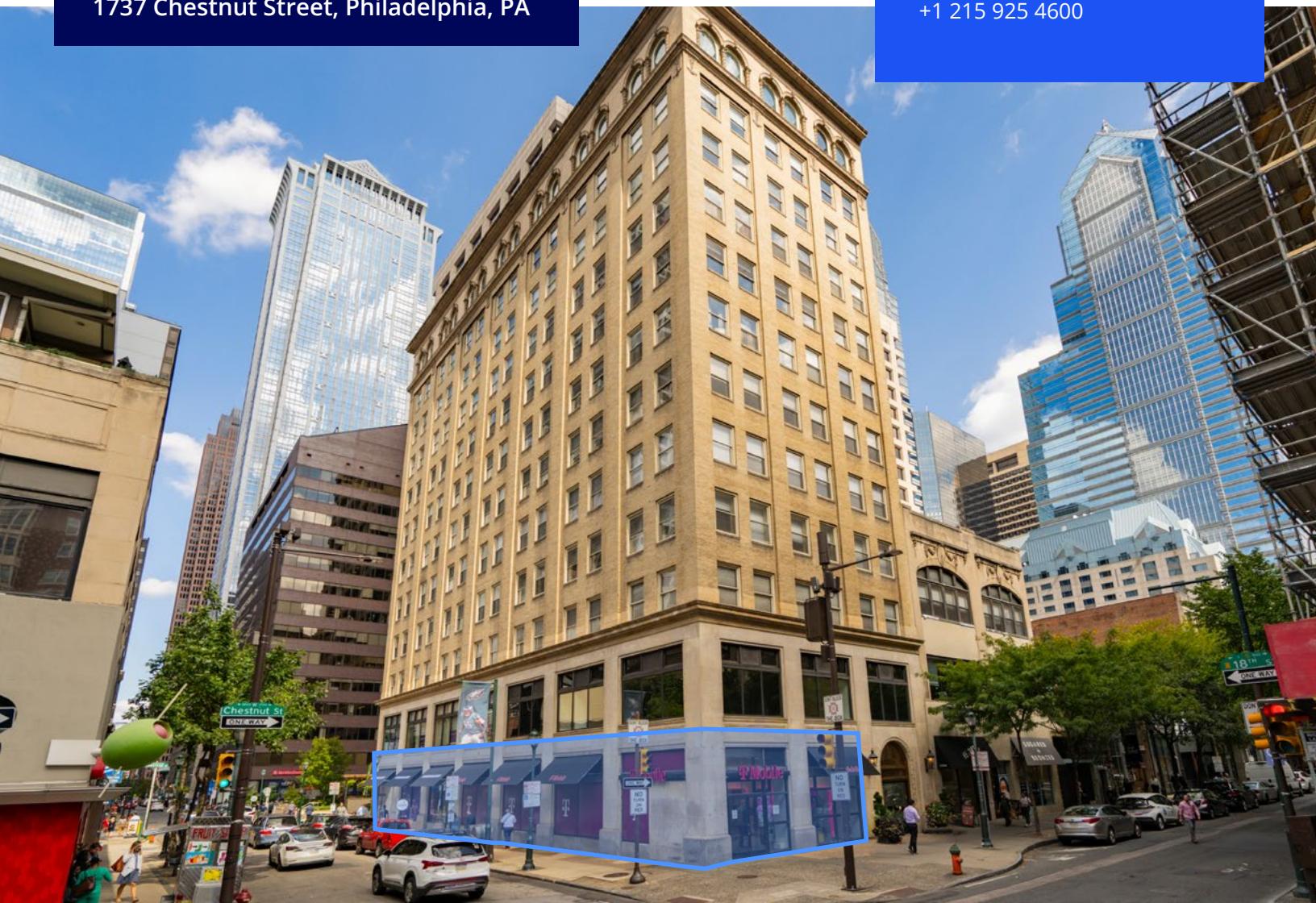


Corner retail in prime Center City location for lease

At 1737 Chestnut Street, experience unsurpassed exposure with **3,300 SF** ground-level retail and a **1,453 SF** lower level.

