INCOME	**EST. EMPLOYEES**
$111,229	227,726

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MSC

FLOOR PLAN



STE. 101
Creative office build out
4,959 SF Ground Floor
782 SF Mezzanine
20' Ceilings

NEIGHBORHOOD MAP



AERIAL


GIANT
SITE
FedEx
CVS
CVS
MARKET ST
CHESTNUT ST
SANSOM ST
WALNUT ST
LOCUST ST
SPRUCE ST
RITTENHOUSE SQUARE
DILWORTH PARK
JFK BLVD
ARCH ST
2ND ST
BROAD ST

MSC



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