

THE HONICKMAN CENTER

WHERE
PHILADELPHIA
CONNECTS

RETAIL OPPORTUNITY AT THE HONICKMAN CENTER
11TH & CHESTNUT STREET





WELCOME TO OUR NEIGHBORHOOD



103,576 SF
OF FIRST-CLASS RETAIL SPACE
AVAILABLE AT EAST MARKET



514
LUXURY RESIDENTIAL UNITS AT
THE GIRARD AND THE LUDLOW



284
UPSCALE HOTEL ROOMS AT
CANOPY AND ROOST



176,799 SF
OFFICE SPACE



462,000 SF
JEFFERSON HEALTH'S HONICKMAN
CENTER (MEDICAL OFFICE)

AT THE EPICENTER OF GREATER CENTER CITY



RESIDENTS

203,484

FULL-TIME RESIDENTS

\$403,600

MEDIAN HOUSING VALUE

2,805

NEW HOUSING UNITS
COMPLETED IN 2022

\$133,376

AVERAGE HOUSEHOLD INCOME
IN GREATER CENTER CITY

39%

POPULATION GROWTH
SINCE 2000



OFFICE WORKERS

32,723

DAYTIME EMPLOYMENT/
WORKERS

43%

OF ALL PHILADELPHIA
JOBS ARE LOCATED IN
GREATER CENTER CITY

4.86M SF

OF OFFICE SPACE

307,300

JOBS IN GREATER CENTER CITY



TOURISM

13,000

ROOMS IN 58 HOTEL
PROPERTIES IN GREATER
CENTER CITY

2.87M

OCCUPIED HOTEL ROOM
NIGHTS IN 2022

8.9M

VISITORS TO DILWORTH PARK

6M+

VISITORS TO READING
TERMINAL

2M

PROJECTED ANNUAL VISITORS
TO THE PA CONVENTION
CENTER (2023)



76 PLACE

This 18,500 seat arena would take a portion of the Fashion District and is anticipated to cost approximately \$1.3 billion - all privately funded. The arena will provide \$1.9 billion in overall economic output during construction and \$400 million annually upon opening to support Philadelphia's long-term economic growth and sustainability and continued revitalization of East Market. Anticipated opening in 2031.

READING TERMINAL MARKET

As one of the nation's oldest and largest public markets, first opening in 1893, Reading Terminal Market boasts more than 80 diverse merchants, two of which are descendants of original stand holders from when it first opened more than 125 years ago.

Visitors can enjoy eating a wide swath of different cuisines, from sublime soul food and exquisite Asian and Middle Eastern dishes to authentic Philly cheesesteaks and traditional Pennsylvania Dutch fare — all available from largely locally owned, family-run stands.

Sit-down eateries are scattered throughout the expansive, lively space, and cooks from the finest local restaurants come to the market each morning for the very freshest and hardest-to-find ingredients and produce.

ARTEA MAP

PENNSYLVANIA CONVENTION CENTER

Events at The Pennsylvania Convention Center can attract as many as **300,000 people** per convention

PROPOSED 76 PLACE

FASHION DISTRICT

MARKET-FRANKFORD LINE

THE SHOPS AT LIBERTY PLACE

MARKET ST

CHESTNUT ST

BROAD STREET LINE

East Market is a **top destination** and origin of trips to and from the Lowes Hotel, Convention Center and Philadelphia International Airport. The number of visits to East Market has **increased 58%** in the last two years (8.5% y-o-y)

Direct access to **SEPTA transportation** including bus routes, the Broad Street line, and Market Frankford subway

Thomas Jefferson University Hospital Campus with 9,935 employees, 39,000 inpatients, 1.4M outpatients and 109K ER visits

