

600 Chestnut St | Philadelphia, PA

Iconic Retail Space in Historic Location

10,688 SF retail space in historic Public Ledger Building for lease
just steps from Independence Hall and the Liberty Bell

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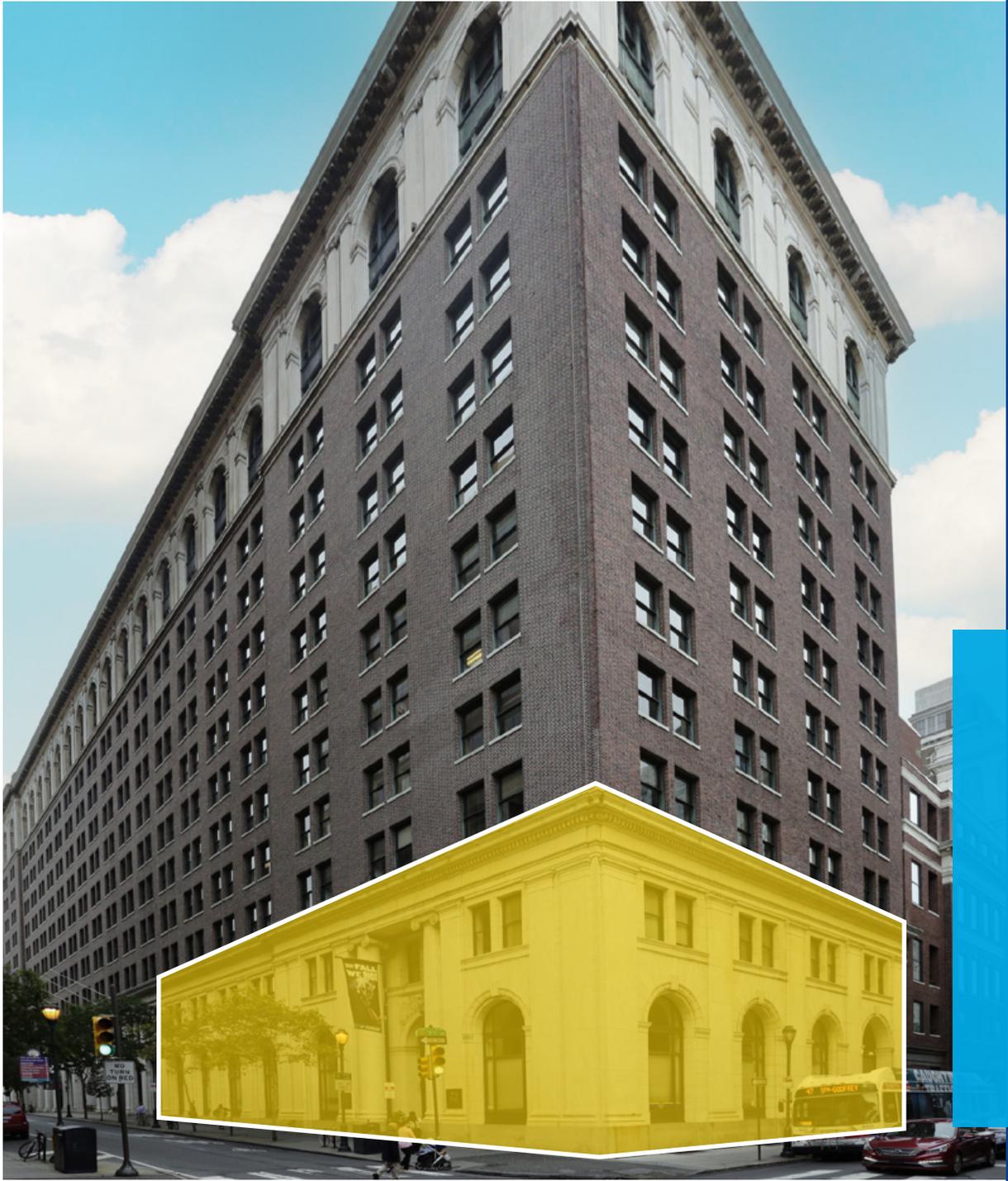
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Public Ledger Building

Nearly 100 years old, the Public Ledger Building was once home to Philadelphia's first penny paper, *The Public Ledger*. In 1927, famed architect Horace Trumbauer was recruited to design a new Public Ledger Building that would stand directly atop the old.

