MSC

1726 CHESTNUT STREET

PHILADELPHIA, PA

BUILDING FOR SALE OR LEASE

TURN-KEY FULLY FIT OUT RESTAURANT

1726 CHESTNUT STREET

DEMOGRAPHICS

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

EST. POPULATION	EST. MEDIAN HH INCOME
212,414	$101,101
EST. MEDIAN AGE	**EST. EMPLOYEES**
35.8	221,273

PROPERTY DETAILS

- *Building for sale or lease with turn-key fully fit out restaurant*
- *High barrier to entry location in highly sought after Rittenhouse Square neighborhood*
- *Dramatic restaurant space with high ceilings, large window display, and excellent street visibility*
- *Surrounded by strong national retail brands, affluent residential, and ample daytime population*

JOIN NEIGHBORING TENANTS

BARNES&NOBLE
SEPHORA
DI BRUNO BROS. CULINARY PIONEERS SINCE 1939
PARIS BAGUETTE
MAC
DAVE'S HOT CHICKEN
CAVA Mezze Grill

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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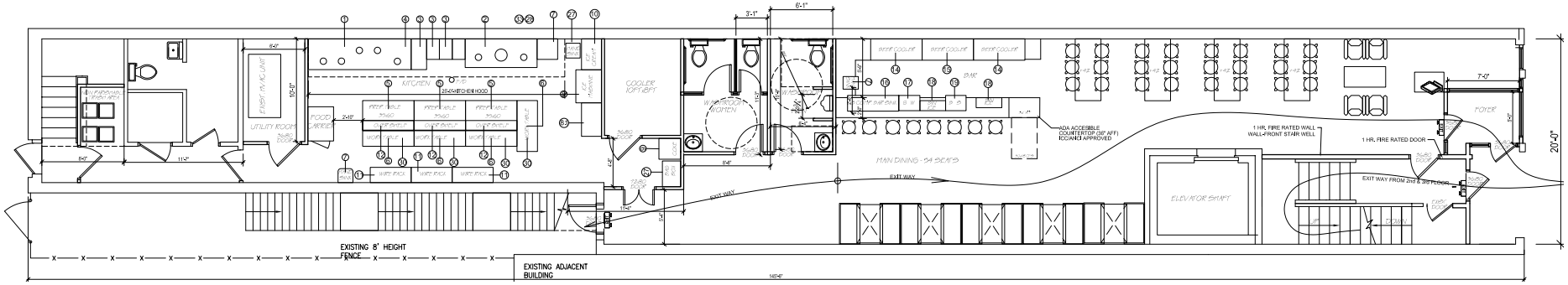
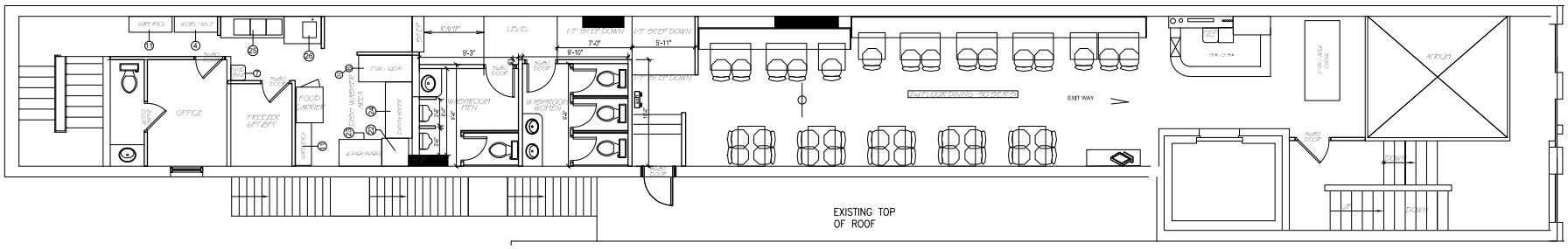
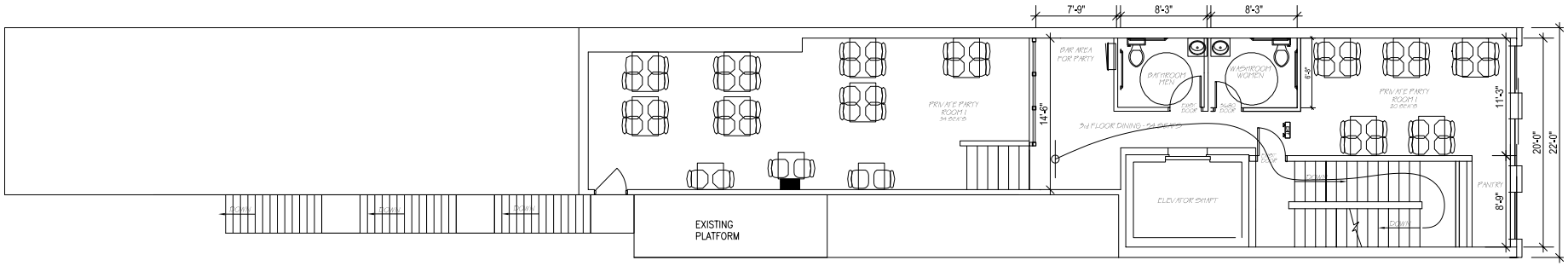
AS-BUILT FLOOR PLANS



