

THE CHESTNUT

AT UNIVERSITY CITY



3720 CHESTNUT STREET
PHILDELPHIA, PA

±1,085 SF RETAIL
OPPORTUNITY

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SPACES

- **SPACE A: ±2,982 SF facing Chestnut Street - At Lease**
- **SPACE B: ±1,149 SF facing Sansom Street**

HIGHLIGHTS

- **Situated at the base of a stunning 405-unit, 29-story luxury residential tower, The Chestnut**
- **Strategically located within the retail and restaurant hub of University City**
- **An unparalleled captured audience comprised of nearly 44,000 students and over 75,000 workers**
- **Outdoor patio seating available**



DEMOGRAPHICS

*1 MILE RADIUS: ESRI 2021

58,292

Population

20,942

Households

\$62,281

Avg. Household Income

\$390,677

Avg. Home Value

24.4

Median Age

2,056

Total Businesses

66,294

Total Employees

91,832

Daytime Population

DENSITY MAP

APARTMENTS

- 1 Hamilton Court Apartments (110 Units)
- 2 The Radian (154 Units)
- 3 Chestnut Hall (315 Units)
- 4 Domus (290 Units)
- 5 Next LVL (281 Units)
- 6 The Mason on Chestnut (409 Units)
- 7 evo at Cira Centre South (850 Units)
- 8 The Chestnut (405 Units)
- 9 Arrive University City (363 Units)
- 10 Vue32 (170 Units)
- 11 AKA University City (181 Units)
- 12 ANOVA uCity Square (461 Units)
- 13 Korman Residential at 3737 Chestnut (276 Units)
- 14 The HUB on Chestnut (101 Units)
- 15 The Left Bank Apartments (282 Units)

EDUCATION/ MEDICAL

- 16 University of Pennsylvania
- 17 Drexel University
- 18 University of Sciences
- 19 Hospital of the University of Pennsylvania
- 20 Children's Hospital of Philadelphia

OFFICE

- 21 uCity Square (7,000,000 sq ft)
- 22 Schuylkill Yards (6,832,000 sq ft)
- 23 Cira Centre (730,187 sq ft)
- 24 FMC Tower at Cira Centre South (625,863 sq ft)



WALK SCORE	TRANSIT SCORE	BIKE SCORE
96	95	95

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RETAIL & DINING MAP



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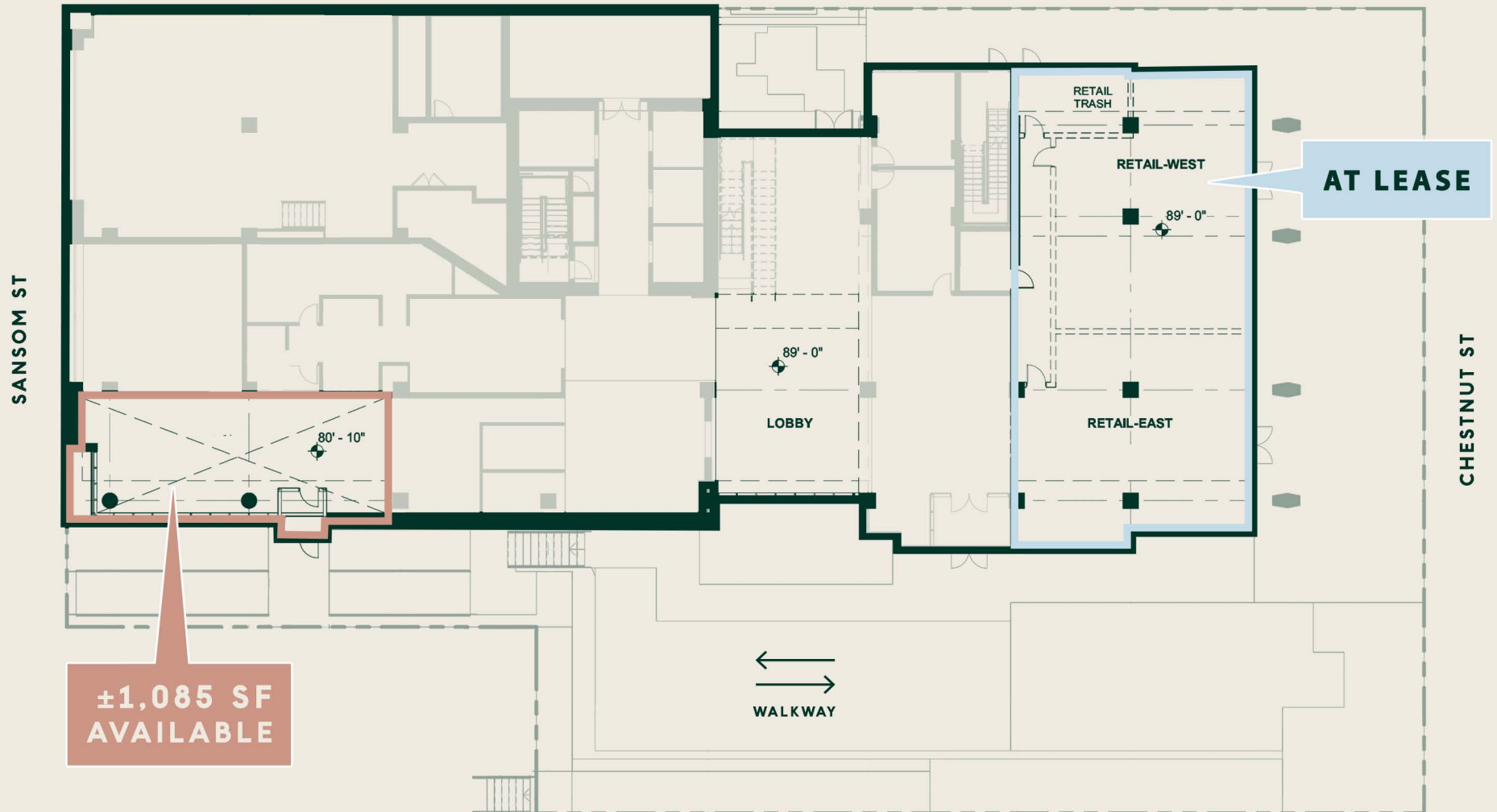


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SITE PLAN



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