Today, the 12-story building houses a mix of office, residential, and restaurant space, an 11,500 SF Wawa flagship store, and Cescaphe's Downtown Club. In March 2023, the lot was rezoned to allow for a three-level addition that calls for 48 single-family residential units, a roof deck, and 198 underground parking spaces.

13,188

square feet
available
+ basement

Property Overview



Elegant, architectural high ceilings



Ability to occupy or remove mezzanine



Steps from historic Independence Mall and Liberty Bell



Outstanding daytime population

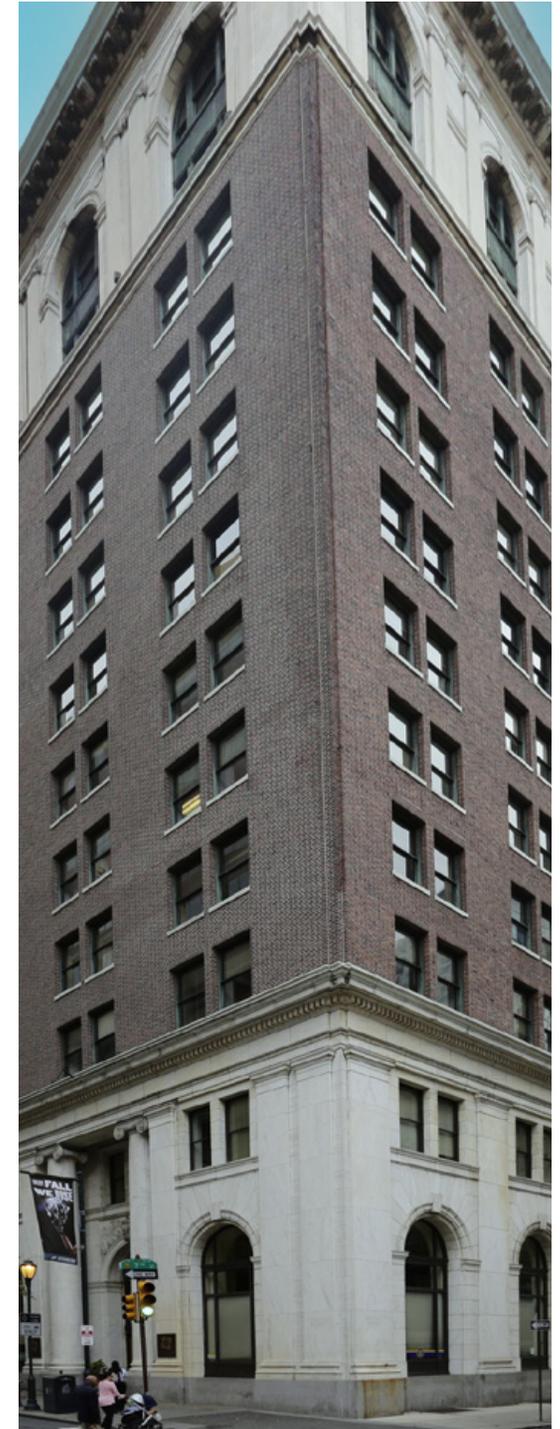


Over 5M annual visitors to Independence National Historical Park

The Public Ledger Building offers a seamless blend of quintessential historic Philadelphia and modern, state-of-the-art tenant amenities. Elegant entrances, arched ceilings, and polished marble corridors pair well with the building's recent HVAC, electrical, and elevator system retrofits, providing uninterrupted 21st century operations within this century old architectural gem.

