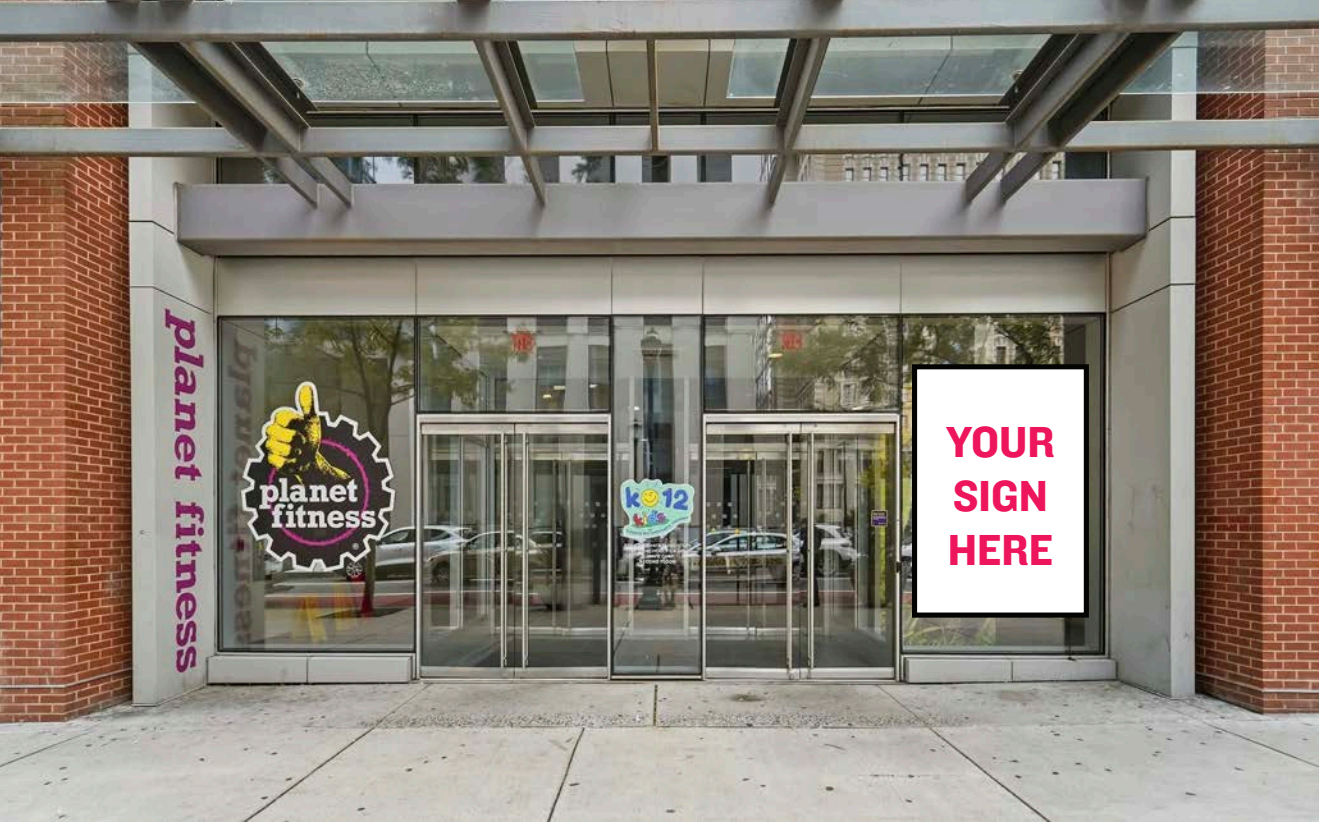

MSC
THE COLLINS
1120 CHESTNUT STREET
MIDTOWN VILLAGE | PHILADELPHIA, PA
20,512 SF LOWER LEVEL SPACE FOR LEASE
POLICE
POLICE
planet fitness



THE COLLINS

JOIN NEIGHBORING TENANTS

SHAKE SHACK · MilkBoy PHILADELPHIA · El Vez · WSFS bank · Jefferson · F1 ARCADE · LUCKY STRIKE · planet fitness

PROPERTY DETAILS

- *Street level storefront entrance with dedicated stairwell to lower level*
- *20,512 SF space with 12' ceilings to the deck (8'6" to the drop) with existing retail build out*
- *Rear loading access through Sansom Street parking directly into freight elevator with stop inside lower level space*
- *Core Center City location with affordable rent*
- *Located in the heart of bustling Midtown Village and across from Thomas Jefferson Hospital and University campus*
- *Seeking retail, office and medical uses*

