

1528 CHESTNUT STREET
PHILADELPHIA, PA

BUILDING FOR SALE

RARE BUILDING OPPORTUNITY



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1528 CHESTNUT STREET

RITTENHOUSE SQUARE | PHILADELPHIA, PA

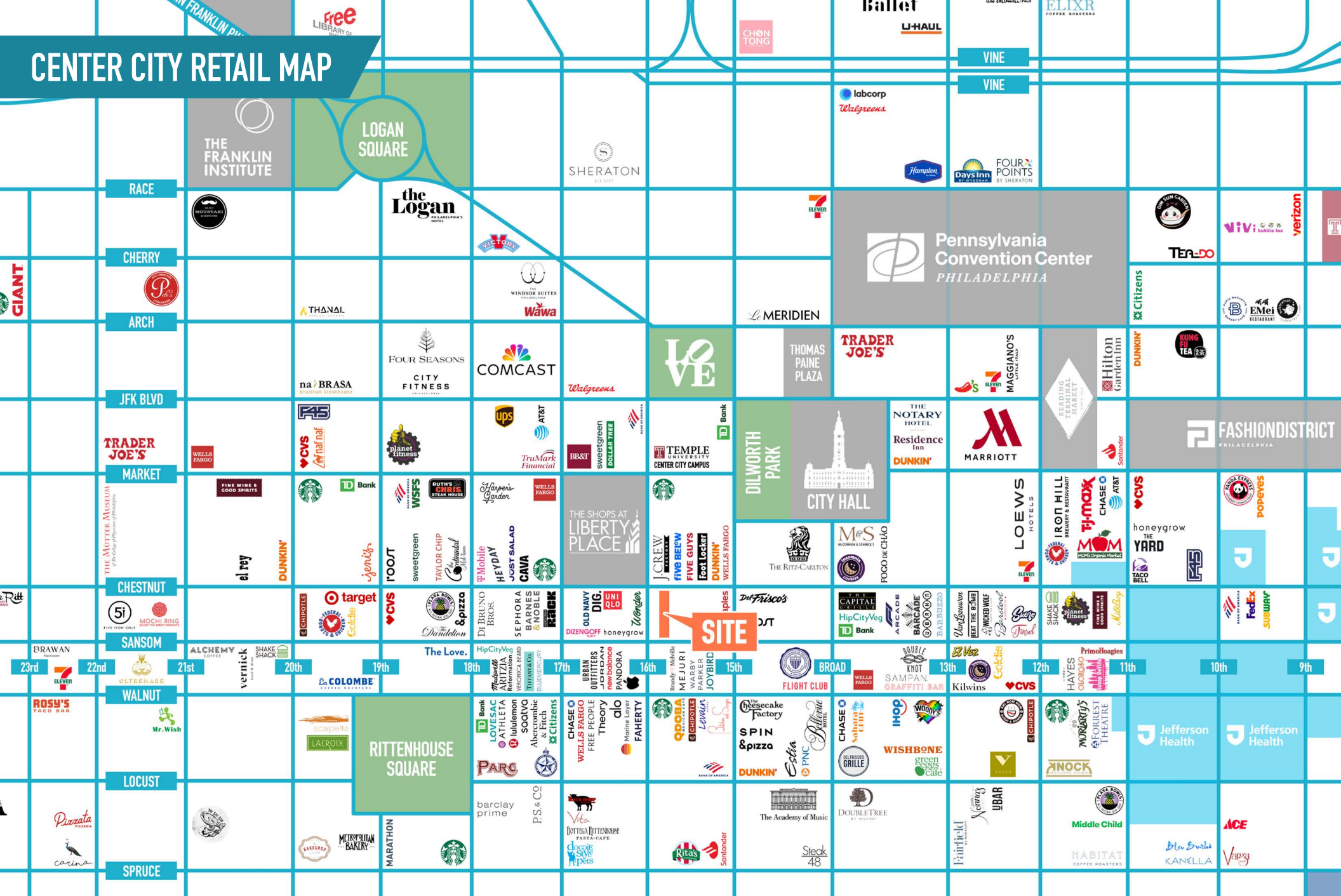
The Rittenhouse shopping corridor is located at the convergence of Philadelphia's most affluent residential population in Rittenhouse Square and is two blocks south of the Central Business District. The long-established trade area is home to Philadelphia's top downtown retail brands such as Apple, Tiffany, Anthropology, rag & bone, Lululemon, and Rolex. In addition to shopping, Rittenhouse Row offers dining from several James Beard Award-winning restaurateurs including Stephen Starr, Michael Solomonov, and Greg Vernick. With access to multiple means of transit and a highly active residential population, Rittenhouse Square will continue to be the top dwelling destination in the city.

1528 Chestnut Street offers everything a retailer wants: full building identity, flexible layouts, and immediate occupancy. This is a rare opportunity to obtain all three of these features on Chestnut Street's highest trafficked retail block. The storefront width, column spacing, and ceiling heights are attractive for all future users. The building layout also allows for leasing flexibility in that the floor plates can be split should multiple users be interested in different levels.