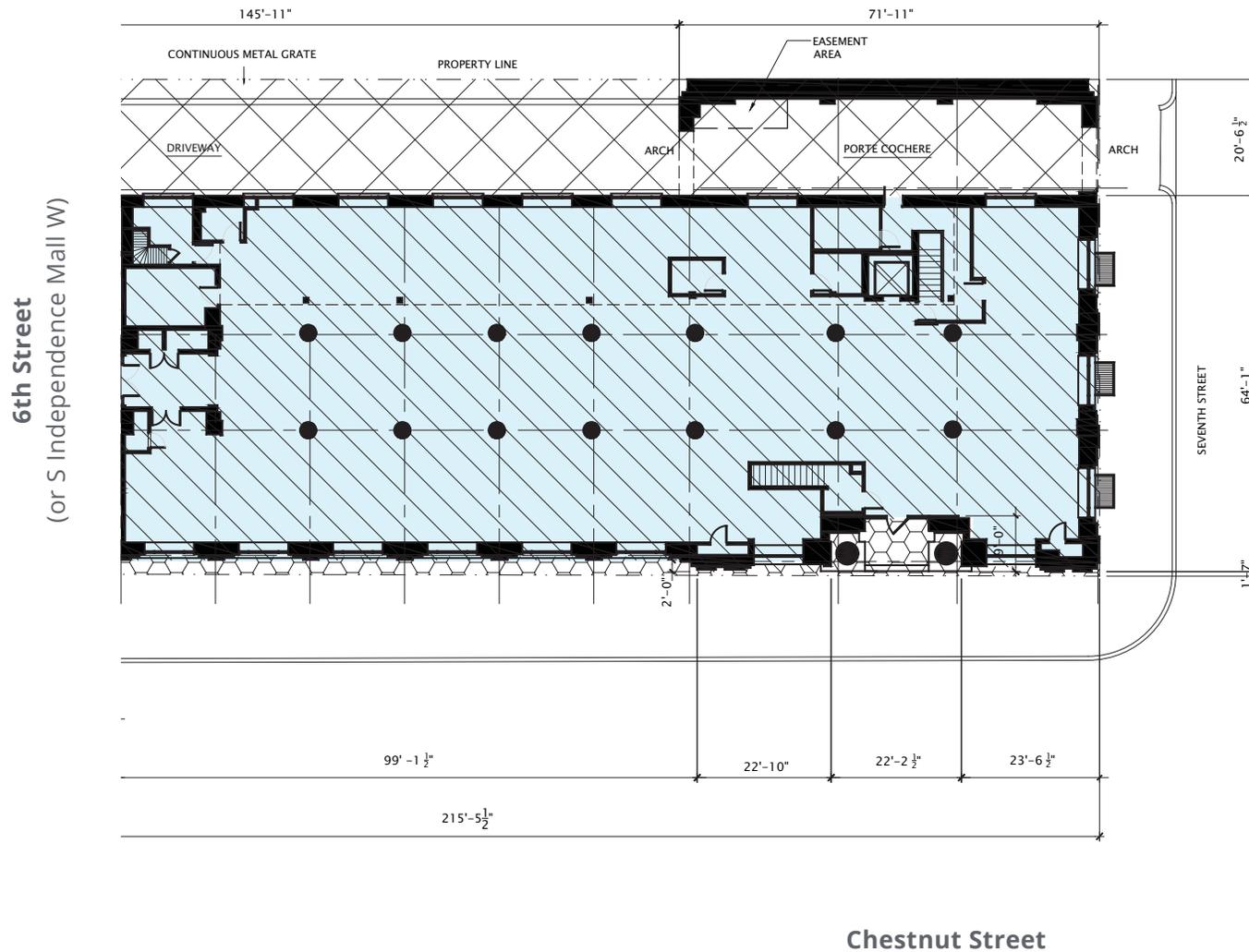
The retail availability includes 10,688 SF on the ground floor, an optional 2,500 SF mezzanine, and access to a 6,000 SF basement level.