DEMOGRAPHICS

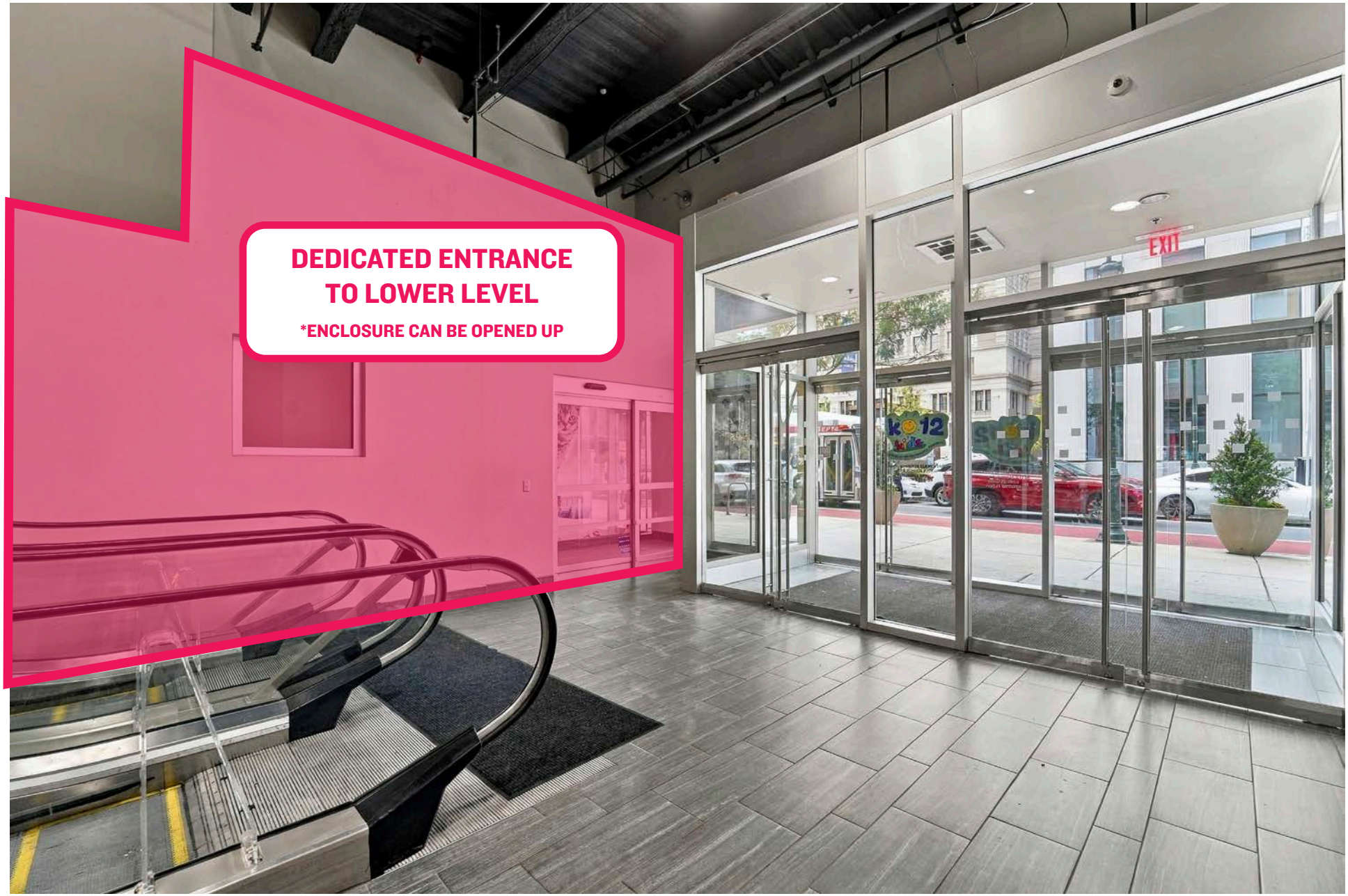
Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION	EST. MEDIAN HH INCOME
223,489	$110,982
EST. MEDIAN AGE	**EST. EMPLOYEES**
35.6	230,070