PROPERTY OVERVIEW

BUILDING NAME:	1528 Chestnut Street	NUMBER OF STORIES:	3
PROPERTY TYPE:	Downtown Commercial	TOTAL LOT SF:	8,763 SF
OPA NUMBER:	882037800	TOTAL BUILDING SF:	26,700 SF
ADDRESS:	1528 Chestnut Street	ZONING:	CMX-5
CITY, STATE:	Philadelphia, PA	HISTORIC:	No
YEAR BUILT:	1920	REGISTERED COMMUNITY ORGANIZATION:	Center City Residents Association (CCRA)

CENTER CITY RETAIL MAP



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1500 Market St.
Centre Square

La COLOMBE
COFFEE ROASTERS

THE SHOPS AT
LIBERTY
PLACE

RANSTEAD

LOFT
OUTLET

VICTORIA'S SECRET

Puttshack

bloomingdale's
the outlet store

Kiehl's

J.CREW
FACTORY

Giovanni's
BAR & GRILL
FIVE BELOW
FIVE GUYS

Foot Locker

AVENIR
ON FIFTEENTH



DUNKIN'

WELLS FARGO

DOLCE
ITALIAN



element

CHESTNUT

OLD NAVY
DIG.
UNIQLO

2nd STREET

Wander



empire
BEAUTY
SCHOOLS

Buffalo
EXCHANGE
New & Recycled Fashion

AMMA'S
SOUTH INDIAN CUISINE

POPEYES

Kids Foot Locker

Staples

Del Frisco's

DOUBLE EAGLE STEAKHOUSE

vybe
urgent
care

SPREAD
BAGELRY



16th

±26,700 SF

15th

STOCK EXCHANGE

honeygrow



SOULCYCLE

DUNKIN'

Harp & Crown

GIUSEPPE
& SONS

IONIC



FOOST

Chris
Café

MARATHON

SANSOM



The Union League
of Philadelphia

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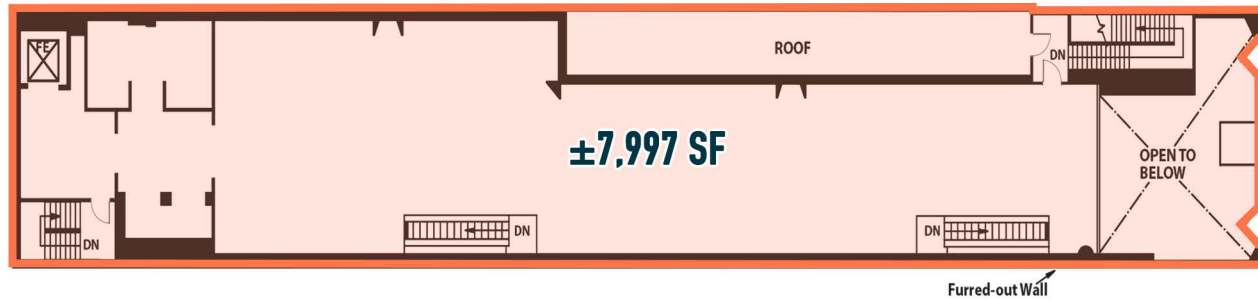
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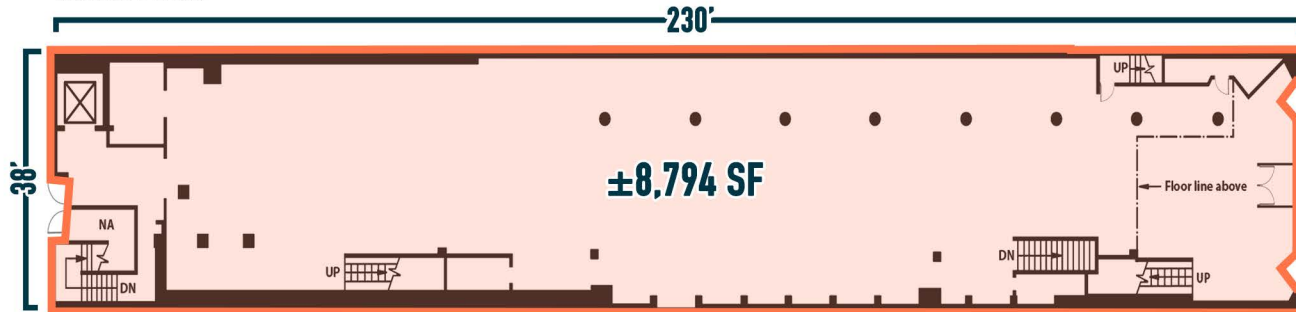
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FLOOR PLANS

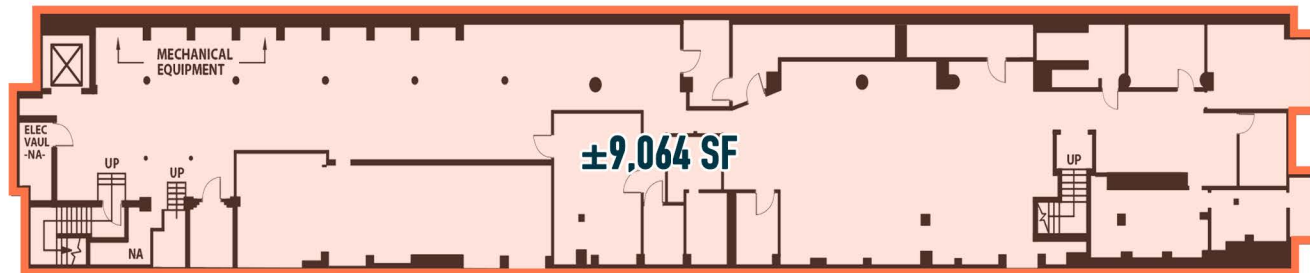
SECOND FLOOR



GROUND FLOOR



LOWER LEVEL



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PROPERTY PHOTOS



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