Address	600 Chestnut Street, Philadelphia PA	
Location	Corner of 7th and Chestnut Streets	
Year Built	1921, Renvated 2007	
Site Area	1.42 acres	
Parking	Street	
Rentable Area	Ground Floor	10,688 SF
	Mezzanine	2,500 SF
	Basement	6,000 SF
Available	Immediately	
Asking Lease Rate	Contact leasing agent	

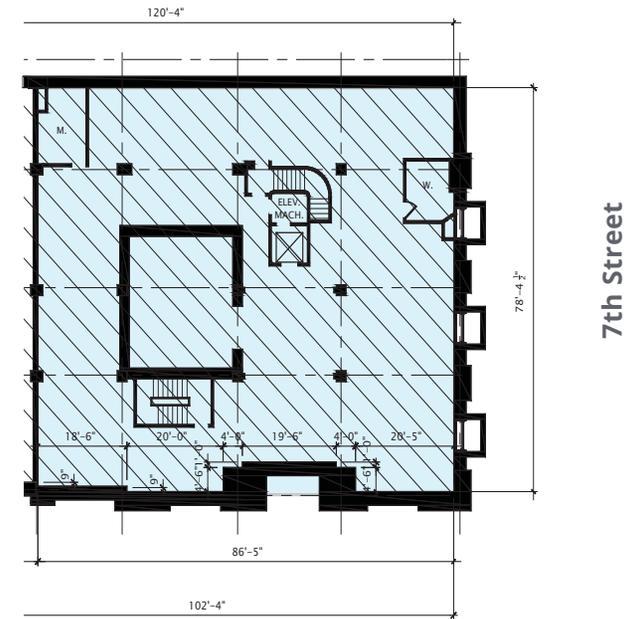


Floor Plan

Ground Floor 10,188 SF



Lower Level 6,000 SF



Location Overview

600 Chestnut Street is located in the heart of Old City, in a stretch of Philadelphia often referred to as "America's most historic square mile."

The area is home to a number of well-preserved colonial era buildings, cobblestone streets, narrow alleyways, and historical landmarks including Independence Hall, the Liberty Bell, the Betsy Ross House, Benjamin Franklin's Post Office, and Washington Square Park.

Despite this rich tapestry of American History, the area is not just a relic of the past; it's a living, breathing neighborhood with a young, active residential and offerings including art galleries, boutiques, restaurants, and theaters. It is truly a unique blend of historic landmarks and modern amenities.



Bike Score

79



Walk Score

90



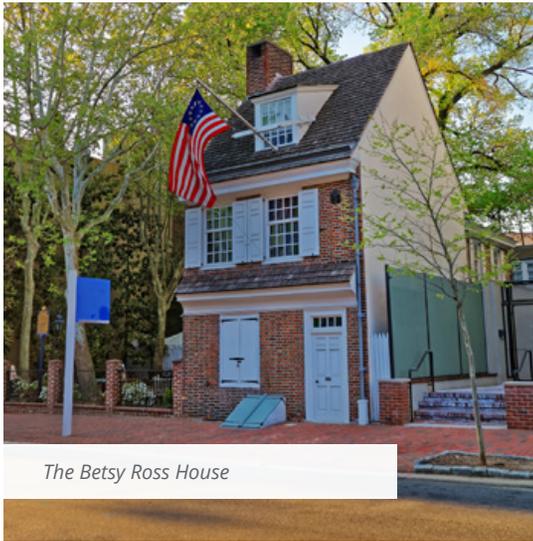
Transit Score

100





The Liberty Bell



The Betsy Ross House



Elfreth's Alley



Independence Hall



Washington Square Park



Tomb of the Unknown Soldier of the American Revolution

Nearby Retail

📍 600 Chestnut Street

Cafe/Bar/Restaurant

1. LaScala's Fire
2. Morimoto
3. Independence Beer Garden
4. The Bourse Food Hall
5. Knead Bagels
6. Fork
7. Zahav
8. La Colombe
9. Starbucks
10. Budakkan
11. Amada
12. Cuba Libre
13. Franklin Fountain
14. Positano Coast

