



THE SHOPS AT  
**LIBERTY**  
**PLACE**

16TH & CHESTNUT • PHILA  
[SHOPSATLIBERTY.COM](http://SHOPSATLIBERTY.COM)



# WHY PHILADELPHIA?

*"Philadelphia is number five on the top ten best cities in the world to travel to and number one in the U.S."*

— Lonely Planet, November 2023

*"Philadelphia is the top 10 Best Foodie Cities in the U.S"*

— US News & World Report, 2023

*"No. 3 among "Best Historical Cities to Visit in the USA"*

— U.S. News & World Report

*"No. 2 among 'Best Places to Visit in the United States"*

— U.S. News & World Report

*"No. 4 Most Walkable City in America"*

— Redfin's Walk Score

*"One of the world's 25 Most Exciting Places to Visit in 2024"*

— Afar Magazine

2<sup>nd</sup>

LARGEST CITY ON THE EAST COAST

3<sup>rd</sup>

MOST POPULOUS DOWNTOWN IN THE COUNTRY

6<sup>th</sup>

LARGEST WORKFORCE, JUST OVER 3 MILLION

2<sup>nd</sup>

LARGEST UNIVERSITY POPULATION IN THE U.S.

18

FORTUNE 500 COMPANIES WITHIN AN HOUR'S DRIVE





# CENTER CITY

189,000 Residents

110,000 Students, Shoppers, Tourists

281,000 Workers

309,000 Average Daily Pedestrians

## TOP CENTER CITY PHILADELPHIA EMPLOYERS



# PROPERTY HIGHLIGHTS

Landmark mixed-use property:

- **150K SF** of retail space
- **1.2M SF** of office space in One Liberty Place
- **249-room** Westin Hotel
- **111 condos** in The Residences at 2 Liberty Place
- **965K SF** of office & residential space in 2 Liberty Place
- **759-space** parking garage

Unique retail mix features **1<sup>st</sup> Bloomingdale's Outlet** and **Puttshack** in the region

**Light-filled Rotunda** featuring high-profile event space

**Renowned Food Court** attracting thousands in Center City

**3M visitors** annually

Located on the **two busiest corners** in Center City:  
16th & Chestnut and 17th & Chestnut.



# CO-TENANTS

**Puttshack**

Bath&BodyWorks®

VICTORIA'S SECRET

bloomingdale's  
the outlet store

**ALDO**

 **ideal image**®  
The Advanced MedSpa



**LOFT**  
OUTLET



**claire's**

 **Orangetheory**  
FITNESS

*Kiehl's*  
SINCE 1851

**SALADWORKS**

# DEMOGRAPHICS

POPULATION	0.5 MILES	20 MILES
2023 Total Population	34,465	4,102,481
2028 Total Population	36,453	4,118,497
2023-2028 Population Growth	1.13%	0.08%

HOUSEHOLDS	0.5 MILES	20 MILES
2023 Total Households	23,007	1,627,211
2028 Total Households	24,657	1,657,340
2023-2028 Households Growth	1.39%	0.37%

INCOME	0.5 MILES	20 MILES
Average Household Income	\$148,932	\$115,161
Median Household Income	\$95,504	\$77,464
Per Capita Income	\$99,946	\$45,858

HOUSEHOLD INCOME RANGES	0.5 MILES	20 MILES
\$50,000 to \$74,999	3,285 (12%)	235,698 (12%)
\$75,000 to \$99,999	2,742 (12%)	192,462 (12%)
\$100,000 to \$149,999	3,269 (14%)	278,772 (17%)
\$150,000 to \$199,999	3,085 (13%)	160,727 (10%)