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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PHOTO



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MSC

LOWER LEVEL



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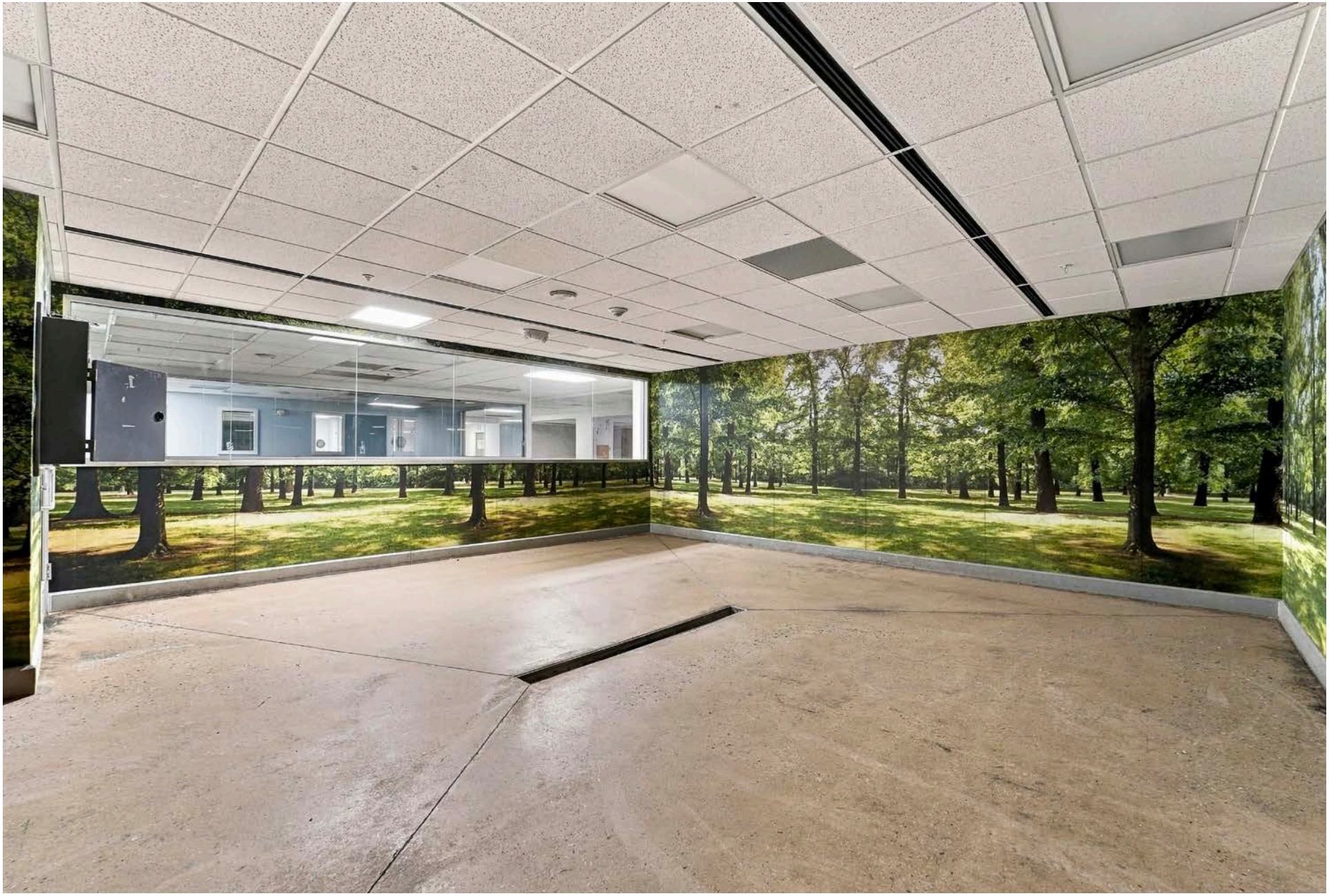
LOWER LEVEL



