

MSC x Scully
COMPANY

CHANCELLOR STREET

RITTENHOUSE SQUARE,
PHILADELPHIA, PA

2.135 SF 2ND GENERATION RESTAURANT
WITH PIZZA OVEN



1615 CHANCELLOR STREET

DEMOGRAPHICS

EST. POPULATION

1MI 107,229
3MI 535,126
5MI 986,386

EST. MEDIAN HH INCOME

1MI \$97,973
3MI \$79,787
5MI \$68,181

EST. DAYTIME POP (EMPLOYEES)

1MI 182,055
3MI 312,445
5MI 453,710

PROPERTY DETAILS

- ▶ Incredibly Rare 2nd Generation Restaurant Space in Rittenhouse Square
- ▶ Situated in the heart of the neighborhood, accessible to Philadelphia's famed Walnut Street retail corridor, dense affluent residential and active hotel/hospitality drivers
- ▶ Ground floor of mixed-use residential/retail property at Icon, owned and operated by Scully Company
- ▶ Available Now

JOIN NEIGHBORING TENANTS

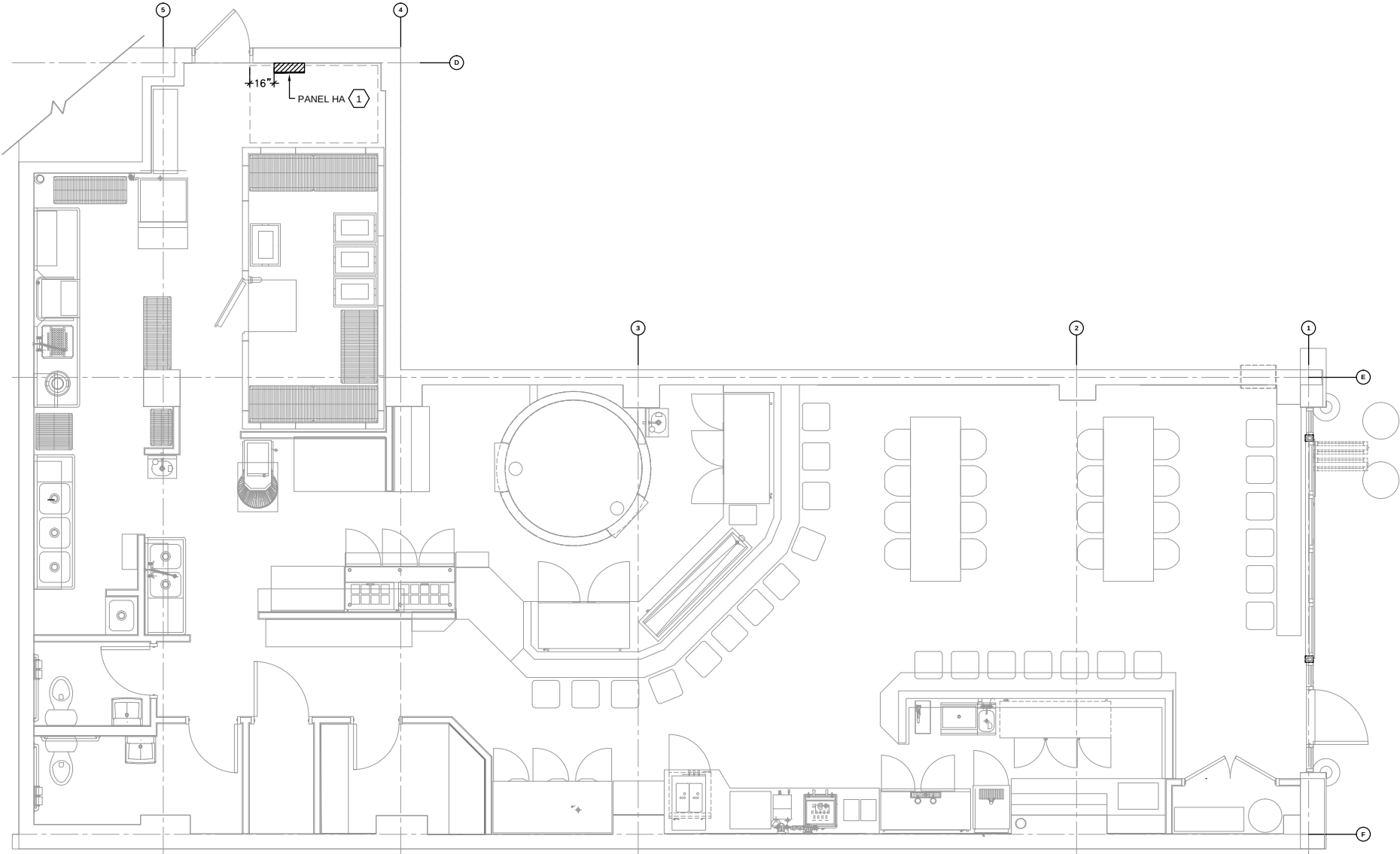


VERONICA BEARD



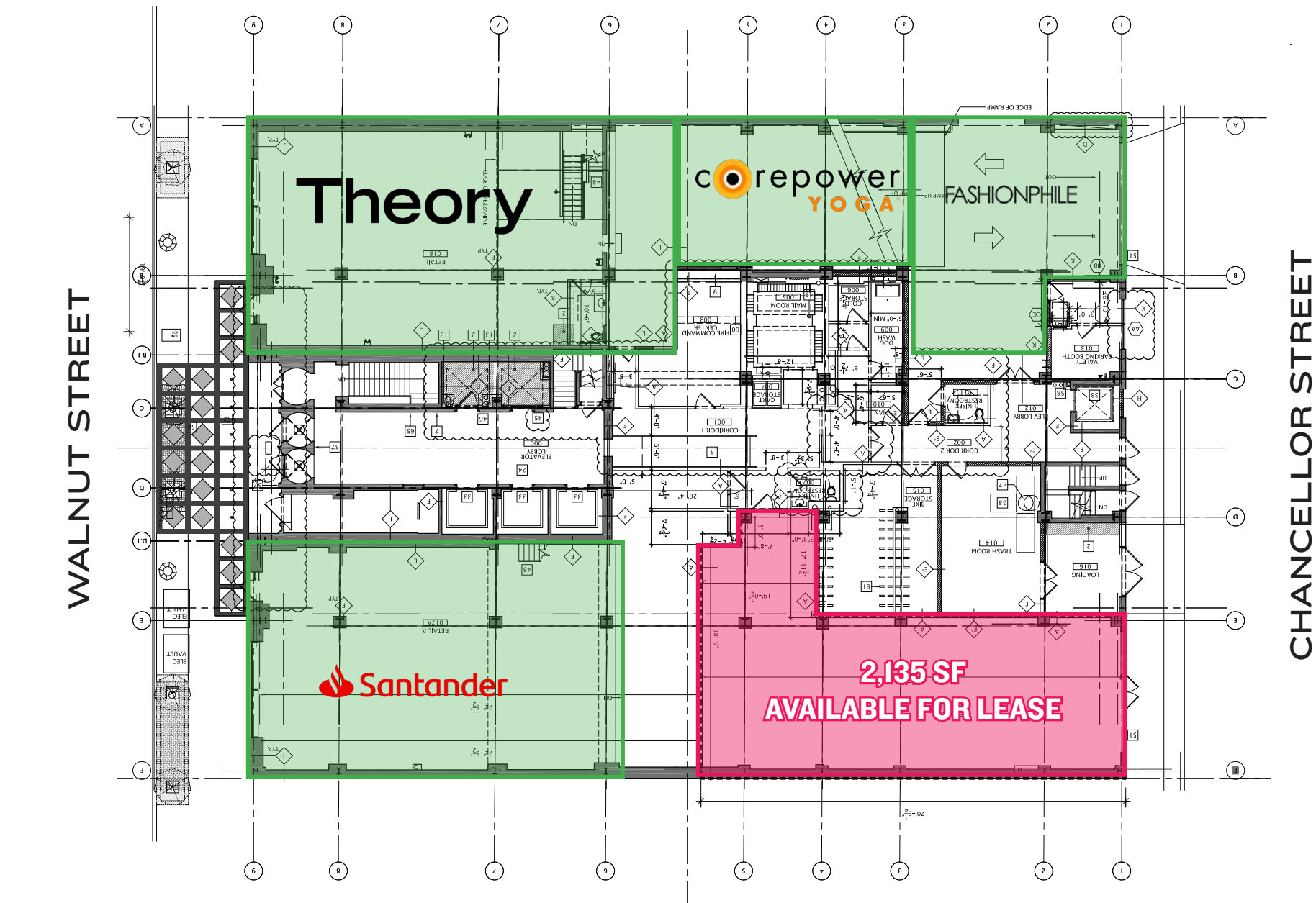
ARITZIA

FLOOR PLAN



CHANCELLOR STREET

SITE PLAN



CONCEPTUAL RENDERING



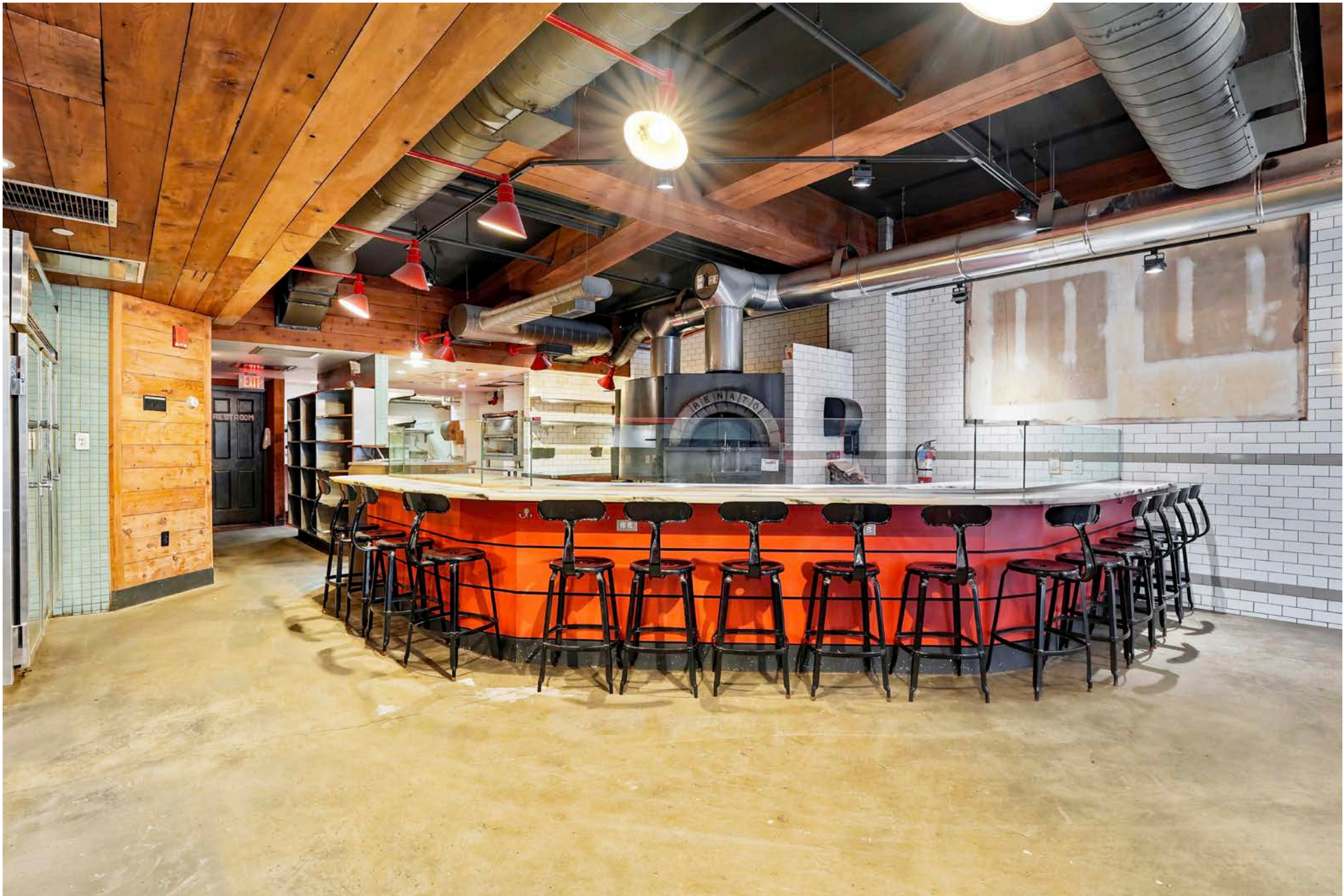
INTERIOR



INTERIOR



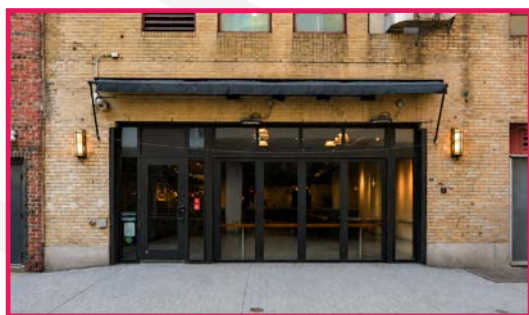
INTERIOR



INTERIOR

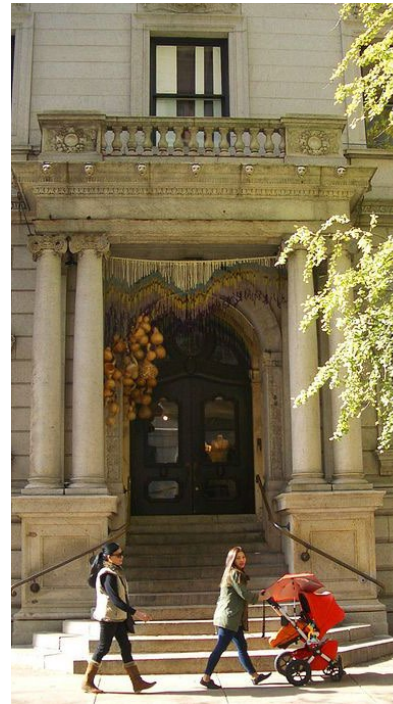
