

MSC CHANCELLOR STREET

RITTENHOUSE SQUARE
PHILADELPHIA, PA

2,713 SF RETAIL OPPORTUNITY

Owned & Managed By
 Midwood

1609 CHANCELLOR STREET



PROPERTY DETAILS

- ▶ *Rare retail/restaurant opportunity in the heart of Rittenhouse Square*
- ▶ *2,713 SF on the ground floor with 52' of frontage on Chancellor Street*
- ▶ *Surrounded by national retail, dense residential, and a vibrant restaurant/nightlife scene*

JOIN NEIGHBORING TENANTS



DEMOGRAPHICS

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

EST. EMPLOYEES	EST. POPULATION
258,822	188,131
EST. MEDIAN HH INCOME	EST. MEDIAN AGE
\$99,150	35

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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FIRST FLOOR PLAN

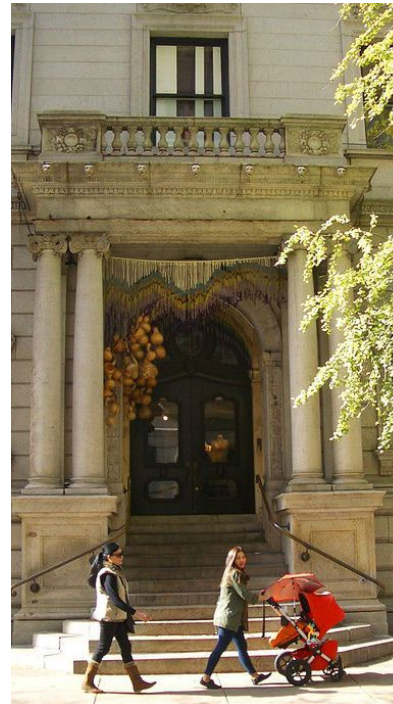
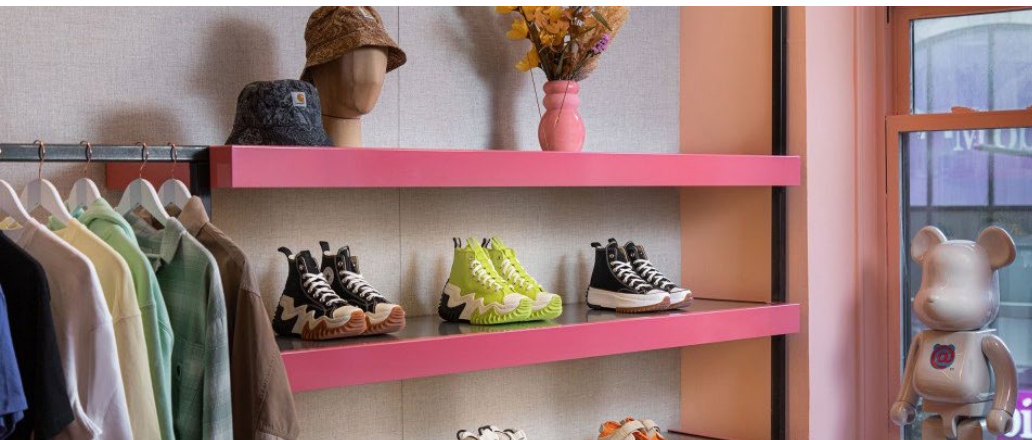


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RITTENHOUSE SQUARE NEIGHBORHOOD MAP





RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA

serving as the epicenter of retail, dining, daytime office traffic, hotels, affluent residential, and nightlife. The trade area is positioned with unmatched access to Center City's most impactful traffic drivers. From an ultra-affluent residential base, to over **44M SF of office**, to an acclaimed arts district and a flourishing tourism base, it truly is a live/work/play 24 hour neighborhood. As the **5th most walkable downtown** in the country, it is easily accessed by the various other highly connected and flourishing Philadelphia neighborhoods. It provides maximum exposure along with unparalleled national co-tenancy in a downtown setting and serves as the ideal city entry point for most national retailers and restaurants.

WALNUT STREET

RETAIL



rag & bone
NEW YORK

ARITZIA



CB2



ALO

VINCE.

FAHERTY



ANTHROPOLOGIE

lululemon  athletica

Glossier.



VERONICA BEARD

MADEWELL



 gorjana

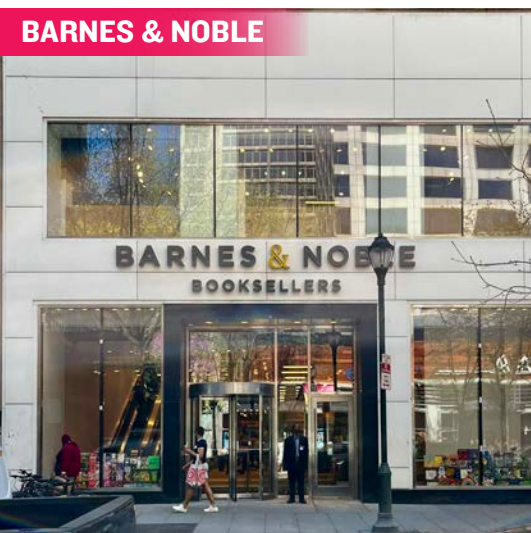


WARBY PARKER

Walnut and Chestnut Streets, along with the connecting numbered streets, have become attractive locations for both high-end and fast-fashion retailers who value the city's highly concentrated, cosmopolitan and diverse customer base. Walnut Street is the city's premier "high street" retail corridor with four primary blocks that span Broad Street to 18th Street. With a mix of upscale apparel/contemporary stores, athleisure, digitally native brands, jewelry, and furniture, **WALNUT STREET'S LEASING ACTIVITY IS THE STRONGEST IT HAS EVER BEEN.**

CHESTNUT STREET

RETAIL



BIGGER BOX TENANTS

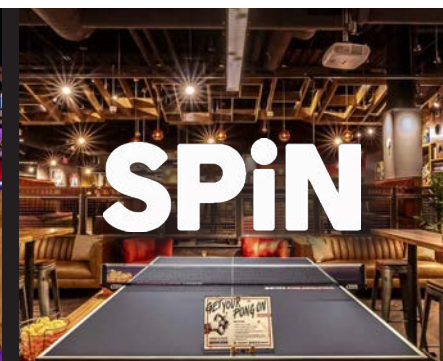
such as Barnes & Noble, Bloomingdale's Outlet, Uniqlo, Nordstrom Rack and Sephora mixed with local fashion institutions such as Boyds Department Store, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.



FITNESS, HEALTH & WELLNESS



HOTELS



NIGHT LIFE

RESTAURANTS

From renowned Stephen Starr, Michael Schulson and Cook N Solo restaurants to local James Beard award-winning chefs, Rittenhouse Square is a culinary mecca and receives national recognition for its booming restaurant scene.



vernick
food & drink



QSR / SPECIALTY

Rittenhouse Square's density, day-time population and unparalleled exposure makes it an ideal location for national QSRs looking to enter the Philadelphia market.

VanLeeuwen



CAVA



MSC



MEGAFORMER STUDIO

STRONGER
LONGER
BALANCED

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