



TRI STATE COMMERCIAL  
**PRECISION**  
REAL ESTATE EXPERTS

**For Sale**

**MIXED-USE  
INVESTMENT/  
DEVELOPMENT  
OPPORTUNITY**

**1232 Chancellor St.  
Philadelphia, PA**

**CONTACT**

**STEVE JEFFRIES**  
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# INVESTMENT HIGHLIGHTS

1232 CHANCELLOR STREET | PHILADELPHIA, PA

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## PROPERTY DETAILS

<b>Neighborhood:</b>	Midtown Village
<b>Municipality:</b>	City of Philadelphia
<b>Building Type:</b>	Mixed-Use
<b>Zoning:</b>	CMX-5
<b>Total Square Feet:</b>	11,600 SF
<b>Floors:</b>	4 + basement (Floors 2-4 currently owner occupied office. Will be delivered vacant.)
<b>Elevator:</b>	Basement through 4th floor
<b>Egress:</b>	Chancellor Street & 13th Street
<b>Retail Tenant:</b>	European Wax Center
<b>Ideal Use:</b>	Owner Occupier or Residential Conversion

## KEY FINANCIAL INFORMATION

<b>Retail Tenant:</b>	European Wax Center
<b>Lease:</b>	Year 6 of 10 year lease
<b>Annual Rent:</b>	\$98,660.50 + proportionate share of NNN
<b>2022 Real Estate Taxes:</b>	\$31,884.63
<b>2022 CCD Taxes:</b>	\$3,709.01



