

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

CONOR TUNNO

ctunno@equitycre.com

DIRECT 484.531.2004

STEVE JEFFRIES

sjeffries@equitycre.com

DIRECT 484.531.2250

WILL CICCARELLI

wcicarelli@equitycre.com

DIRECT 484.531.2209

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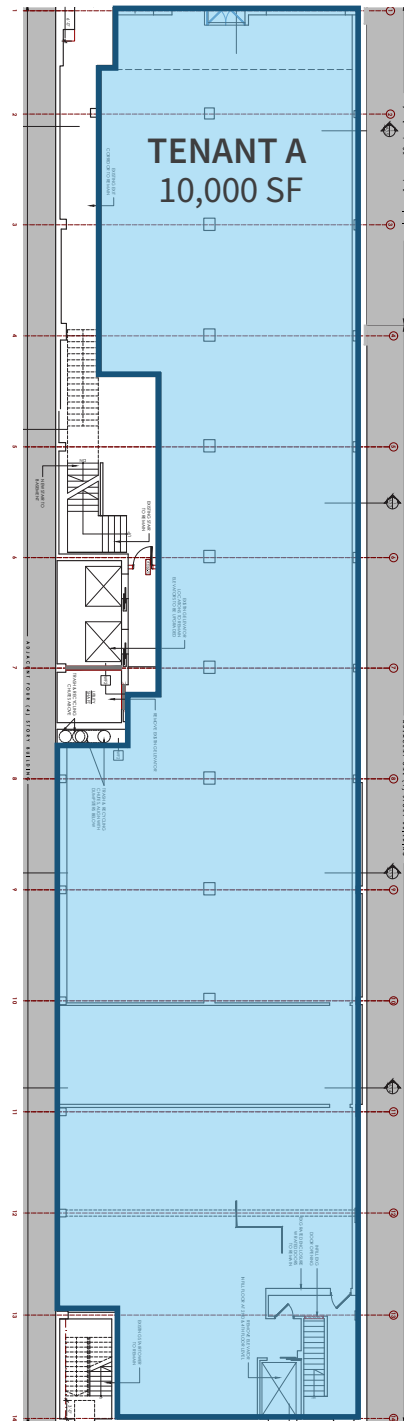
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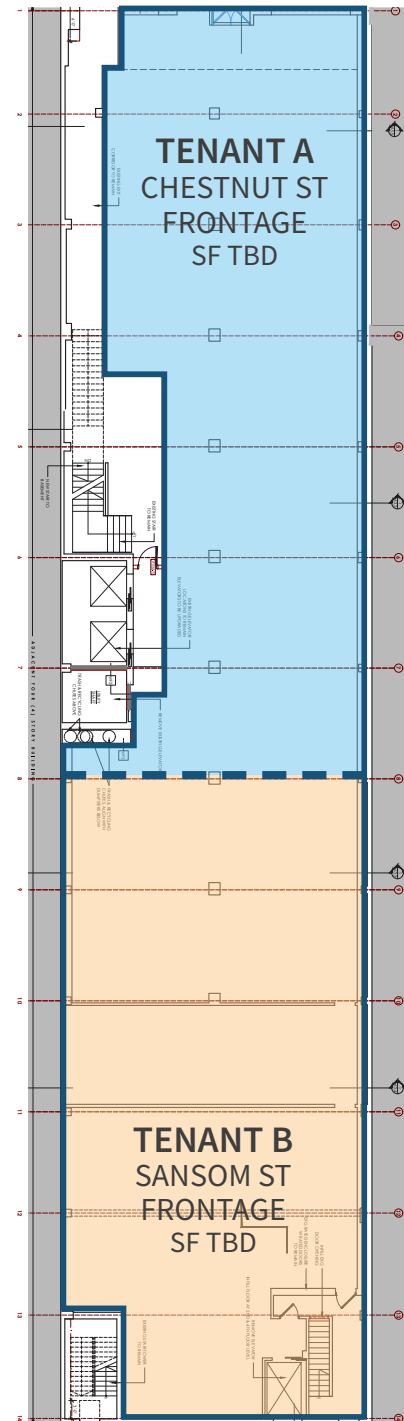
FLOOR PLANS

