



2300 Chestnut

2300 Chestnut Street, Philadelphia, PA 19103

60 ft. of Frontage On Chestnut Street

BUILDING DETAILS

Property Overview

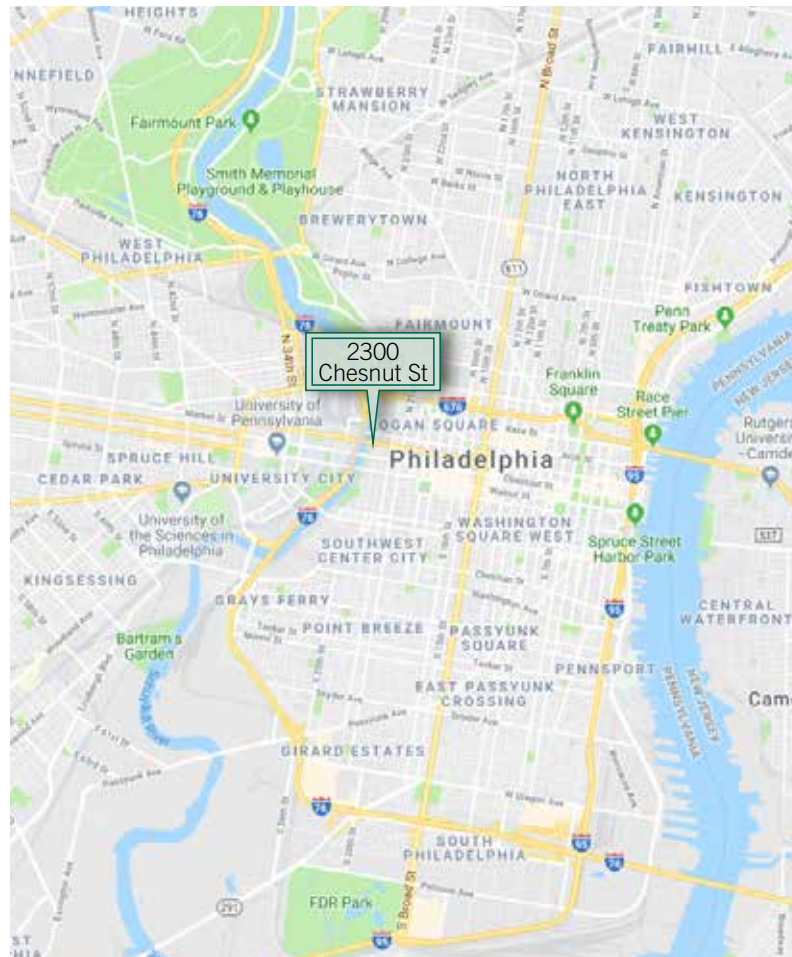
Total GLA	104,524 sq. ft.
Stories	4
Year Built	1900
Walk Score, Transit & Bike Score®	98-100

