

1804 CHESTNUT STREET

Rittenhouse, Philadelphia 19103

UPPER FLOOR RETAIL SPACE IN RITTENHOUSE

\$3,500 + NNN

- » +/-2,000SF upper-level multi-floor space
- » A former salon extending over floor two and three, with fourth floor office and employee break room
- » Ideal uses, salon, barbershop, day spa, light fitness, boutique office
- » Zoning: CMX-5
- » Located on a high traffic block, steps from Rittenhouse Square, and close to the Market Street business district, with several recently completed and under construction high-density residential development projects. The neighborhood is Center City's most expensive and exclusive. With an abundance of high-end luxury apartments, some of the best fine dining in the city, and an expansive amount of luxury shopping.



Walk Score®

Walk Score
99

Walker's Paradise
Daily errands do not require a car.

Transit Score
100

Rider's Paradise
World-class public transportation.

Bike Score
89

Very Bikeable
Biking is convenient for most trips.

DEMOGRAPHICS (within 1 mile)

Residents	93,447
Average household income	\$86,166
Est. daytime population	196,470

NEIGHBORS INCLUDE



JOE SCARPONE 267.546.1721 ■ jscarpone@mpnrealty.com

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MPN
MALLIN PANCHELLI NADEL
REALTY



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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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