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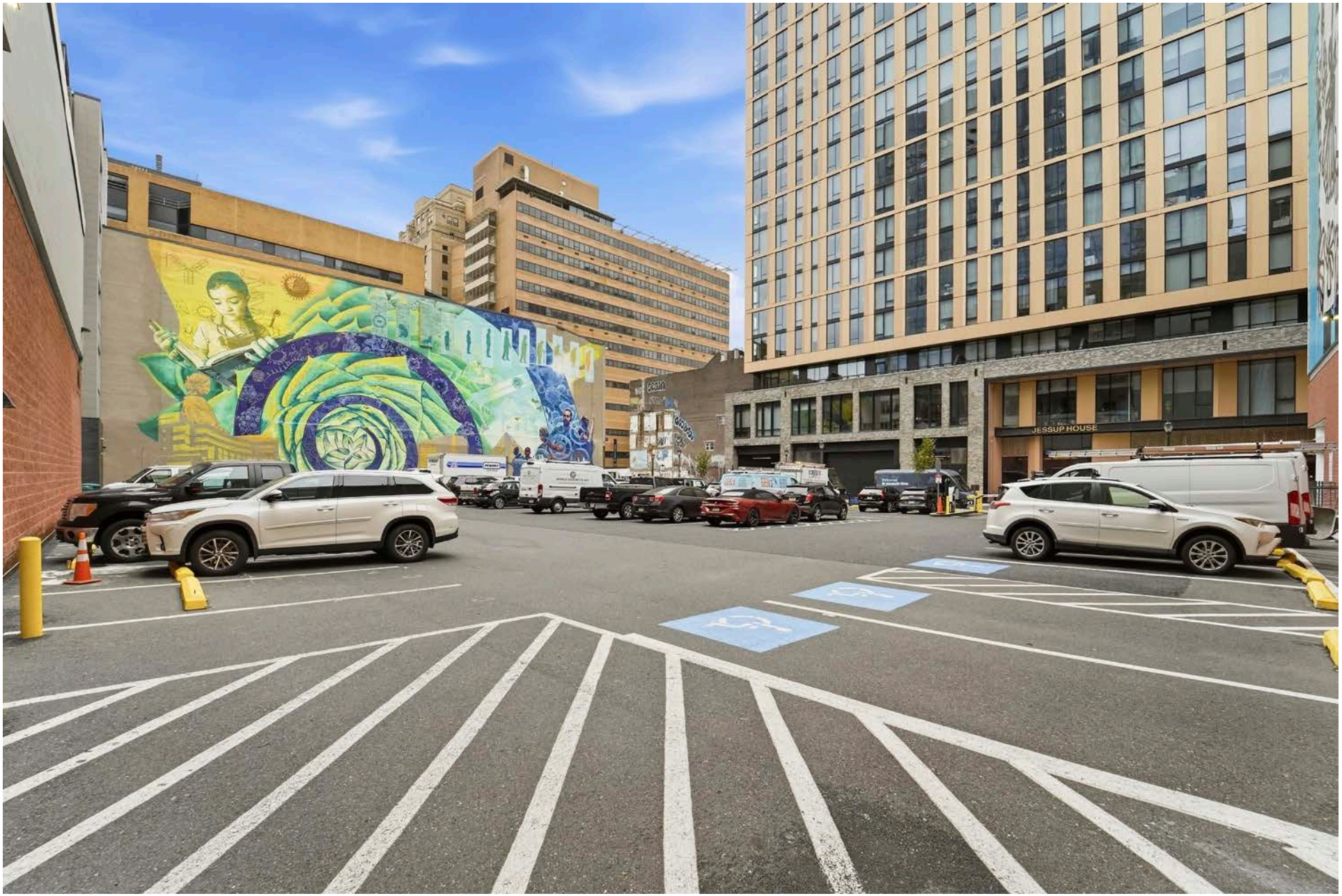
MSC