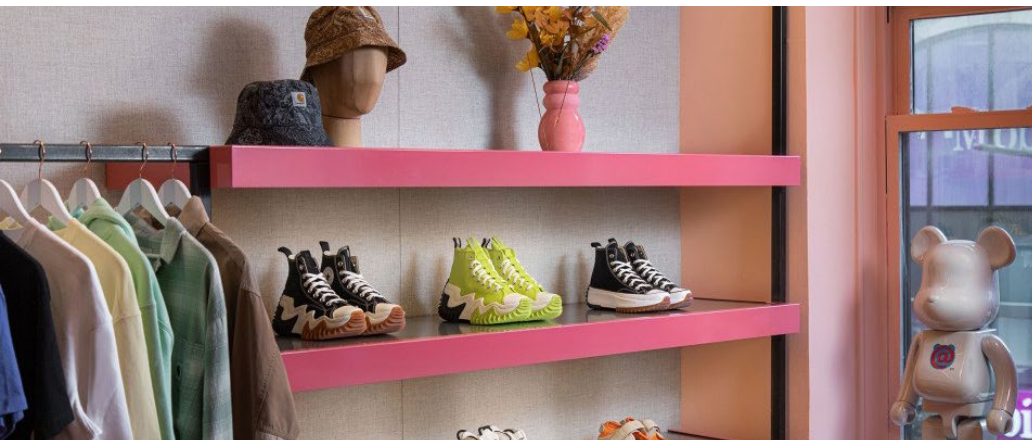


STEPS FROM
PHILADELPHIA'S "HIGH STREET"
 CHESTNUT STREET
 SANSOM STREET



AERIAL





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

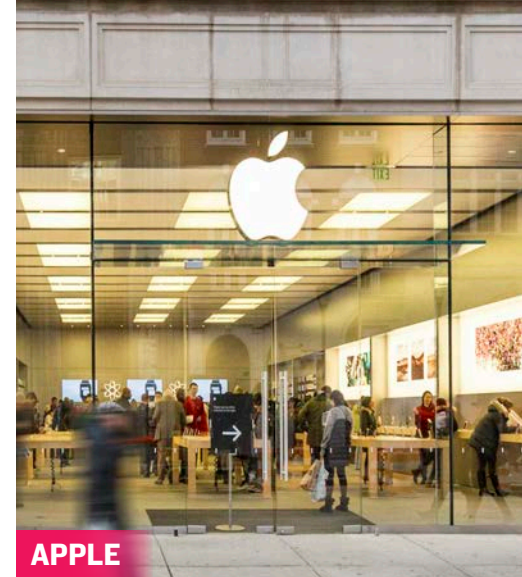


rag & bone
NEW YORK

ARITZIA



ALO



APPLE

Glossier.



CB2

VINCE.

FAHERTY



ANTHROPOLOGIE

lululemon  athletica

WARBY PARKER



VERONICA BEARD

MADEWELL

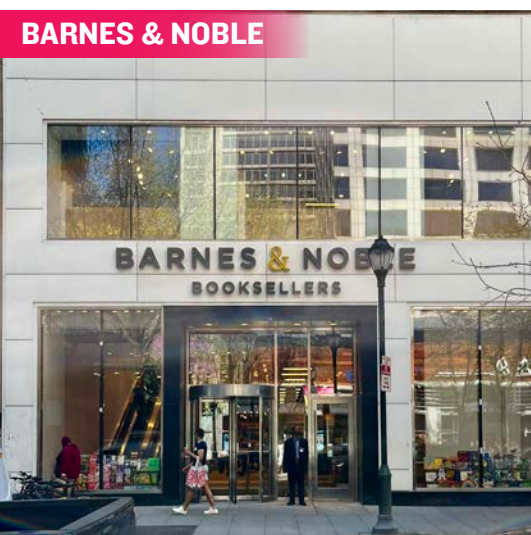


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Walnut and Chestnut Streets, along with the connecting numbered streets, have become attractive locations for both high-end and fast-fashion retailers who value the city's highly concentrated, cosmopolitan and diverse customer base. Walnut Street is 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 Boyd's Department Store, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.



HEYDAY



RESCUE SPA



BARRYS BOOTCAMP

FITNESS, HEALTH & WELLNESS



SOULCYCLE



COREPOWER YOGA



EQUINOX



SOLIDCORE

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





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