1737 Chestnut Street, Philadelphia, PA

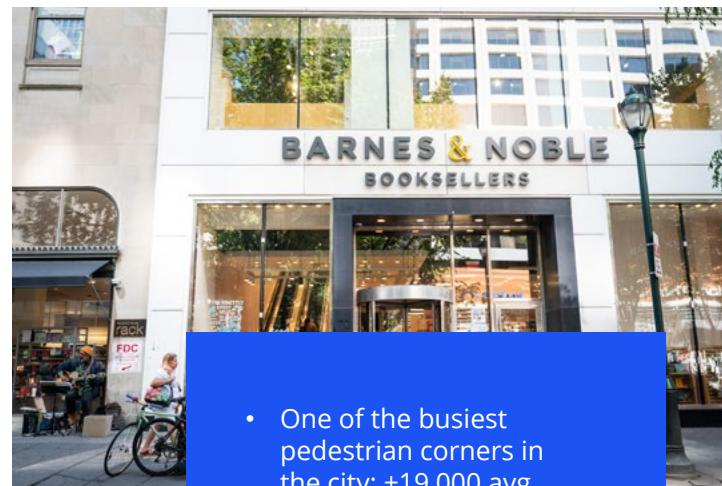


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Located at one of the most pivotal retail corners in the city

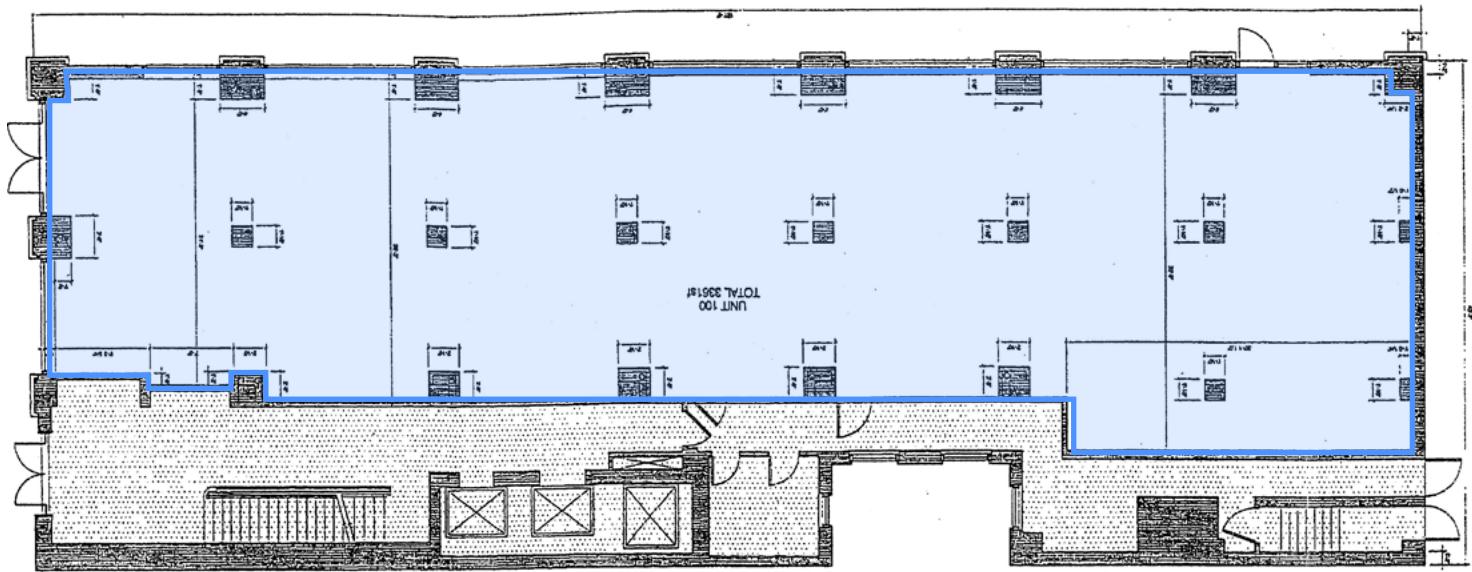
Ideally situated between Rittenhouse Square and Philadelphia's Central Business District, 1737 Chestnut offers excellent exposure at 18th & Chestnut Streets and sitting below 22 residential units.

This property is ready for full occupancy on the ground floor and lower level. Don't miss this opportunity for unmatched Center City exposure!

- One of the busiest pedestrian corners in the city: ±19,000 avg. daily pedestrian count and 1.9M visitors at 1800 Chestnut between '24-25*
- Surrounded by dense, affluent residential population
- Join block with Nordstrom Rack, MAC, DiBruno Bros, Barnes & Noble, Sephora, and more
- CMX-5 zoning allows for a variety of retail uses