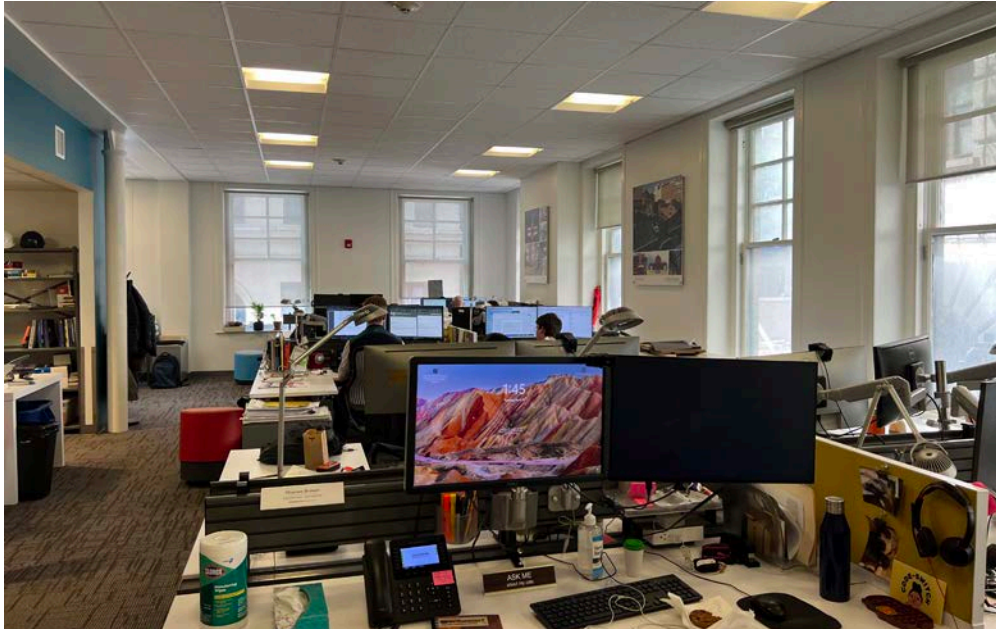
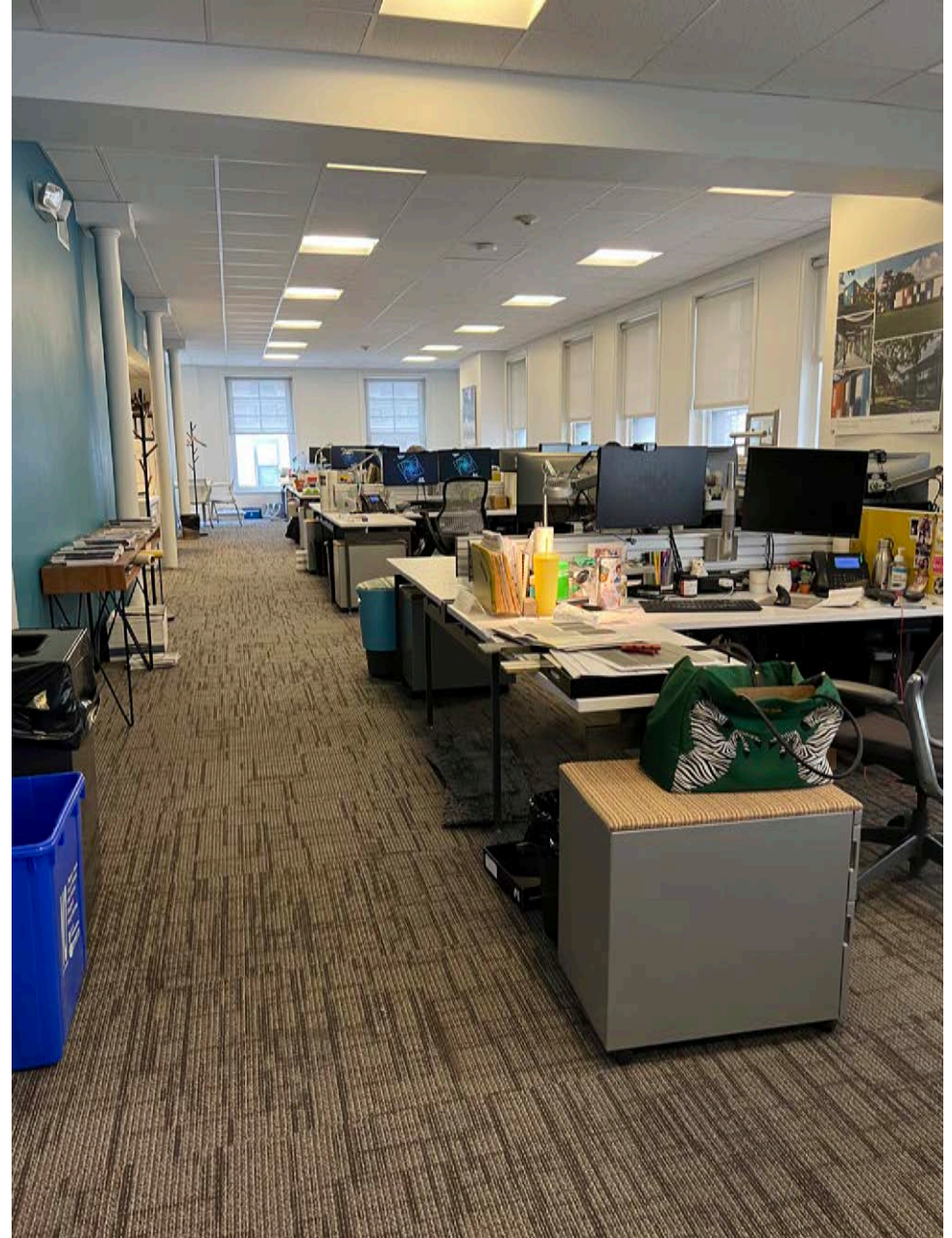
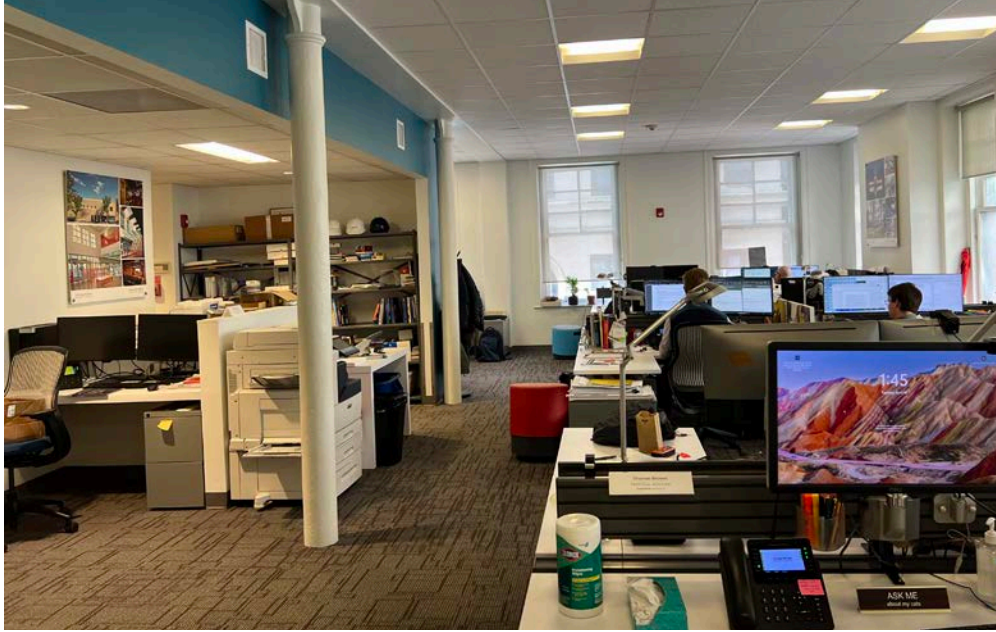


