

SPECIALTY RETAIL/BOUTIQUE/WELLNESS SPACE

FOR LEASE: ±1,700 SF Ground Floor

2032 Chestnut St | Rittenhouse Square | Philadelphia, PA

EQUITY CRE



PROPERTY HIGHLIGHTS

- Prime Chestnut St frontage between 20th & 21st Streets in Rittenhouse Square
- Excellent glass frontage along one of Center City's busiest retail corridors
- Located near Butcher Bar, Black Turtle Coffee, Primo Hoagies, JJ Thai Cuisine, Target & newly opened Matcha Panda across the street



LOCATION DETAILS

- High pedestrian & vehicle traffic flowing eastbound into Center City from University City & West Philly
- Steps from the 22nd St Trolley station & major bus lines
- Strong demand from residents, office workers & commuters
- Surrounded by dense residential population & affluent demographics

Who Thrives Here?

- Ideal for boutique apparel, eye-wear, beauty, wellness, cafe, & more!
- Existing build-out is ready for any retail boutique!



WALK
SCORE | 100



TRANSIT
SCORE | 100



BIKE
SCORE | 95

CONTACT

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SPECIALTY RETAIL/BOUQUETTE/WEIINESS SPACE**FOR LEASE: ±1,700 SF Ground Floor****2032 Chestnut St | Rittenhouse Square | Philadelphia, PA****EQUITY CRE****Demographic Overview (0.25, 0.50, 1-mile radius)****The right space. The right move.****CMRE CAPITAL MARKETS REAL ESTATE NETWORK**

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06/26 Steve Jeffries, Will Ciccarelli and Sophia Halterman are licensed salespersons in PA & NJ.

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EXISTING STOREFRONT & INTERIOR PHOTOS



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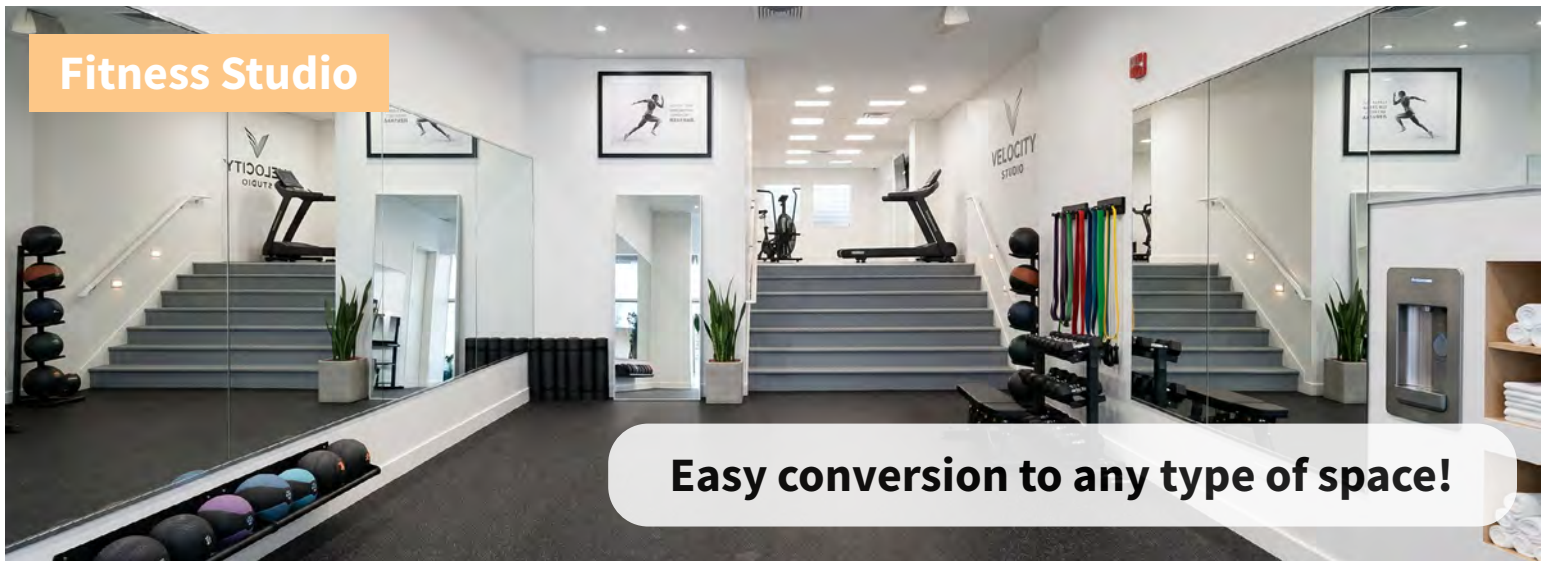
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AI GENERATED INTERIOR PHOTOS

Yoga Studio



Fitness Studio



Cafe



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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)

