

MSC

25

CHESTNUT STREET

SECOND GENERATION FITNESS STUDIO/RETAIL  
RETAIL CONDOMINIUM FOR SALE OR LEASE

CENTER CITY, PHILADELPHIA, PA



# 725 CHESTNUT STREET

## DEMOGRAPHICS

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

EST. POPULATION

**206,964**

EST. MEDIAN HH INCOME

**\$95,215**

EST. MEDIAN AGE

**35.5**

EST. EMPLOYEES

**227,743**

## PROPERTY DETAILS

- ▶ 3,000 SF second generation fitness studio equipped with lobby area, changing room, two ADA bathrooms, and large studio space
- ▶ Potential to add 1,500 SF in usable basement through dedicated stairwell
- ▶ Ground floor of the historic Philadelphia Blueprint building with landmark facade, now a boutique condominium development
- ▶ Uniquely located at the nexus of several anchor attractions and neighborhoods, including Independence Mall, Jefferson Hospital and University, Market East/ Fashion District, Washington Square, Old City and Midtown Village

## JOIN NEIGHBORING TENANTS



morimoto



Jefferson™



ESTD 1851 CIRCA  
JEWELERS' ROW  
DISTRICT

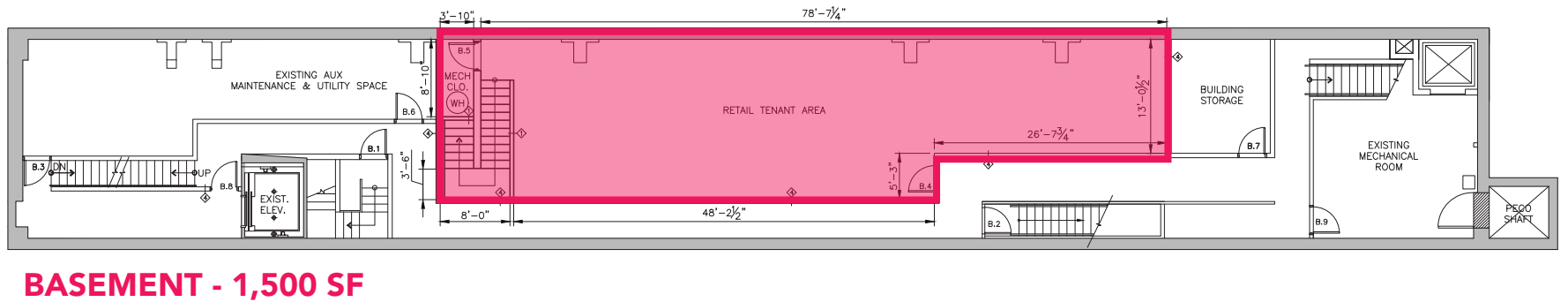
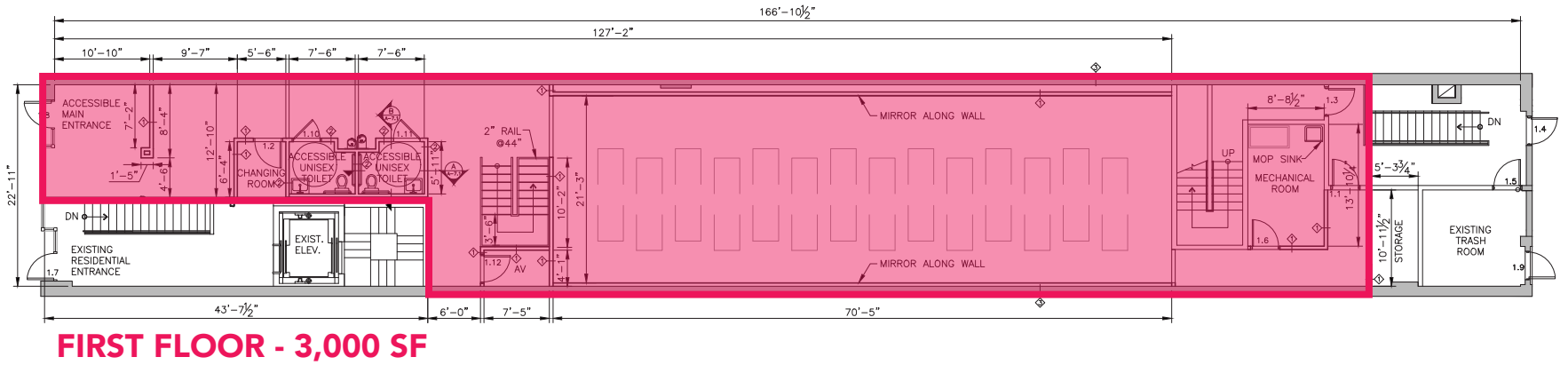


AMERICAN MORTALS

P.J. Clarke's  
EST. 1904

# FLOOR PLAN

CHESTNUT STREET



## INTERIOR PHOTOS



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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## INTERIOR PHOTOS



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# AERIAL



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