# OFFICE SPACE

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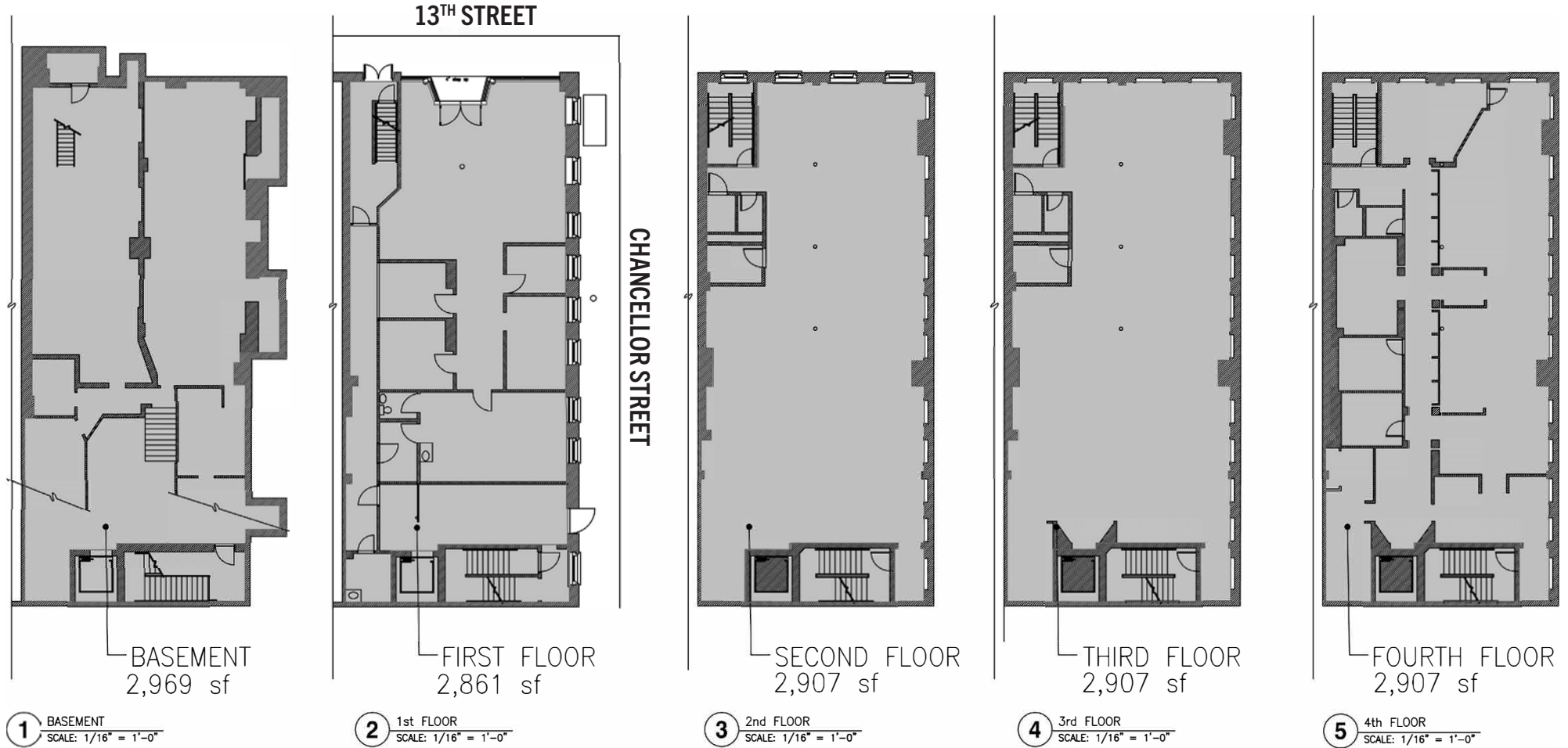


