

FOR LEASE: GROUND FLOOR RETAIL SPACE

2032 Chestnut St | Rittenhouse Square | Philadelphia, PA

EQUITY CRE



PROPERTY HIGHLIGHTS

- ±1,700 SF ground floor retail space
- Prime Chestnut St frontage between 20th & 21st Streets in Rittenhouse Square
- Excellent glass frontage along one of Center City's busiest retail corridors
- Steps from the 22nd St Trolley station & major bus lines
- Ideal for boutique retail/service, fitness & grab-and-go

LOCATION DETAILS

- High pedestrian & vehicle traffic flowing eastbound into Center City from University City & West Philly
- Strong demand from residents, office workers & commuters
- Surrounded by dense residential population & affluent demographics
- Located near Butcher Bar, Black Turtle Coffee, Primo Hoagies, JJ Thai Cuisine & Target



WALK
SCORE | 100



TRANSIT
SCORE | 100



BIKE
SCORE | 95

CONTACT

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EQUITY CRE**Demographic Overview (0.25, 0.5, 1-mile radius)**

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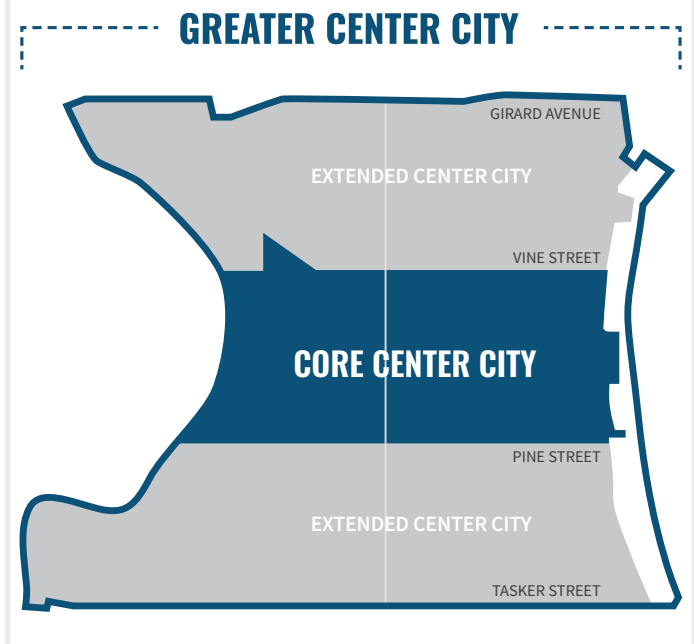


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EQUITY CRE**Center City Key Facts**

- 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.**

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05/25

RETAIL AERIAL

TRADER JOE'S

Market St

DUNKIN'

FINE WINE & GOOD SPIRITS

SITE

MIX
BAR & GRILL

PrimoHoagies

el rey
DUNKIN'

Chestnut St

5i
FIVE IRON GOLF
[solidcore]

black
turtle
coffee

BUTCHER
BAR

Fuji Mountain
JAPANESE RESTAURANT

HELIUM
COMEDY CLUB
Wildier
VILLAGE
ACITS & LITS
WHISKY

Sansom St

SHAKE
SHACK

Dear Daphni.

La COLOMBE
COFFEE ROASTERS

vernick
food & drink

my Loup

Walnut St

Rittenhouse
Square

Glossier. saatchi & saatchi Bank
Citizens' LOVESAC Pietro's
ATHLETA Mariens lululemon
Abercrombie & Fitch