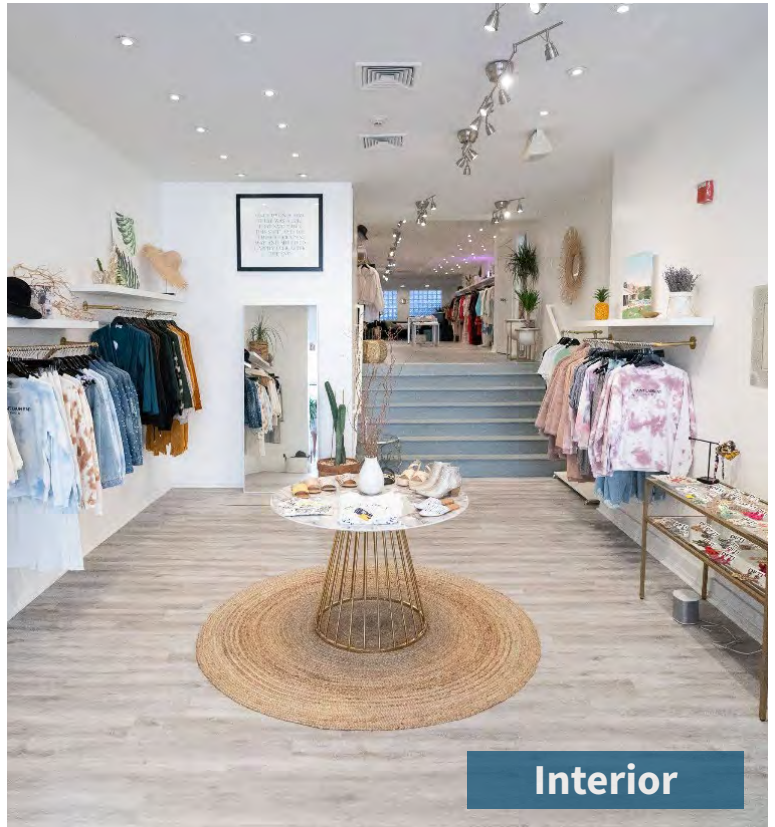


SPECIALTY RETAIL/BOUTIQUE/WELLNESS SPACE

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

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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

Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE.

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

SPECIALTY RETAIL/BOUQUETTE/WELLNESS SPACE

FOR LEASE: ±1,700 SF Ground Floor

2032 Chestnut St | Rittenhouse Square | Philadelphia, PA

EQUITY CRE

EXISTING STOREFRONT & INTERIOR PHOTOS



SPECIALTY RETAIL/BOUTIQUE/WELLNESS SPACE

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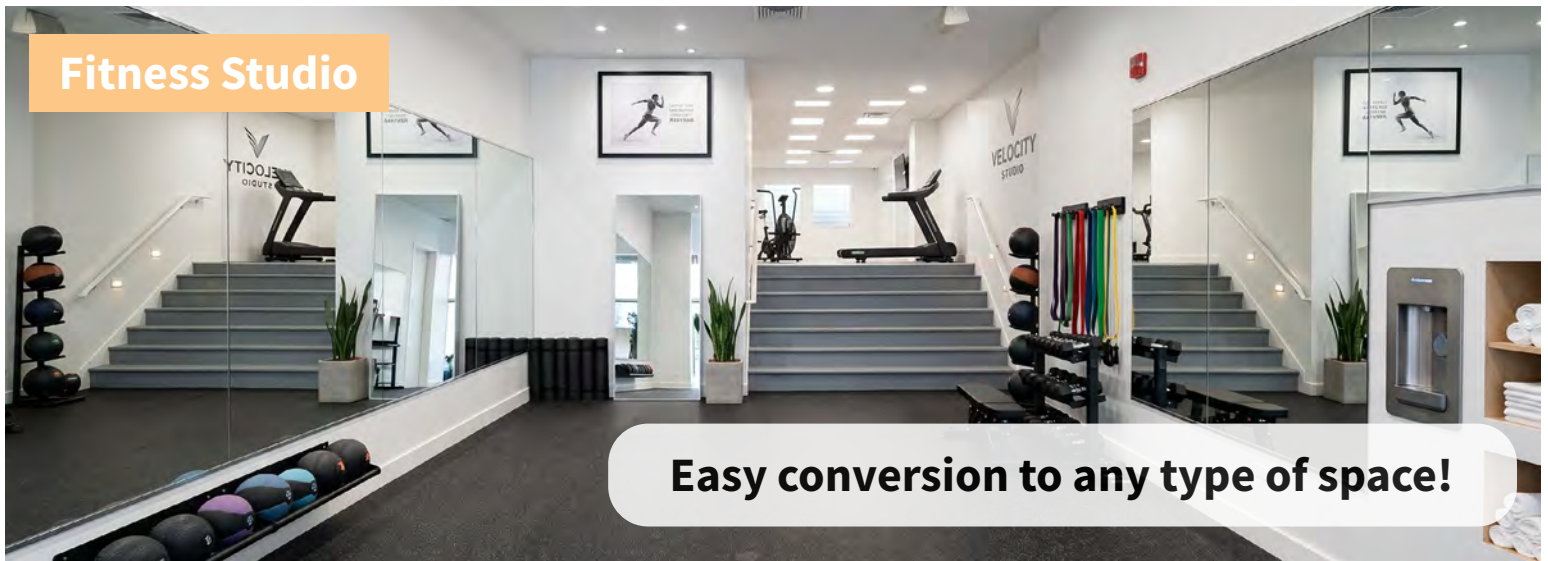
EQUITY CRE

AI GENERATED INTERIOR PHOTOS

Yoga Studio



Fitness Studio



Cafe



SPECIALTY RETAIL/BOUTIQUE/WELLNESS SPACE FOR LEASE: ±1,700 SF Ground Floor

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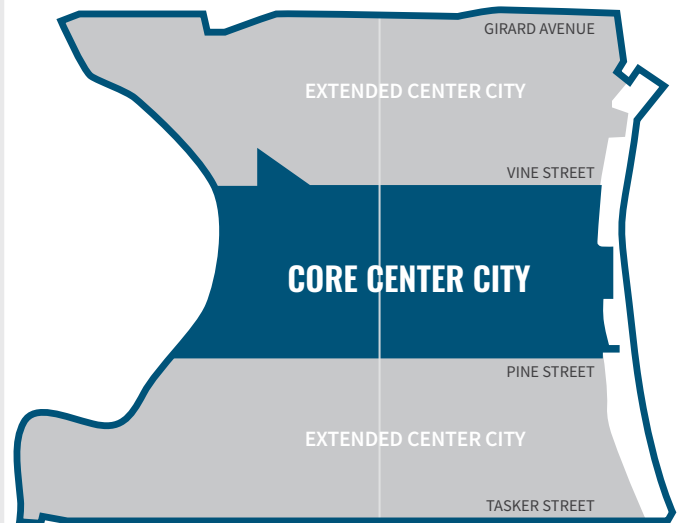
EQUITY CRE

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)

GREATER CENTER CITY



 **83%**
storefronts occupied

 **815**
retailers

 **983**
food & beverage

 **299,956**
jobs in Philadelphia

LOCATION AERIAL