LOWER LEVEL



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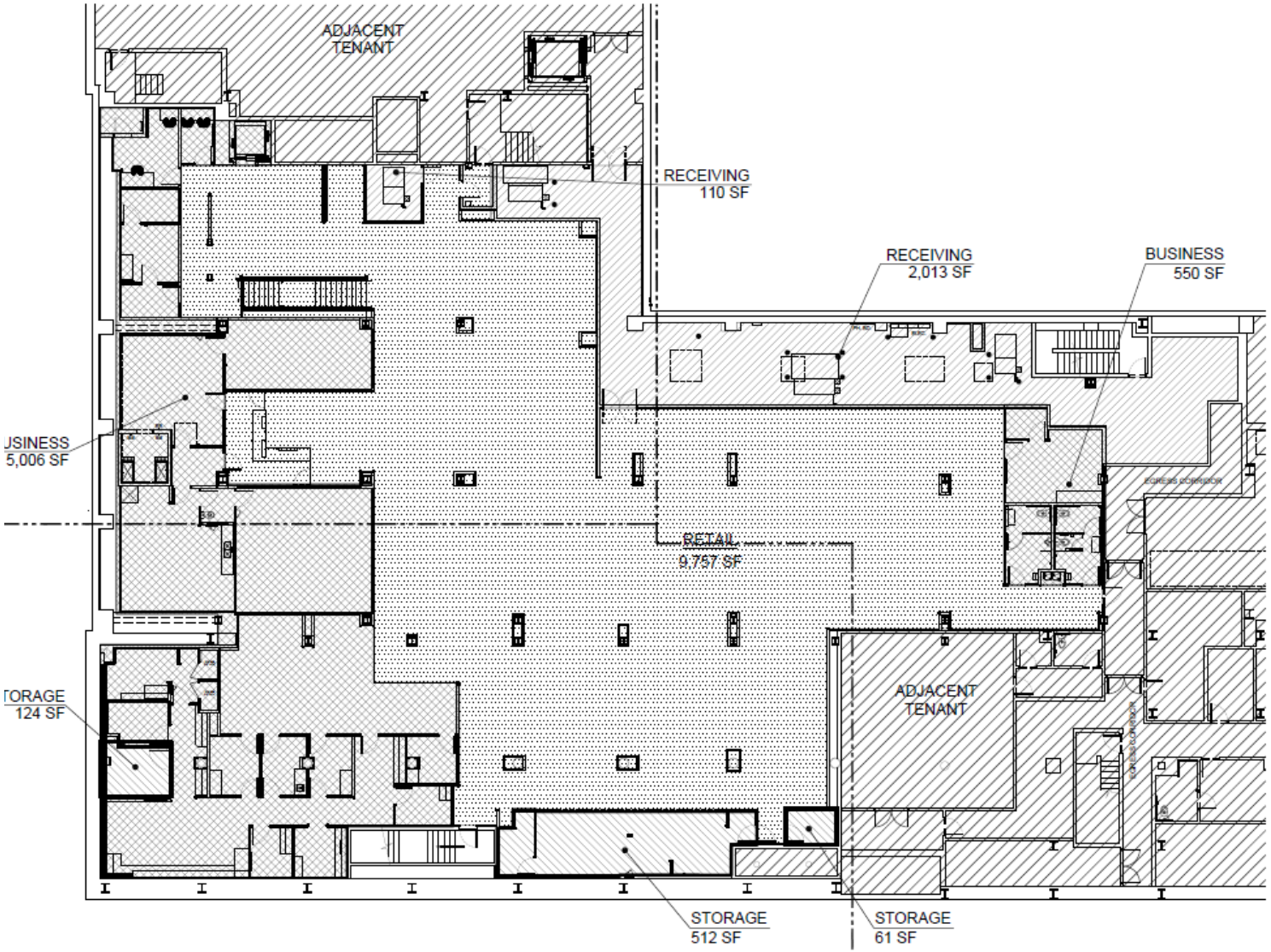
REAR PARKING LOT



