

## FOR LEASE: RETAIL SPACE AVAILABLE

1210 Chestnut St | Midtown Village | Philadelphia, PA

EQUITY CRE



### PROPERTY HIGHLIGHTS

- Up to 10,000 SF of divisible ground floor retail space
- 47' of frontage on Chestnut Street
- Additional basement storage available
- Potential to subdivide into two distinct spaces
  - Chestnut Street Frontage: Traditional retail use
  - Sansom Street Frontage: Food & beverage opportunity

### LOCATION DETAILS

- Located within two blocks of premier entertainment & nightlife destinations in Center City
- Opportunity to join growing restaurant & entertainment corridor on Sansom Street
- Surrounded by strong co-tenancy & constant 7-day foot traffic
- Dense demographics



WALK SCORE | 100



TRANSIT SCORE | 100



BIKE SCORE | 87

### CONTACT

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## FOR LEASE: RETAIL SPACE AVAILABLE

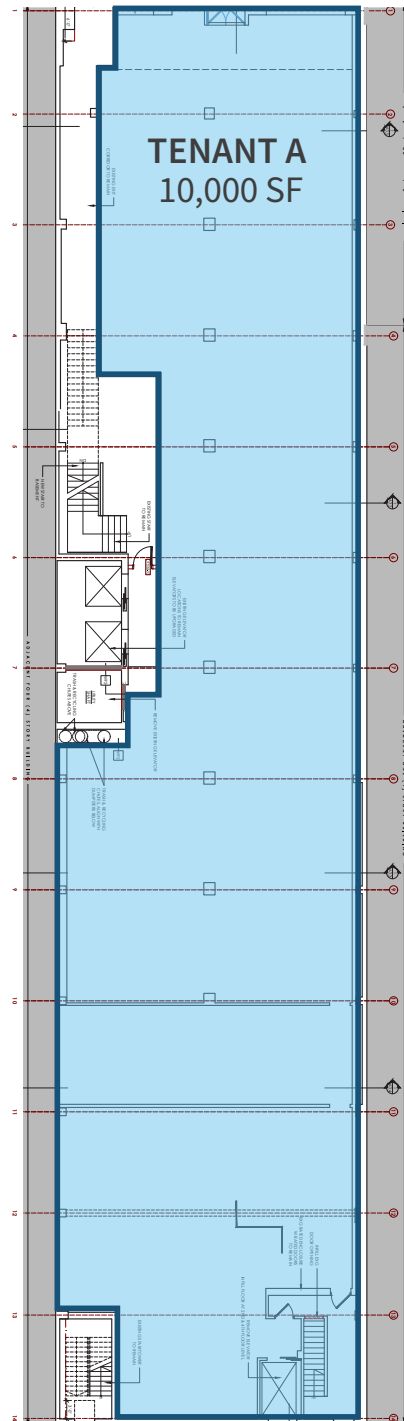
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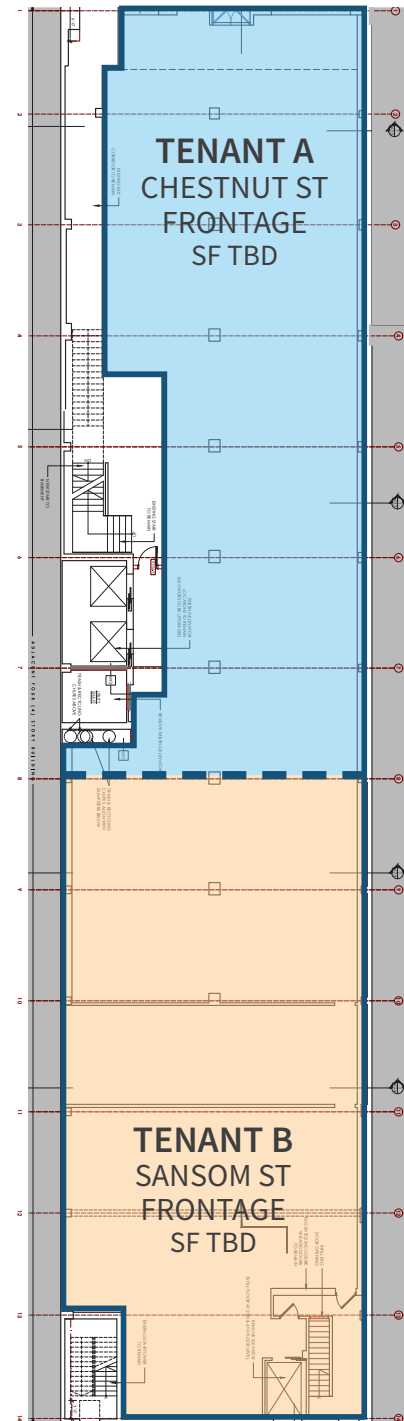
### FLOOR PLANS