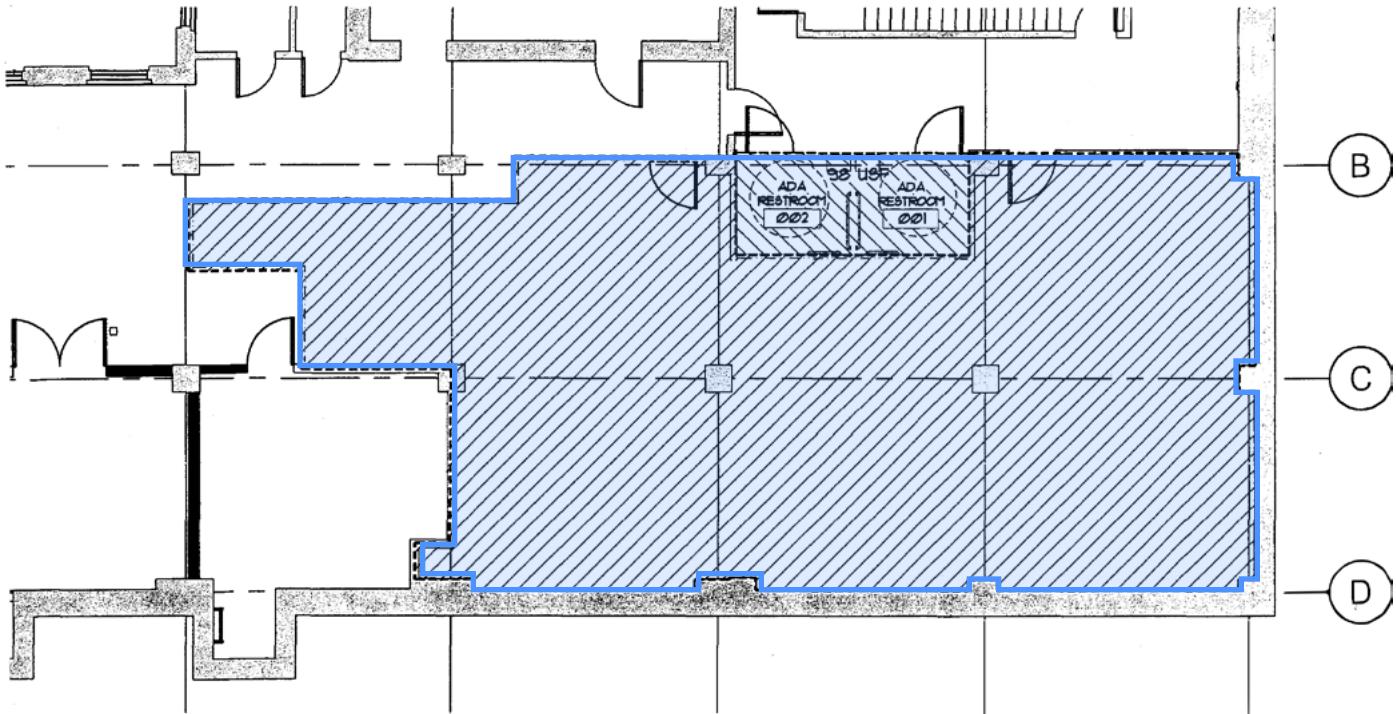
*Source: Placer.ai

Ground level retail 3,300 SF



- Floor to ceiling windows

Lower level 1,453 SF





Notable Neighbors

DI BRUNO BROS.

Culinary Pioneers Since 1939

Culinary Pioneers Since 1939

HEYDAY

Catbird

The Continental Mid-Town



Allen Edmonds

AN AMERICAN ORIGINAL

AN AMERICAN ORIGINAL



19th Street



Luxury 2 Bedroom
by Rittenhouse

BOYDS

CVS

&pizza

CVS

Je Suis Jolie
Boyds
Playa Bowls
&pizza

The Bank of Princeton
Crazy Sushi
Mandarin Palace
Sweetgreen

ROOST
Rittenhouse

TAYLOR CHIP

sweetgreen

18th Street



BARNES & NOBLE

NORDSTROM

rack

Allen Edmonds
MAC
DiBruno Bros
Benjamin Lovell Shoes
Sura
Mattress Firm
Jacobs
Gran Caffe L'Aquila
Sephora
Barnes & Noble
Nordstrom Rack

Heyday
Sugared + Bronzed
Dave's Hot Chicken
Just Salad
The Shade Store
Kura Sushi
Grace Loves Lace
Paris Baguette
Asian Food Hall
Cava
For Eyes
Sunglass Hut
The Vitamin Shoppe

1737 Chestnut St.

CAVA

SUGARED + BRONZED



17th Street



Club Quarters

OLD NAVY

Wonder

Men's Warehouse
Old Navy
DIG
Taco Bell
Uniqlo
2nd Street
Wonder

Loft Outlet
Bloomingdale's Outlet
Puttshack
Kiehl's

J.CREW

Puttshack

bloomingdale's

Buffalo EXCHANGE
New & Recycled Fashion

PORTABELLA

STAPLES

JD Sports
Portabella
Empire Beauty School
Buffalo Exchange

J. Crew Factory
Giovanni's Bar & Grill
Five Below
Five Guys
SEV Laser
Footlocker
Wendy's
Dunkin
Wells Fargo

five BELOW

Wendy's

Foot Locker



ROOST
Midtown

Philadelphia Film Society

15th Street



W Hotel

Ritz Carlton

Aquimero



DTLR

Broad Street



Colliers
Accelerating success



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