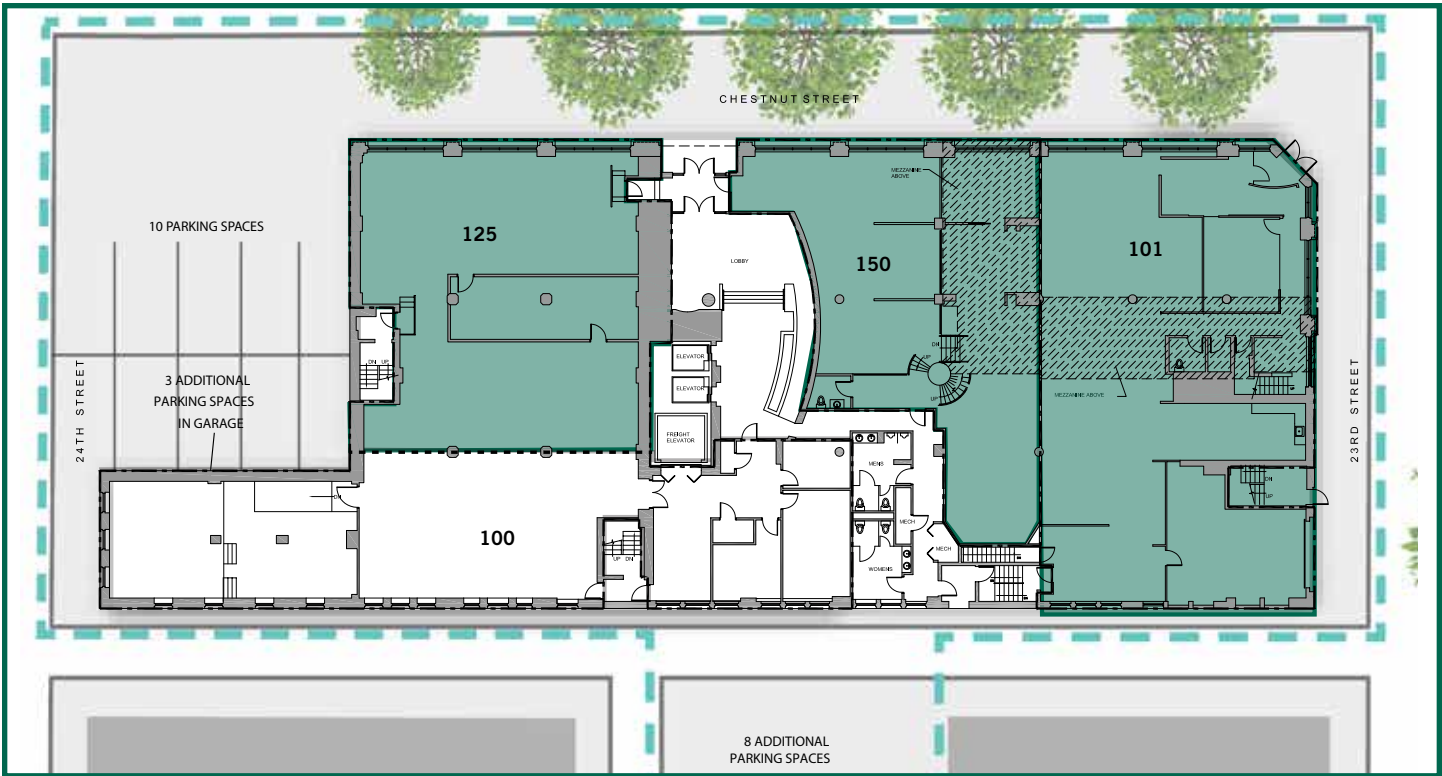
Space Available

Suite 101	7,176 sq. ft.
Suite 125	4,745 sq. ft.
Suite 150	4,995 sq. ft.

Key Features

- Premier retail opportunity positioned two blocks from 30th Street Station in the heart of Center City
- Explosive growth in the immediate office, retail, residential, collegiate, and healthcare populations driving 7 day a week traffic
- Recently renovated and upgraded lobby, common areas, and exterior building facade
- Unparalleled prominence with 60 ft. of building frontage on Chestnut Street
- Since 2000, Center City's population has grown 25% and the surrounding neighborhoods have grown by 14%





DEMOGRAPHICS

POPULATION		HOUSEHOLDS (HH)		AVERAGE HH INCOME		DAYTIME EMPLOYEES		TOTAL RETAIL SPENDING	
1 mile:	79,670	1 Mile:	44,754	1 Mile:	\$122,160	1 Mile:	201,625	1 Mile:	\$1,680,000,000
3 miles:	536,026	3 Miles:	229,469	3 Miles:	\$80,844	3 Miles:	388,765	3 Miles:	\$6,370,000,000
5 miles:	982,079	5 Miles:	398,514	5 Miles:	\$70,305	5 Miles:	554,375	5 Miles:	\$10,070,000,000



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