- MARKET FRANKFORD LINE
- BROAD STREET LINE
- REGIONAL RAIL

1/4 MILE RADIUS



17TH ST

16TH ST

15TH ST

BROAD ST

15TH ST

12TH ST

11TH ST

10TH ST

9TH ST

ARCH ST

JFK BLVD

MARKET ST

CHESTNUT ST

SANSOM ST

WALNUT ST

LE MÉRIDIEN HOTEL

TRADER JOE'S

PANERA BREAD

MAGGIANO'S

CHILI'S GRILL & BAR

READING TERMINAL MARKET

HILTON GARDEN INN

DUNKIN' NAYA SWEETGREEN

UPTOWN BEER GARDEN TD BANK

THE NOTARY HOTEL RESIDENCE INN

PHILADELPHIA MARRIOTT DOWNTOWN

WINE & SPIRITS

HARD ROCK CAFE

AMC THEATRES CITY WINERY

EDDIE BAUER KATE SPADE NEW YORK

PANDORA ROUND 1

AEROPOSTALE AMERICAN EAGLE

LEVI'S GIANT HEIRLOOM MARKET

SEPHORA SKECHERS

ALDO JOS. A. BANK

KIEHL'S LOFT OUTLET ORANGETHEORY

STARBUCKS WAWA J. CREW FACTORY FIVE GUYS DUNKIN'

CITY HALL

MACY'S

LOEWS HOTEL

UPS STORE T-MOBILE

EAST MARKET AND THE HONICKMAN CENTER

CVS PHARMACY

HONEYGROW TACO BELL COSI F45

BLOOMINGDALES

PUTTSHACK SUNGLASS HUT THE BODY SHOP VICTORIA'S SECRET

STARBUCKS WAWA J. CREW FACTORY FIVE GUYS DUNKIN'

RITZ CARLTON AGIMERO

W HOTEL LA COLOMBE

MCCORMICK & SCHMICK'S FOGO DE CHÁO INSOMNIA COOKIES

STARBUCKS

LOEWS HOTEL

CVS PHARMACY

HONEYGROW TACO BELL COSI F45

OLD NAVY DIG UNIQLO KIMPTON HOTEL PALOMAR ADOLF BIECKER SPA/SALON HONEYGROW

BUFFALO EXCHANGE STAPLES GIUSEPPE & SONS HARP & CROWN

DEL FRISCO'S DOUBLE EAGLE STEAKHOUSE

CAPITAL GRILLE LUCKY STRIKE BARCADE HIP CITY VEG

TRADESMAN'S U-BAHN BRÜ MCGILLAN'S DARLING JACK'S BARBUZZO PRUNELLA DBG PHILLY TIME

BARSTOOL SANSOM STREET SUEÑO SPICE 28 WICKED WOLF

SHAKE SHACK WINE & SPIRITS PLANET FITNESS WSFS BANK

LEDA'S COCKTAIL LOUNGE 1225 RAW VAN LEEUWEN ICE CREAM

DANDAN PANDORA APPLE

MARATHON GRILL MISSION TACQUERIA OCEAN PRIME GOYBERG JEWELERS BRANDY MELVILLE WARBY PARKER THE NORTH FACE BROOKS BROTHERS JOYBIRD

LE PAIN QUOTIDIEN XFINITY

PEARL & MARY DOUBLE KNOT SAMPAN GRAFFITI BAR

EL VEZ CHARLIE WAS A SINNER INSOMNIA COOKIES KILWINS HATCH & COOP CVS

OLOROSO MASALA KITCHEN

BARRA ROSSA RISTORANTE

REFORMATION RAG & BONE NEW BALANCE URBAN OUTFITTERS CAPITAL ONE CAFÉ

MARATHON GRILL MISSION TACQUERIA OCEAN PRIME GOYBERG JEWELERS BRANDY MELVILLE WARBY PARKER THE NORTH FACE BROOKS BROTHERS JOYBIRD