1ST FLOOR - ±2,574*



2ND FLOOR - ±2,173*

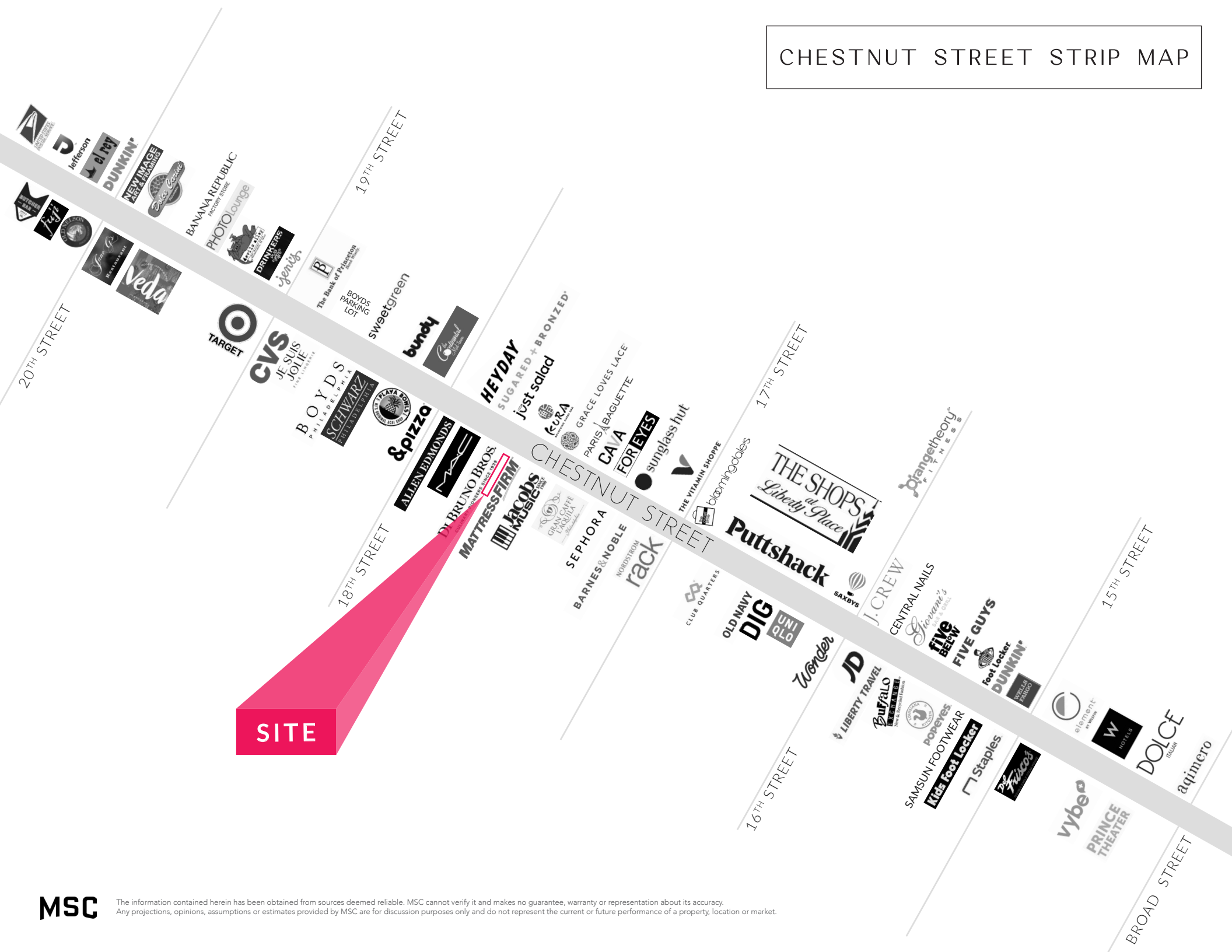


3RD FLOOR - ±1,435*

CHESTNUT STREET

*ESTIMATED BASED ON AVAILABLE PLANS

CHESTNUT STREET STRIP MAP



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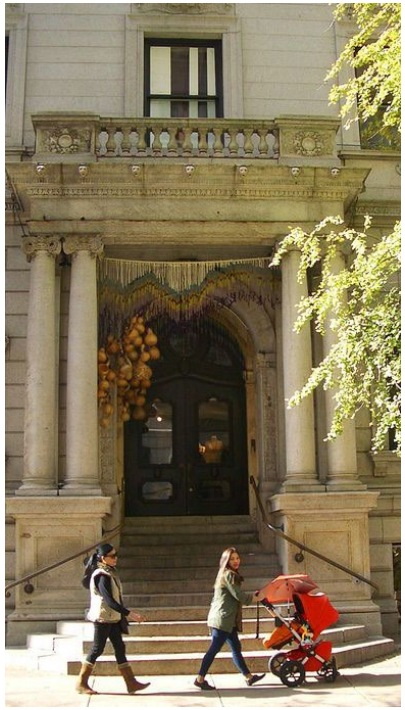
RITTENHOUSE SQUARE NEIGHBORHOOD MAP

RITTENHOUSE SQUARE

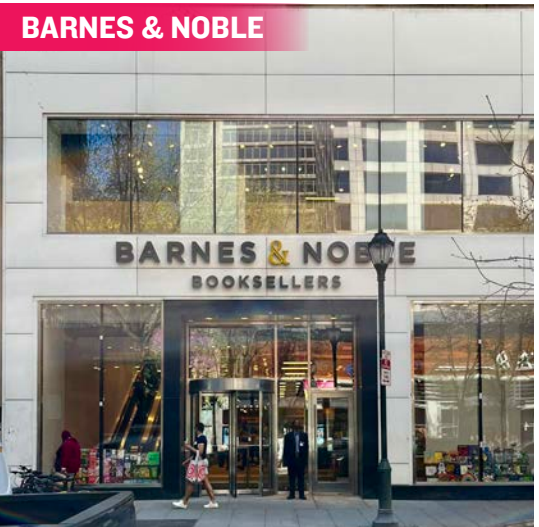
AN OVERVIEW



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.

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.

WALNUT STREET

RETAIL

rag & bone
NEW YORK

ARITZIA

VINCE.

lululemon athletica

VERONICA BEARD

gorjana

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.***

FITNESS, HEALTH & WELLNESS

HEYDAY

RESCUE SPA

BARRYS BOOTCAMP

SOULCYCLE

COREPOWER YOGA

EQUINOX

SOLIDCORE

HOTELS

The Ritz-Carlton Hotel Company, L.L.C.

The Rittenhouse Hotel

W Hotels

Kimpton Hotels & Restaurants

Four Seasons

Hyatt Centric

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.

MSC

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