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FLOOR PLAN

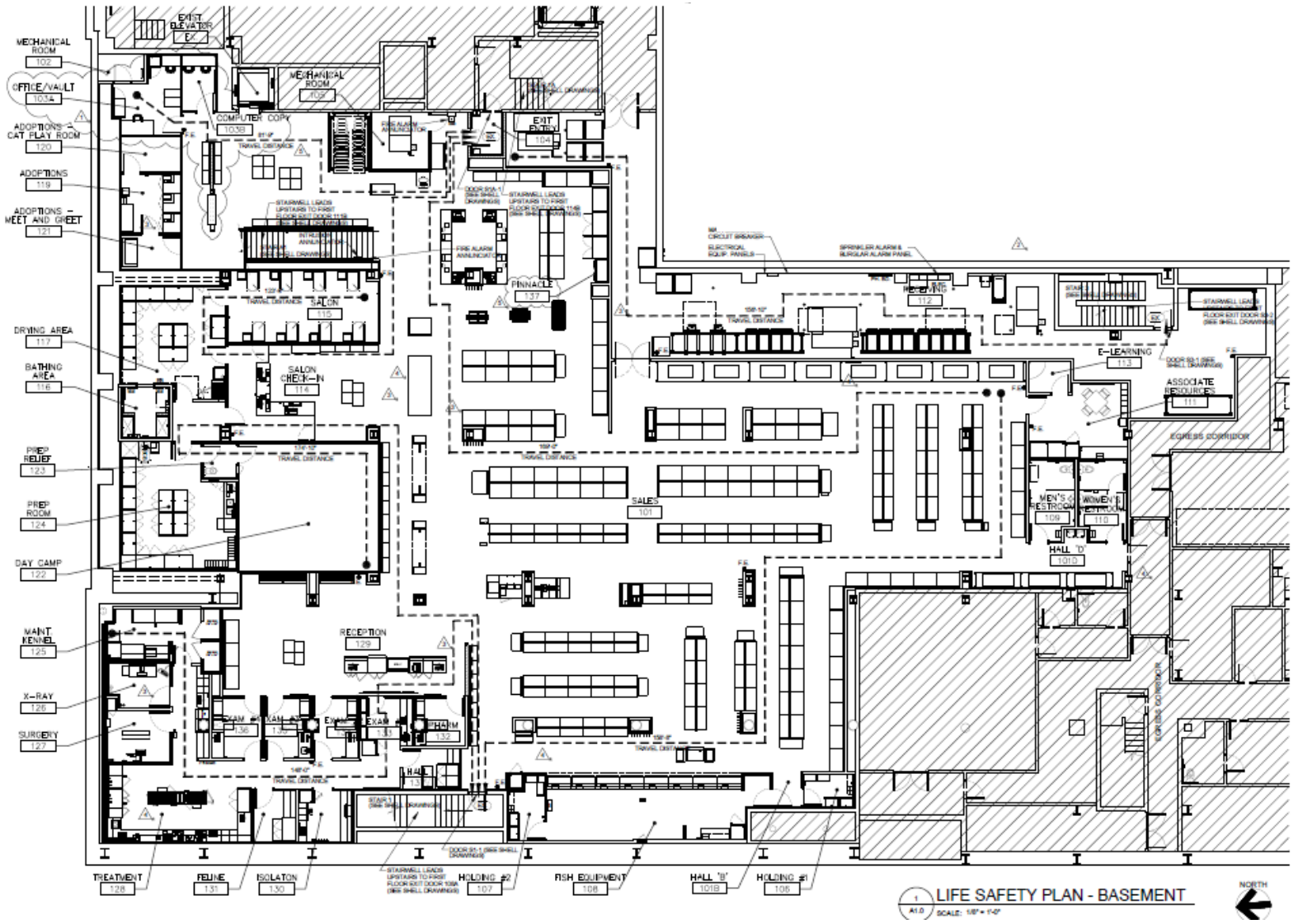


LOWER LEVEL - 20,512 SF

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FIXTURE PLAN