CHESTNUT ST

Scenario 1: Single Tenant



Scenario 2: Two Tenants



SANSOM ST



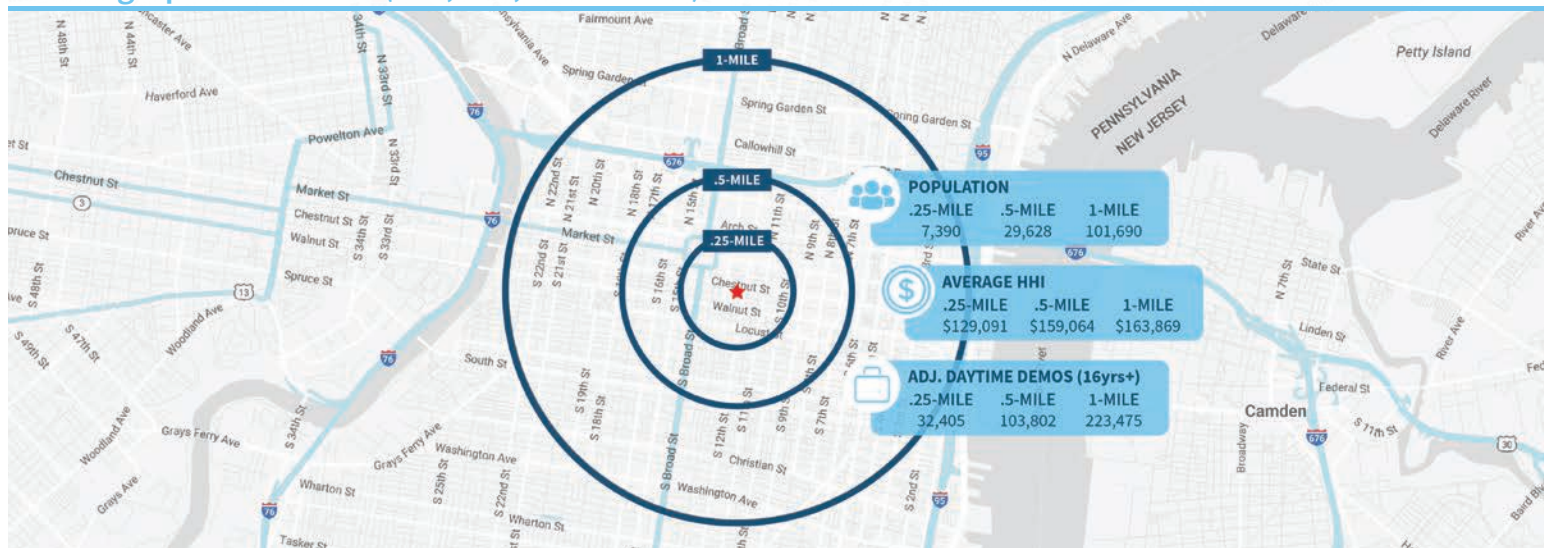
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## Demographic Overview (0.25, 0.50, 1-mile radius)