Retail/Shopping

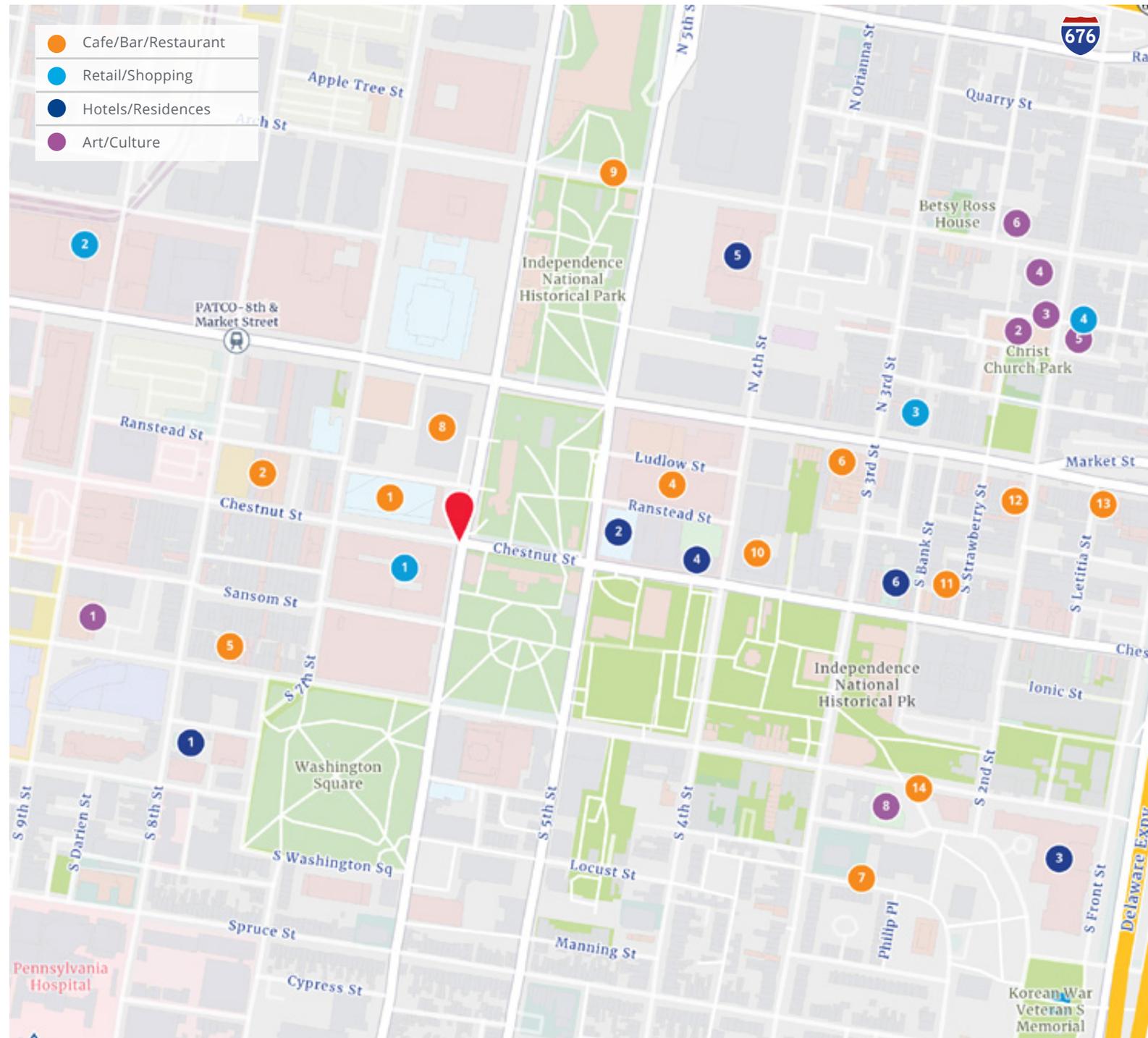
1. Wawa
2. Fashion District
3. CVS
4. Gallery 51

