

FOR LEASE: GROUND FLOOR RETAIL SPACE

3,245 SF

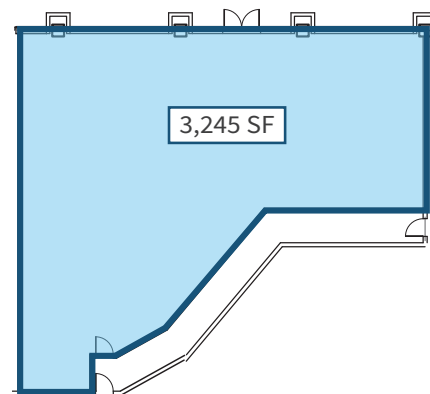
914 Chestnut St | Philadelphia, PA

EQUITY CRE



PROPERTY HIGHLIGHTS

- 3,245 SF ground floor retail
- Inline space below 7 story parking garage
- Nearly 70' of frontage along chestnut St
- Ideal for medical, retail, fitness & service-based uses
- Steps from Thomas Jefferson Hospital & Jefferson's new Honickman Center
- Centrally located between Center City, Old City & Washington Square West neighborhoods



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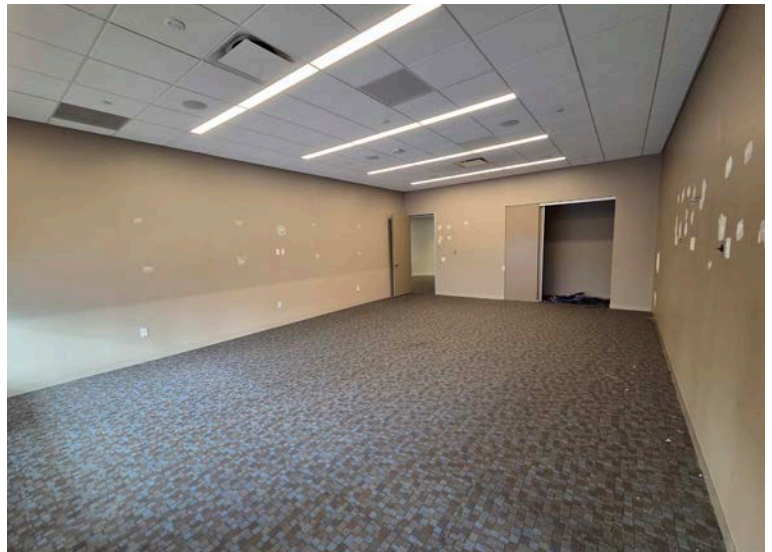
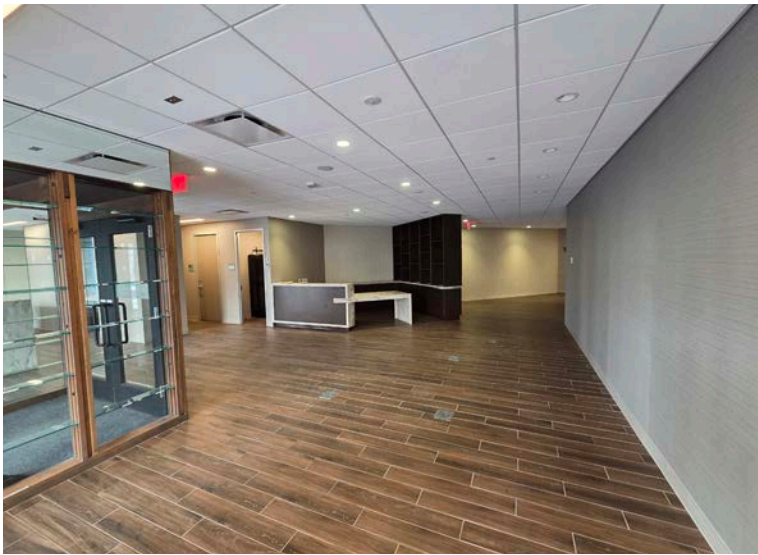
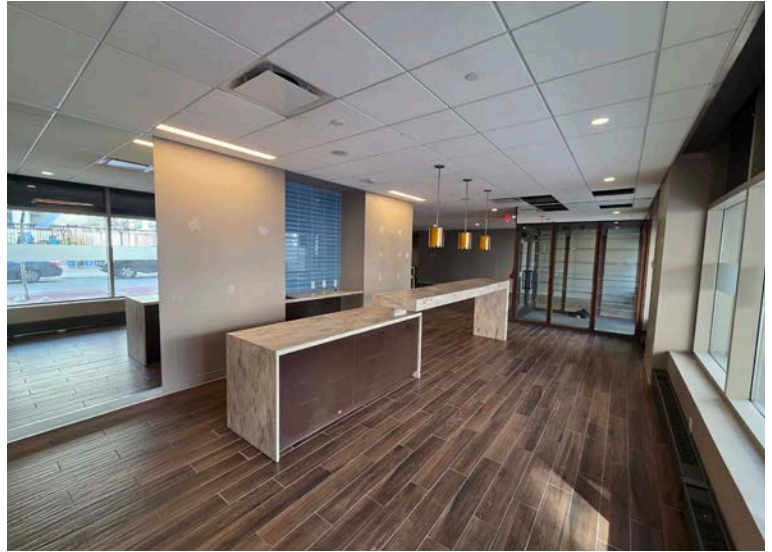
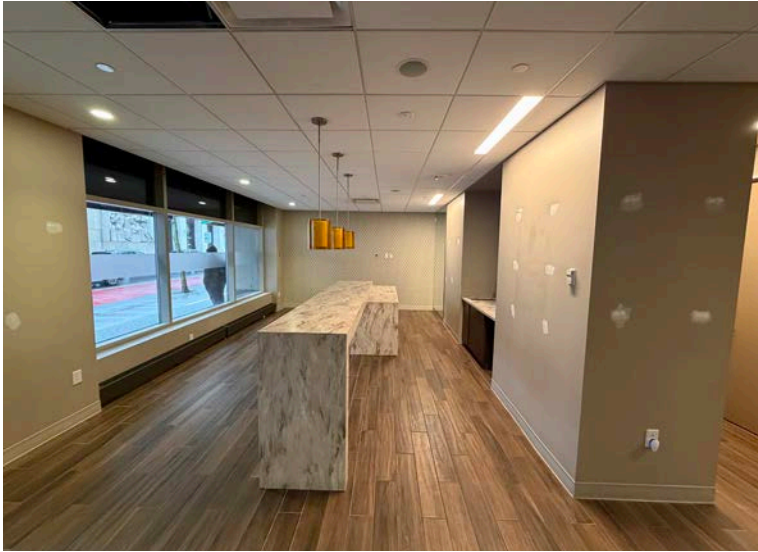
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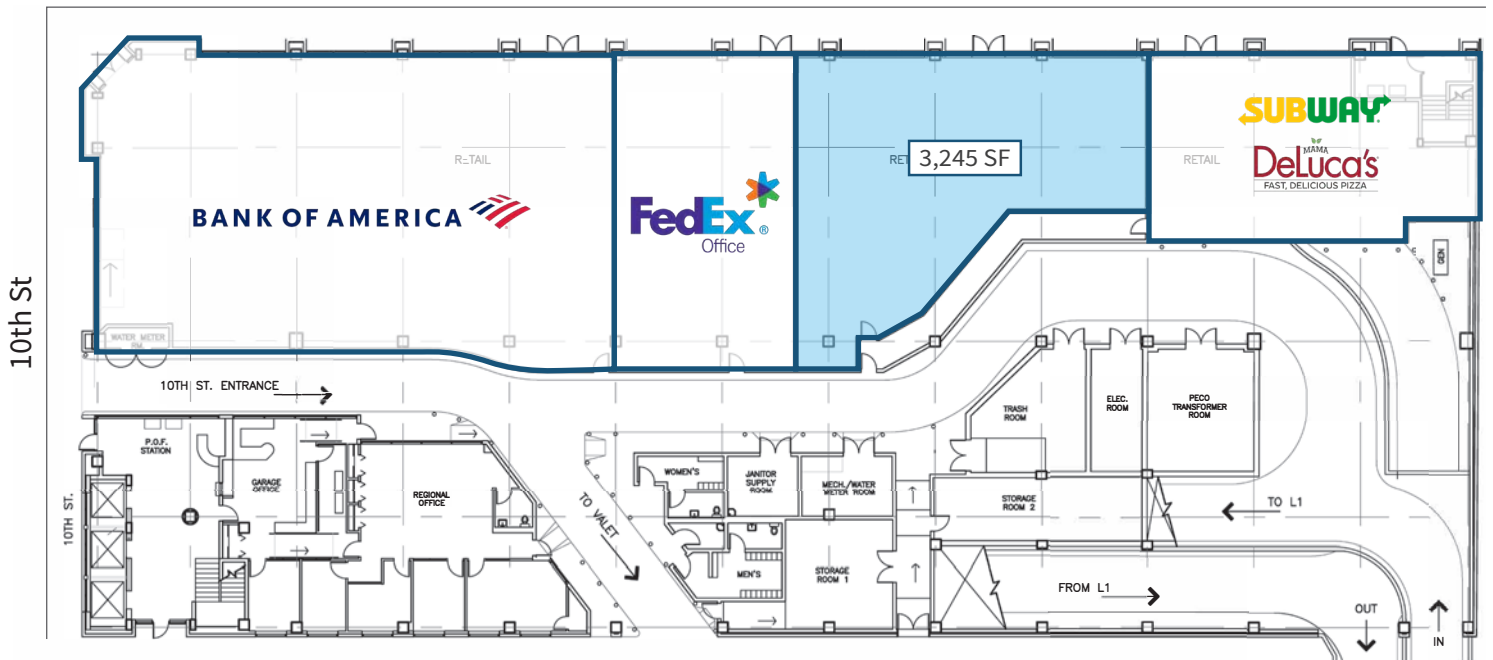
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FLOOR PLANS