LE PAIN QUOTIDIEN XFINITY

HOLIDAY INN EXPRESS

EL VEZ CHARLIE WAS A SINNER INSOMNIA COOKIES KILWINS HATCH & COOP CVS

OLOROSO MASALA KITCHEN

HYATT CENTRIC PIZZERIA VETRI L'OCITANE EN PROVENCE THEORY PAPER SOURCE FREE PEOPLE COREPOWER YOGA

BUTCHER & SINGER ELIXR COFFEE ROASTERS MISCONDUCT TAVERN SCHLESINGER'S REAL FOOD EATERY CHIPTOLE QDOBA

THE BELLEVUE HOTEL XIX (NINETEEN) CB2 SPIN CHEESECAKE FACTORY & PIZZA ESTIA

DUNKIN' GREEN EGGS CAFÉ

DEL FRISCO'S GRILLE

CHIPOTLE AKI NOM NOM SUSHI

STARBUCKS SMILE DIRECT CLUB DUNKIN' WALGREENS

SWEETGREEN VERIZON WAWA

HYATT CENTRIC PIZZERIA VETRI L'OCITANE EN PROVENCE THEORY PAPER SOURCE FREE PEOPLE COREPOWER YOGA

BUTCHER & SINGER ELIXR COFFEE ROASTERS MISCONDUCT TAVERN SCHLESINGER'S REAL FOOD EATERY CHIPTOLE QDOBA

THE BELLEVUE HOTEL XIX (NINETEEN) CB2 SPIN CHEESECAKE FACTORY & PIZZA ESTIA

DUNKIN' GREEN EGGS CAFÉ

DEL FRISCO'S GRILLE

VEDGE EUROPEAN WAX CENTER

STARBUCKS SMILE DIRECT CLUB DUNKIN' WALGREENS

SWEETGREEN VERIZON WAWA

PICANHA BRAZILIAN STEAKHOUSE

AN IDEAL CENTRAL LOCATION

Our prime position on **Chestnut Street** in between **11th & 12th Streets** connects Philadelphia's historic and business districts. Surrounded by neighborhood shops, restaurants, bars, workspaces, art, and dwellings, **The Honickman Center** sits within Philadelphia's newly updated and thriving **East Market** neighborhood.

Take a stroll along East Market's pedestrian walking paths lined with exciting retail and restaurants, with its softly twinkling lights. Visitors can enjoy The Honickman Center's courtyard with outdoor seating and lush landscaping.