Hotels/Residences

1. Morris House Hotel
2. Kimpton Hotel Monaco
3. Old City Marriot
4. Renaissance Hotel Downtown
5. Wyndham Historic District
6. Independence Park Hotel

Art/Culture

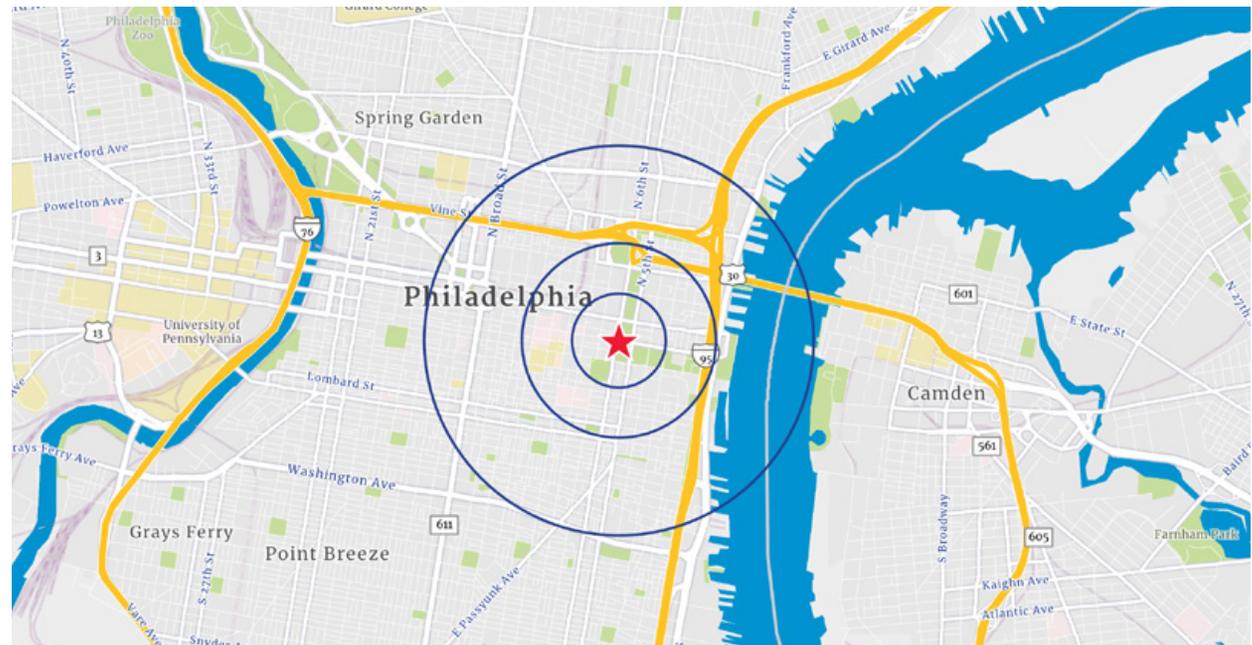
1. Walnut Street Theatre
2. Arden Theatre Company
3. Muse Gallery
4. Philadelphia Glass Gallery
5. Land Becker Contemporary Art
6. F.A.N. Gallery
7. Arch Enemy Arts
8. Lankdmark Ritz 5