Chestnut St



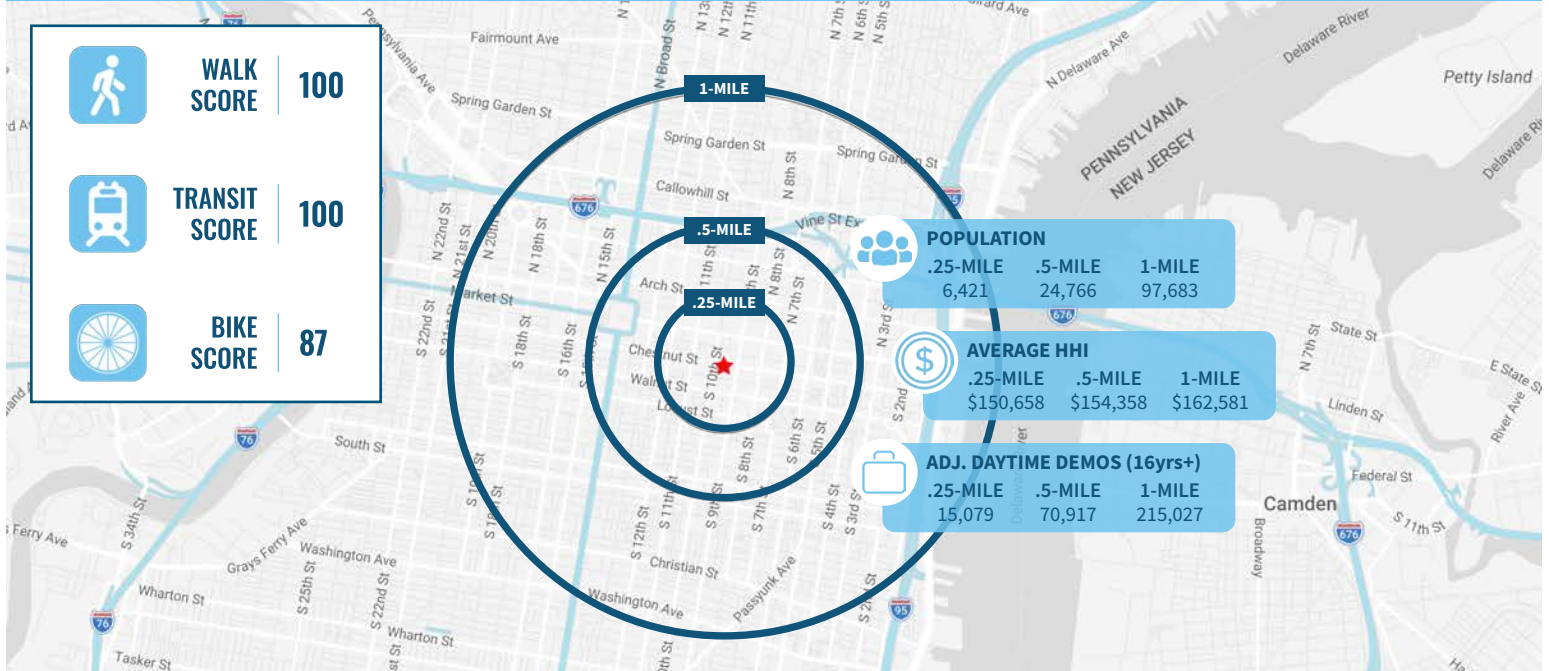
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Demographic Overview (0.25, 0.50, 1-mile radius)