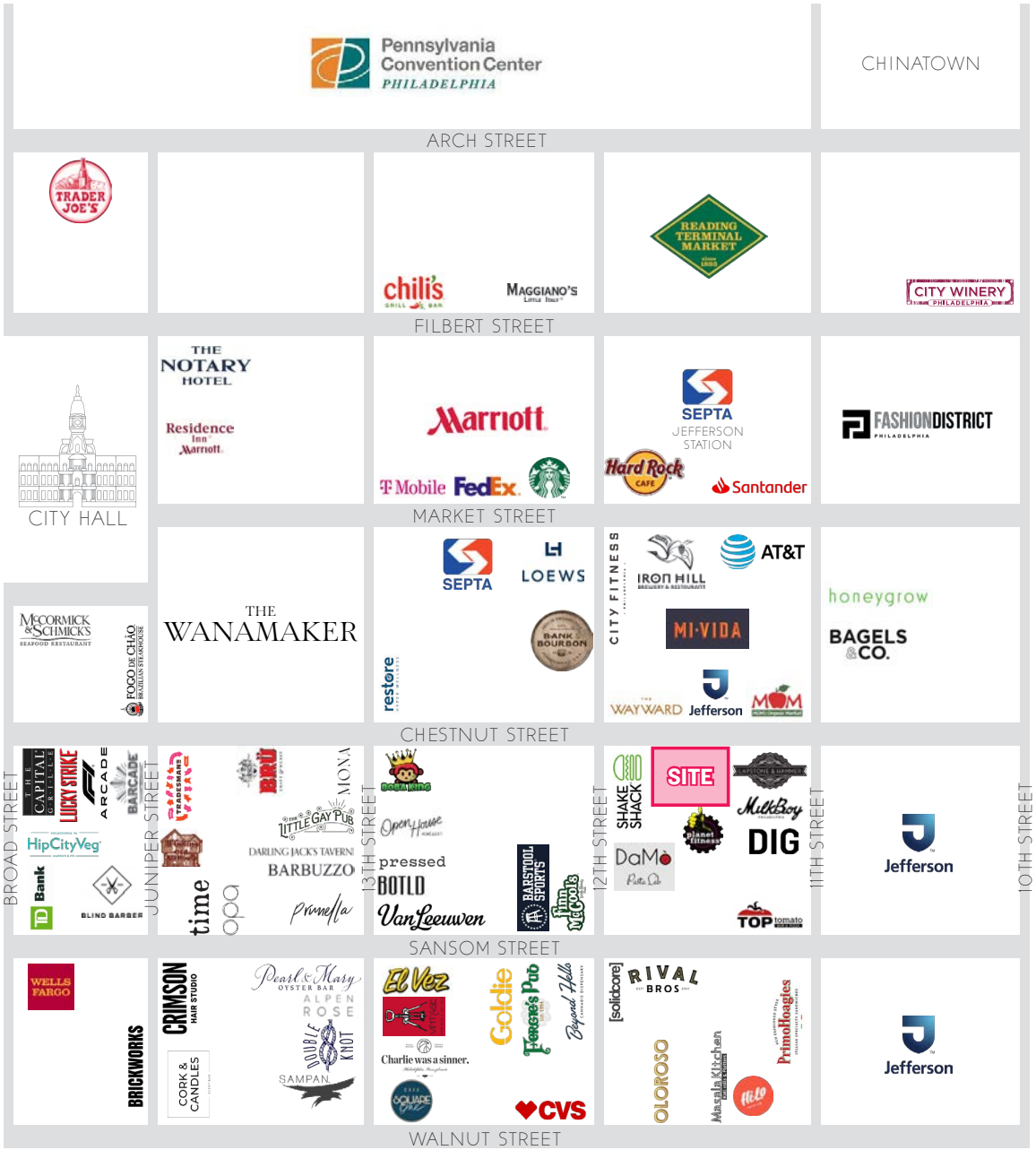


LOWER LEVEL - 20,512 SF

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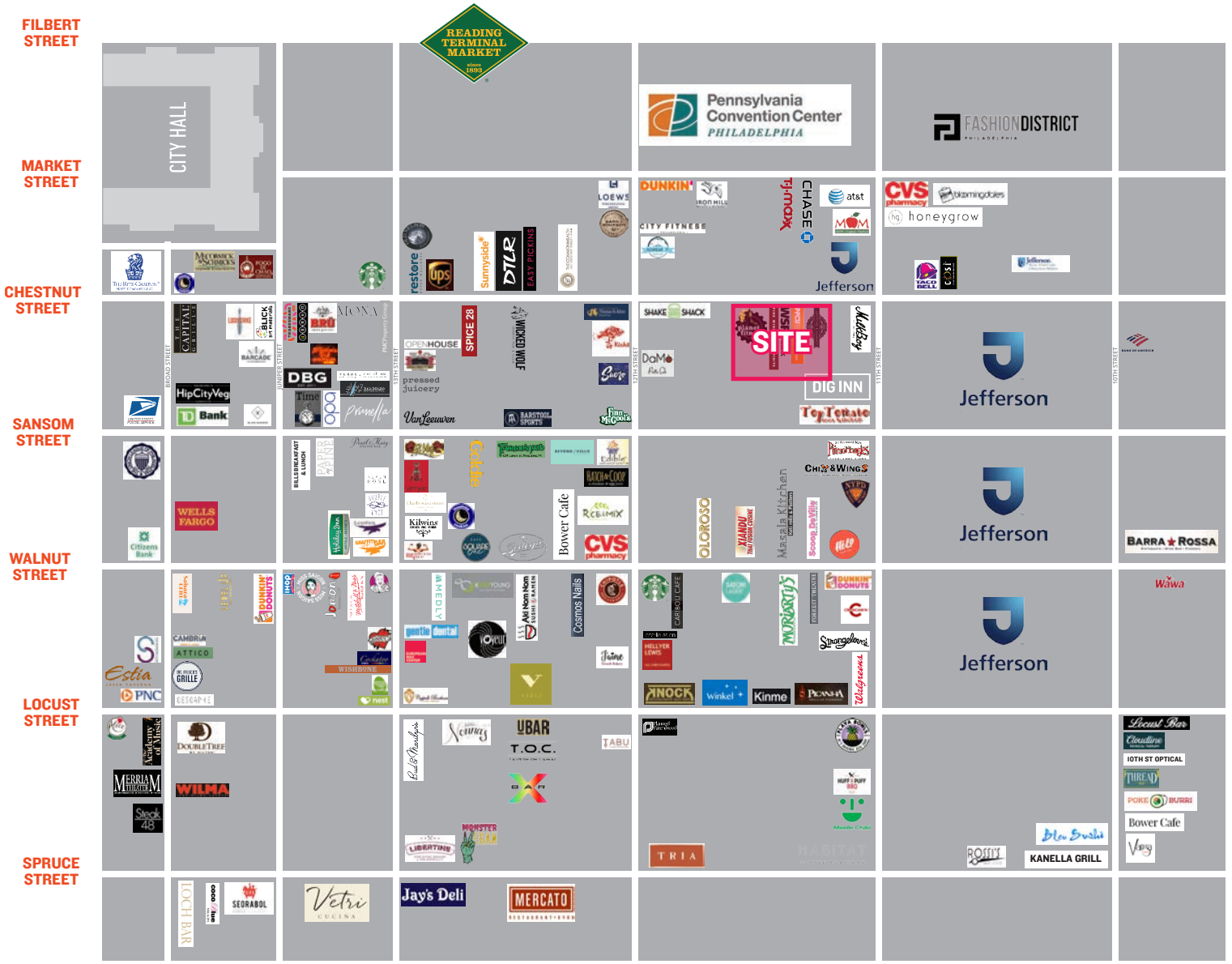
NEIGHBORHOOD DESTINATIONS