CHESTNUT ST

Scenario 1: Single Tenant



Scenario 2: Two Tenants



SANSOM ST

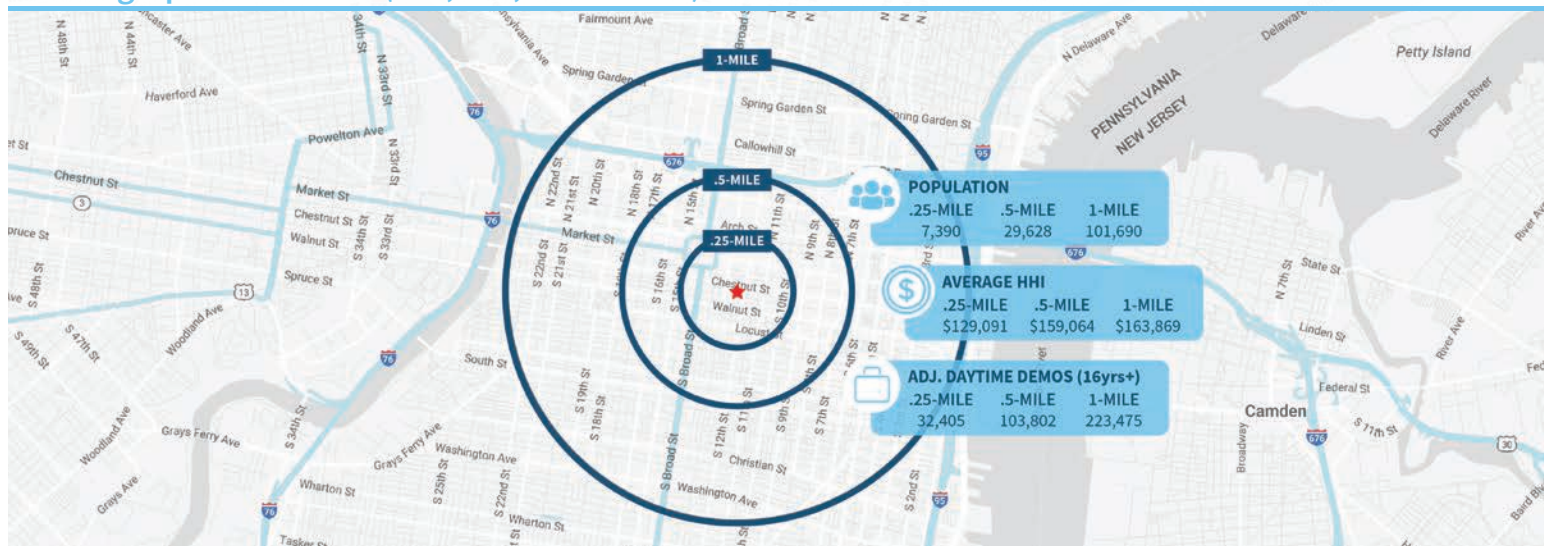
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Demographic Overview (0.25, 0.50, 1-mile radius)

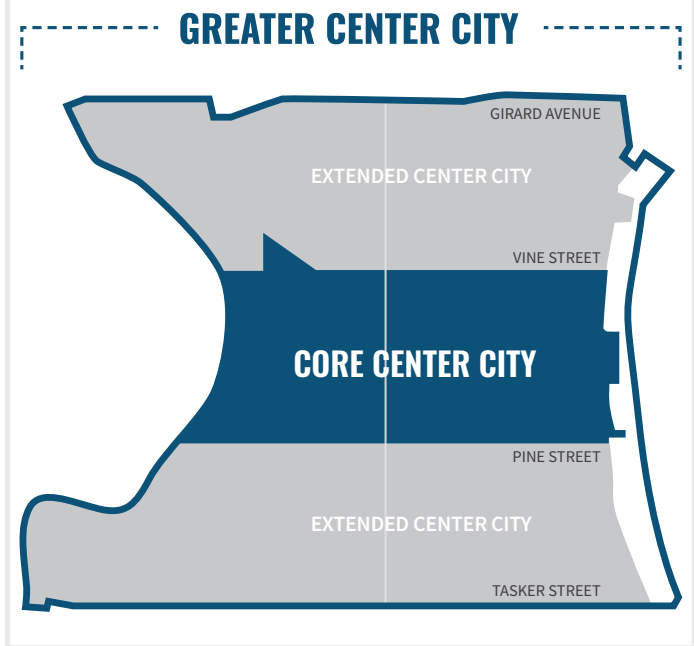


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EQUITY CRE**Center City Key Facts**

- 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 & 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



Aerial Source: Google Earth Pro