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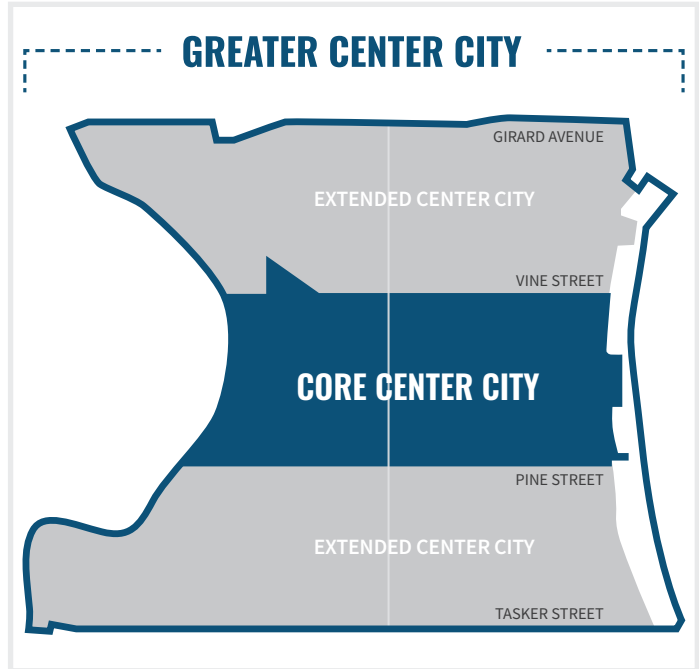
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EQUITY CRE

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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03/26

N 11th St

N 10th St

N 9th St

N 8th St

N 7th St

N 6th St

Arch St

TRADER JOE'S

MAGGIANO'S
LITTLE ITALY

READING TERMINAL MARKET

Marriott

Hard Rock
DUNKIN'

SEPTA
Jefferson Station

FASHION DISTRICT
PHILADELPHIA

five BEL'W

FedEx Office
T Mobile

TJ-maxx
CITY FITNESS

ROSS
DRESS FOR LESS
CVS
honeygrow
TACO BELL
BAGELS & CO.

DUNKIN'

La COLOMBE
COFFEE ROASTERS

Market St

LOEWS
HOTELS

MOM
McGraw Organic Market

SITE

morimoto
[solidcore]

7
ELEVEN

Starbucks

Chestnut St

DUNKIN'

DUNKIN'

Pravetta
BARBUZZO

planet fitness
MilkBoy

SHAKE SHACK

Jefferson
University and Hospitals

WALNUT STREET THEATRE

Spread's
FAT

Walnut St

Alpen Rose
SAMPAN

Goldie

Starbucks

CVS
pharmacy

BARRA ROSSA

Wawa verizon
sweetgreen

WillsEye Hospital
America's First World's Best

Washington Square

El Vez

Charlie was a sinner.

Kilwins

COLOMBE

Middle Child

TRIANA BOWEN
LEONARD BOWEN

Penn Medicine

TALULA'S GARDEN
PHILADELPHIA

Spruce St

Aerial Source: Google Earth Pro