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MIDTOWN VILLAGE AERIAL



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MSC

MIDTOWN VILLAGE IN THE MIDDLE OF IT ALL











OVERVIEW

Breakfast, brunch or business lunch; date night or late night, you're guaranteed to find fun at any time of day in Midtown Village. The gathering place, anchored by vibrant 13th Street, has been bustling with renovations and new openings since an ambitious revival mission began in 2006. The contagious momentum continues today, bringing noteworthy independent boutiques and contemporary cuisine to this pocket of Philadelphia.

MSC

PHILLY'S FAVORITE RESTAURANTS

Midtown Village is home to some of Philadelphia's best eateries. Helmed by top-notch restaurateurs like Marcie Turney and Val Safran, Stephen Starr and Michael Schulson, few neighborhoods rival the concentration of fun, eclectic dining options that Midtown boasts. Whether you're grabbing a snack on the go or booking reservations for a celebratory dinner, Midtown Village is sure to hit the spot.





THE CITY'S BEST NIGHTLIFE

When locals and tourists are looking for a good time, Midtown Village is where they go! From the best happy hour haunts, to tried and true sports bars, all the way to underground nightclubs, bowling alleys, and magic-themed taverns, Midtown Village has something for everyone!

FANTASTIC RETAIL FROM NEAR AND FAR

Midtown Village sits at the crossroads of commerce which connects multiple retail districts such as Rittenhouse Square, the Fashion District and Old City. Midtown Village is the epicenter of Philly shopping, where national and local brands meet. Quaint storefronts nestled between the hottest restaurants are inviting to both locals and visitors. Do not skip out on the chance to join this bustling neighborhood.













EXPLOSIVE COMMERCIAL & RESIDENTIAL DEVELOPMENT

With so much exciting retail and restaurant activity happening, it's no surprise that Midtown Village is experiencing monumental residential and employment growth to match. Booned by the construction of Jefferson University's new medical pavilion and the thousands of employees coming with it, few neighborhoods are witnessing the same number of residential towers, development projects and vertical momentum of this corridor.

FRESH ON THE SCENE

CALL YOUR MOTHER

VanLeeuwen



BARSTOOL SPORTS



LUCKY STRIKE

THE LITTLE GAY PUB EST. 2022

BOBA KING

BARCADE FISHTOWN, PHILADELPHIA





4EVERYOUNG


KILWINS

RIVAL BROS EST° 2011

WITH MORE COMING SOON!

MSC

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