AGE	0.5 MILES	20 MILES
Median Age	35.6	39.3

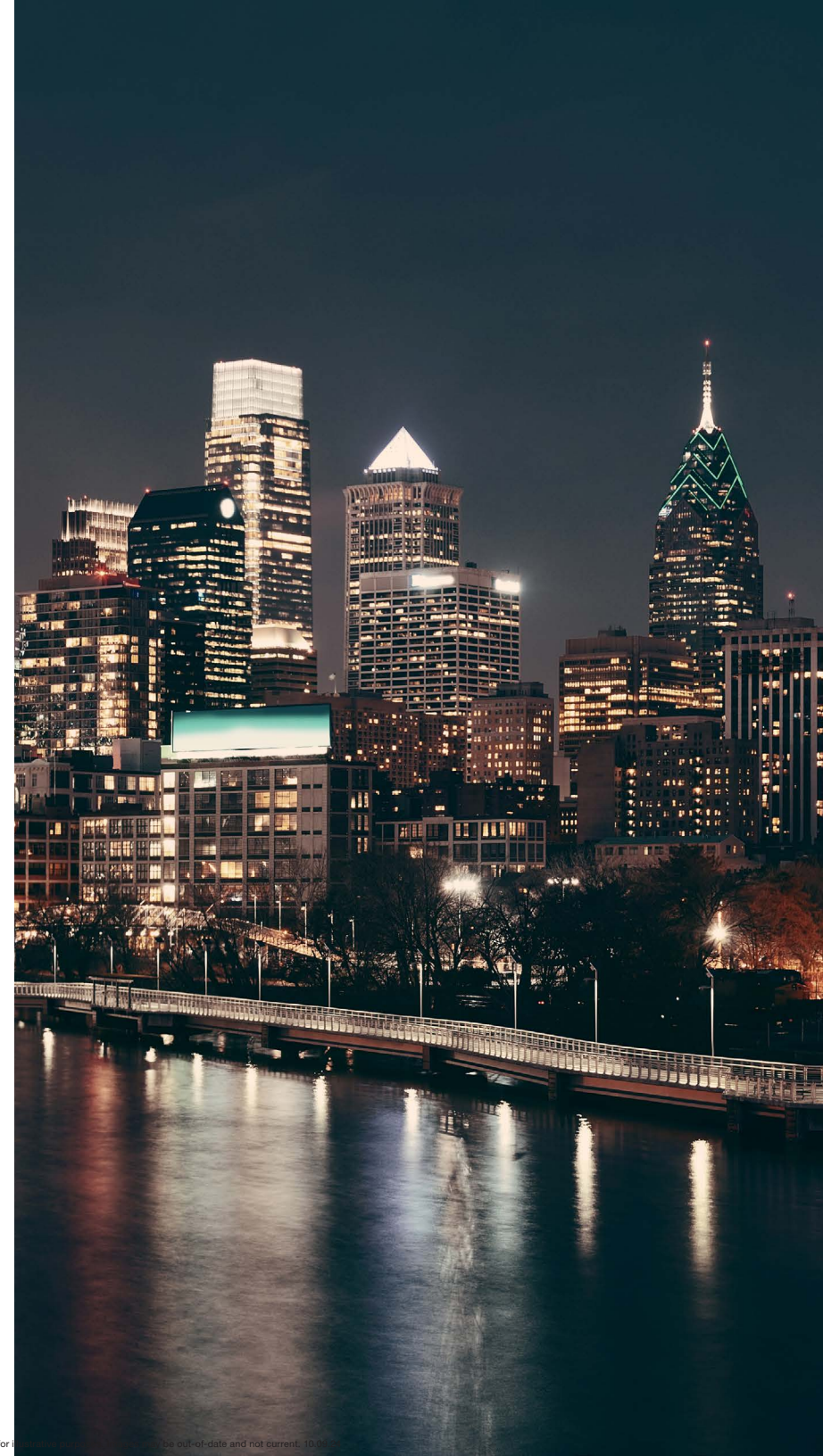
EDUCATION / OCCUPATION	0.5 MILES	20 MILES
Bachelor's Degree Plus	25,969 (88%)	1,422,451 (50%)
White Collar	9,556 (41%)	778,839 (38%)

RACE / ETHNICITY	0.5 MILES	20 MILES
White	24,247 (70%)	2,191,144 (53%)
Black	2,340 (7%)	1,026,161 (25%)
Native American	42 (0%)	13,710 (0%)
Asian or Pacific Islander	4,805 (14%)	319,516 (8%)
Other Race	704 (2%)	263,216 (6%)
Hispanic	2,367 (7%)	494,661 (12%)