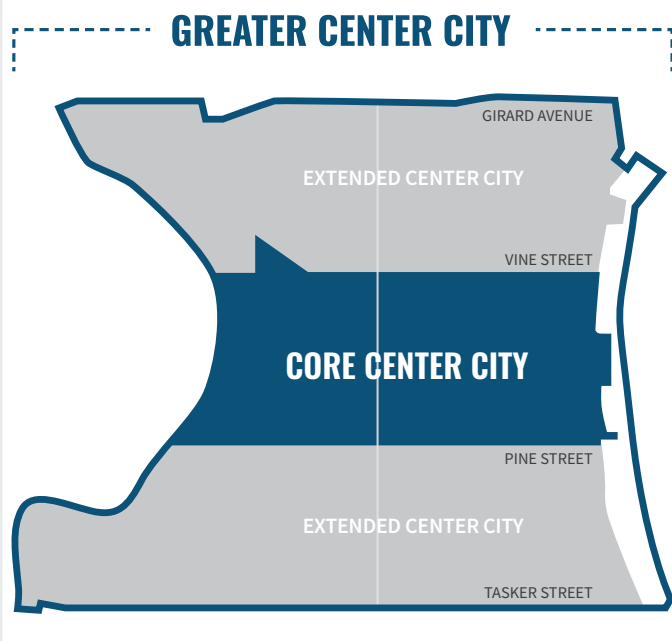


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**EQUITY CRE****Center City Key Facts**

- Center City maintains a steady retail occupancy rate of 83%, with nearly 1,792 retail businesses with a diverse mix of both national and local brands.
- The number of retailers has grown by 15% since 2019.
- New entertainment venues have transformed the retail landscape, offering experiential offerings beyond traditional shopping.
- Center City District's Open Streets initiative in September 2024 proved remarkably effective, with nearly 90% of businesses reporting increased foot traffic and a 68% average increase in sales.

*(Center City District)***83%**

storefronts occupied

**815**

retailers

**983**

food &amp; beverage

**299,956**

jobs in Philadelphia

**The right space. The right move.****CMRE** CAPITAL MARKETS  
REAL ESTATE NETWORK

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05/25



**RETAIL AERIAL**

**Labels on Map:**

- Streets:** Arch St, 10th St, Chestnut St, Sansom St, Walnut St, Market St, 11th St, 12th St, 13th St, Broad St.
- Landmarks & Businesses:**
  - CITY HALL**, **DILWORTH PARK**
  - THE RITZ-CARLTON**
  - La COLOMBE COFFEE ROASTERS**
  - W HOTELS**
  - insomnia cookies**, **MCCORMICK & SCHMICK'S SEAFOOD RESTAURANTS**
  - THE CAPITAL GRILL**, **HipCityVeg**
  - FOGO DE CHÃO**, **BRÜ**
  - BARCADE**, **pranella BARBUZZO**
  - WICKED WOLF**, **VanLeeuwen**, **Barstool**
  - AlpenRose**, **Pearl & Mary OYSTERS BAR**, **SAMPAN**
  - Double Knot**, **De Frisco's**, **ATTICO CAMBRIA**
  - BelleVue HOTEL**, **Kilwins**, **Charlie was a sinner**
  - TRADER JOE'S**, **MAGGIANO'S LITTLE ITALY**
  - Marriott**, **LOEWS HOTELS**, **SITE**
  - FedEx Office**, **T Mobile**
  - Reading Terminal Market**, **Hard Rock CAFE**, **DUNKIN'**
  - SEPTA Jefferson Station**, **FASHION DISTRICT PHILADELPHIA**
  - TJ-maxx**, **IRON HILL BREWERY & RESTAURANT**, **AT&T CITY FITNESS**
  - CVS ROSS pharmacy DRESS FOR LESS**, **honeygrow**
  - MOM Organic Market**, **7 ELEVEN**
  - Jefferson University and Hospitals**, **planet fitness**, **MilkBoy**
  - SHAKE SHACK**, **Starbucks**, **CVS pharmacy**
  - CHIPOTLE MEXICAN GRILL**

**Other Text:** EQUITY CRE, Aerial Source: Google Earth Pro