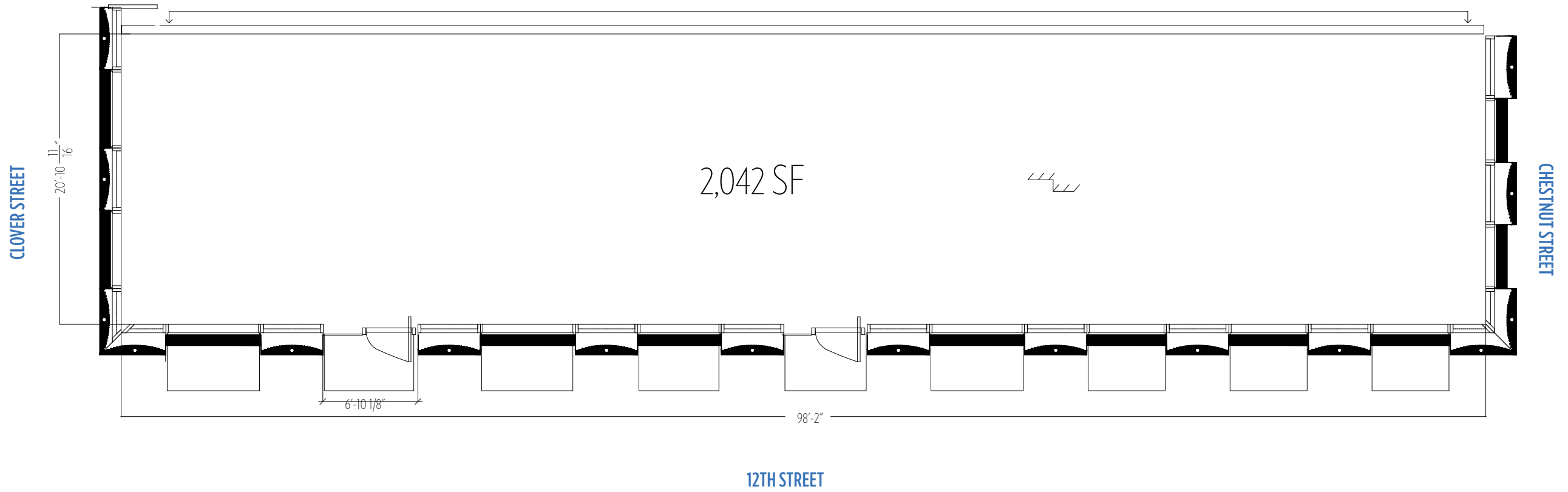


2,042 SF

OF RETAIL SPACE AVAILABLE AT THE HONICKMAN CENTER



PROJECT SITE PLAN



WHY PHILADELPHIA



HOME TO 22 FORTUNE 500 COMPANIES, INCLUDING URBAN OUTFITTERS, COMCAST, BURLINGTON, CAMPBELLS, DUPONT AND ARAMARK



PHILADELPHIA OUTPACES NYC IN EMPLOYMENT GROWTH FORECASTING, -7.2% & -12.4%



PHILADELPHIA METRO ADDED 45,812 NEW MULTIFAMILY UNITS SINCE 2011 AND ABSORBED 54,454 UNITS DURING THE SAME PERIOD



NAMED TOP 10 FOOD CITY BY ZAGAT, WASHINGTON POST, THRILLIST AND MORE



NOTABLE HOSPITALITY GROUPS IN PHILADELPHIA METRO AREA INCLUDING STARR RESTAURANTS, SCHULSON COLLECTIVE, COOKNSOLO RESTAURANTS, GARCES GROUP, DEFINED HOSPITALITY, HIGH STREET HOSPITALITY AND METHOD HOSPITALITY



OVER 10,200 PARK ACRES WITHIN CITY LIMITS



RANKED #4 MOST WALKABLE CITY (79/100 WALK SCORE)



34 COLLEGES AND UNIVERSITIES IN THE PHILADELPHIA REGION INCLUDING #2 BUSINESS SCHOOL IN THE US AND 3 OF THE TOP 30 LIBERAL ARTS COLLEGES IN THE U.S.



5 PRO SPORTS TEAMS AND WORLD CLASS CULTURAL INSTITUTIONS



11.9M PASSENGERS PER YEAR THROUGH PHL INTERNATIONAL AIRPORT



2ND BUSIEST UPS AIR FACILITY



6TH LARGEST TRANSIT SYSTEM BY RIDERSHIP IN THE US



130 BUS AND TROLLEY ROUTES
13 REGIONAL RAIL LINES
2 SUBWAY LINES



3RD BUSIEST AMTRAK STATION IN THE US - 2.3M PASSENGERS IN 2020



MULTI-MODAL TRANSIT HUB CONNECTING THE PHILLY METRO AREA WITH NYC, WASHINGTON, BOSTON AND BEYOND



6TH BIGGEST MSA IN THE U.S.
3RD BIGGEST DOWNTOWN IN THE U.S.

A LOOK AROUND PHILLY

- 1 City Hall
- 2 Reading Terminal Market
- 3 Jefferson Station
- 4 Philadelphia Convention Center
- 5 Independence Hall
- 6 Chinatown Friendship Gate
- 7 Delaware River Waterfront
- 8 Benjamin Franklin Bridge
- 9 Philadelphia Museum of Art
- 10 30th Street Station
- 11 Philadelphia Zoo
- 12 Italian Market



THE HONICKMAN CENTER



FOR MORE INFORMATION, PLEASE CONTACT:

Erica Schiffman

+1 610 386 6082
erica.schiffman@cbre.com

Adam Williamowsky

+1 301 215 4111
adam.williamowsky@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.