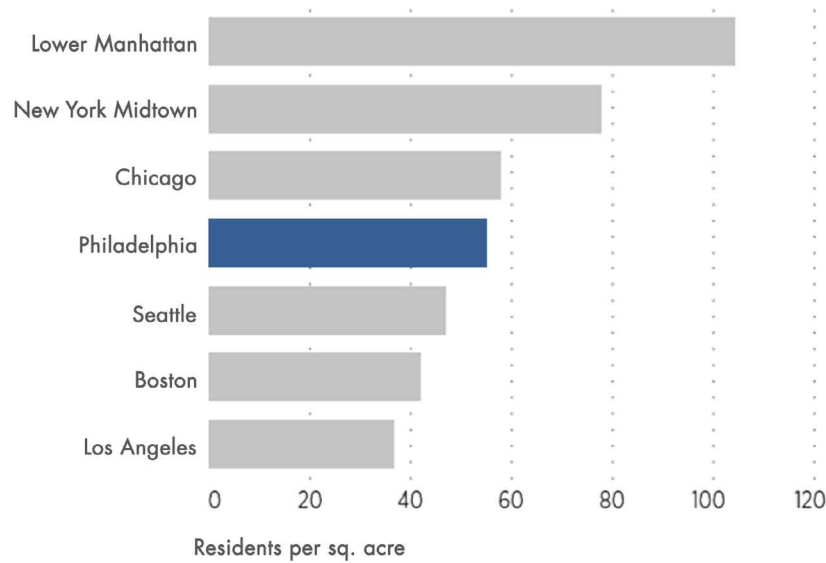
  

EMPLOYMENT / DAYTIME POPULATION	0.5 MILES	20 MILES
Total Businesses	7,033	139,913
Total Employees	145,376	2,021,245
Daytime Population	175,529	4,201,203

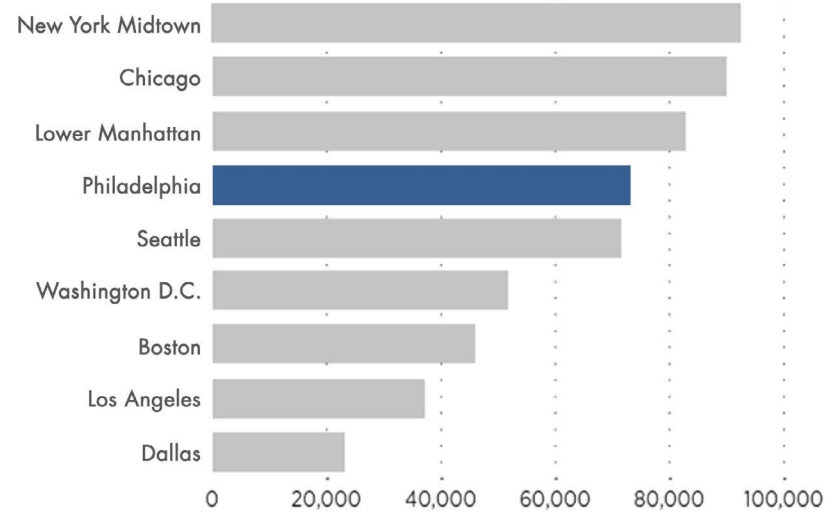


# RESIDENTIAL DEMOGRAPHICS

Population Density (Residents Per Acre)



Downtown Residential Population



## PHILADELPHIA HOUSING UNITS PROJECTED AS OF 02.22.24

15,458 Greater Center City units

18,867 Greater Center City and Adjacent ZIP Codes units

3,409 Adjacent ZIP Codes Total units

34,612 71% of Citywide Total units



sweetgreen

FLIBERT STREET

# WEST MARKET OFFICE DISTRICT

±25,160,472 SF

MARKET STREET

DILWORTH PLAZA



CITY HALL

CHESTNUT STREET

sweetgreen  
JOAN SHEPP

GRACE LOVES LACE

HEYDAY



CAVA



just salad



THE SHOPS AT  
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J.CREW  
FACTORY

Foot Locker



17TH & CHESTNUT  
21,138 AVG DAILY



16TH & CHESTNUT  
19,216 AVG DAILY

SANSOM STREET

19TH STREET

18TH STREET

17TH STREET

16TH STREET

15TH STREET

BROAD STREET

WALNUT STREET



CVS  
pharmacy

&pizza

BOYDS  
PHILADELPHIA

SEPHORA

NORDSTROM  
rack

OLD NAVY

UNI  
QLO

Staples

De Fisco's

CVS  
pharmacy

BARNES & NOBLE

DIG

vybe  
urgent care

RESCUE SPA  
ANTHROPOLOGIE

Outdoor Voices  
LAGOS VINCE.  
allbirds TIFFANY & CO.  
TUMI bluemercury

Apple Store  
URBAN OUTFITTERS  
PANDORA  
rag & bone  
NEW YORK

MEJURI  
Brandy Melville LUSH  
Champion BONOBOS  
THE NORTH FACE  
WARBY PARKER

xfinity  
SWAROVSKI

RITTENHOUSE  
SQUARE

LOVESAC J.CREW  
ATHLETA  
lululemon  
INDOCHINO  
Madswell

L'OCCITANE  
EN PROVENCE  
Marine Layer  
Theory  
alo  
yoga

Starbucks  
Chipotle  
QDOBA  
Pulitzer and Singer

The Cheesecake Factory  
CB2  
&pizza  
kindbody



# THE SHOPS AT LIBERTY PLACE

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