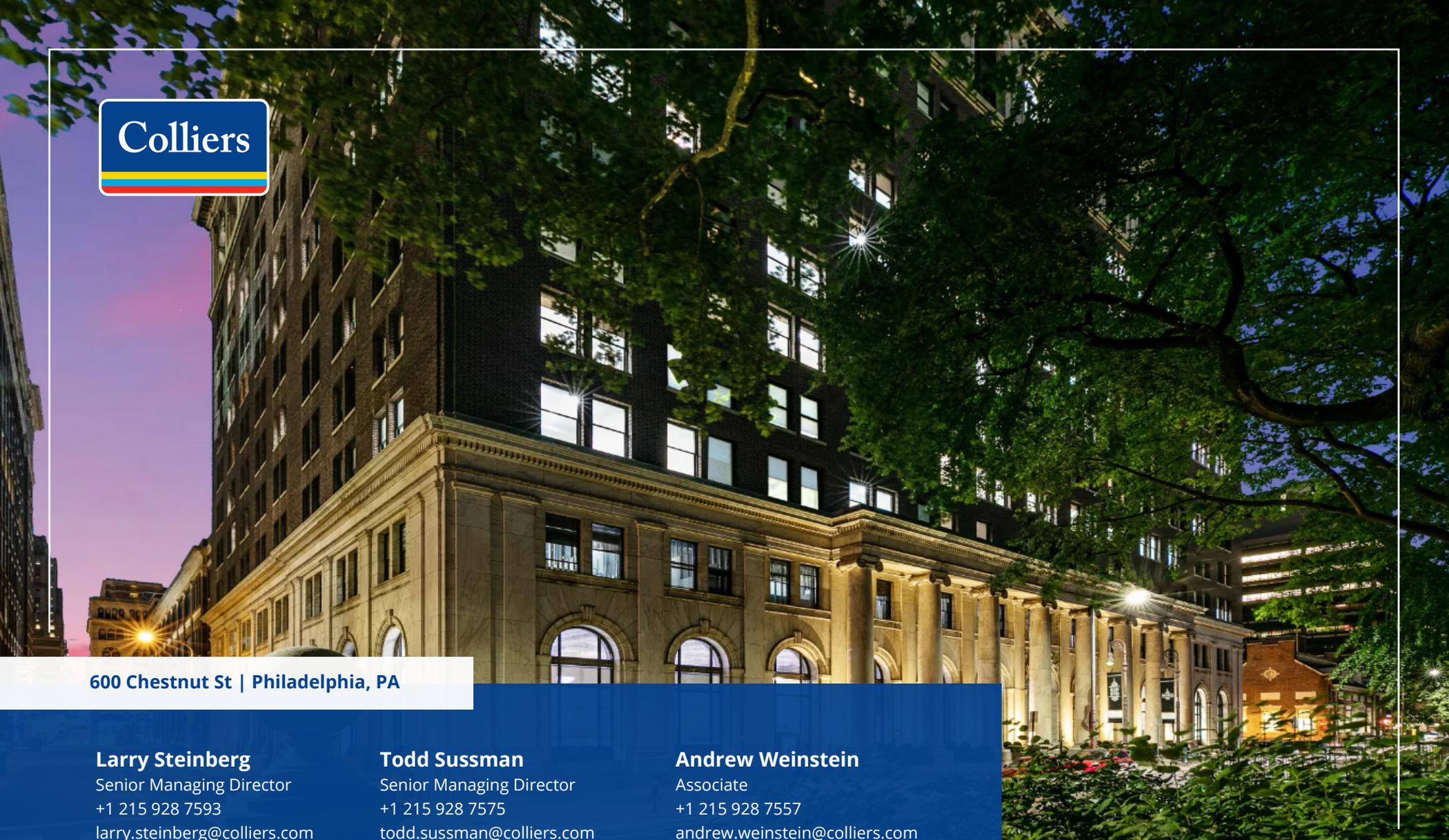




Demographics

	 Current population	 Current Households	 Average household income	 Current population
¼ Mile	9,234	6,481	\$170,290	57,308
½ Mile	36,308	23,852	\$148,766	143,910
1 Mile	100,381	58,772	\$151,022	221,076





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