# FLOOR PLANS

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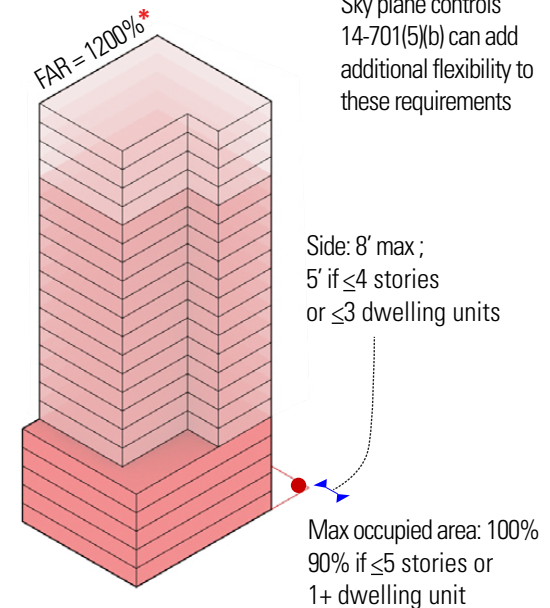


## CMX-5 ZONING

### CENTER CITY COMMERCIAL MIXED-USE

Intended to accommodate mixed-use development in the central core area of Center City

Max. Occupied Area	Buildings $\leq$ stories with 1 or more dwelling units 90%; Others 100%
Min. Side Yard Width	If used: Buildings $\leq$ 4 stories with three or fewer dwelling units = 5 ft.; Others = 8 ft.
Max. Floor Area Ration	1200% With additional bonuses 1600% For certain lots within Center City, University City, with additional bonuses



# TENANT OVERVIEW

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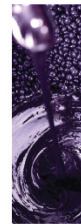
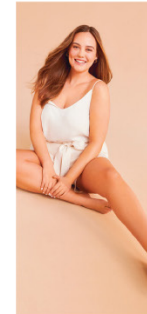
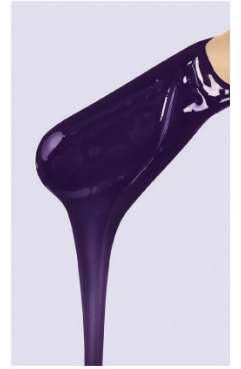
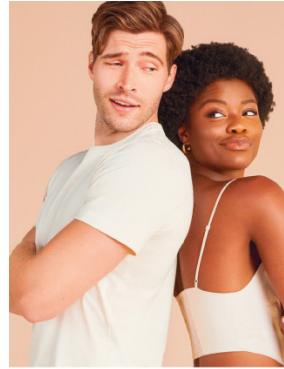


## EUROPEAN WAX CENTER

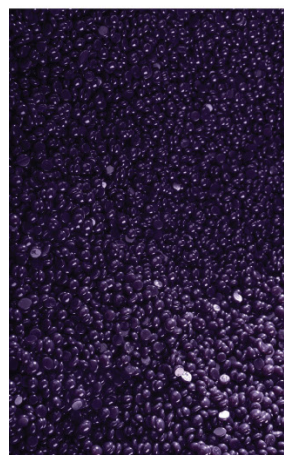
**EUROPEAN  
WAX  
CENTER®**

“European Wax Center, Inc. is the largest & fastest-growing franchisor and operator of out-of-home waxing services in the United States providing guests with an unparalleled, professional personal care experience administered by highly trained

wax specialists within the privacy of clean, individual waxing suites. European Wax Center, Inc. continues to revolutionize the waxing industry with their innovative Comfort Wax® formulated with the highest quality ingredients to make waxing a more efficient & relatively painless experience. Delivering a 360-degree guest experience, they also offer a collection of proprietary products to help enhance & extend waxing results. Founded in 2004, European Wax Center, Inc. is headquartered in Plano, Texas. Its network includes 944 centers in 45 states as of 2023.”  
([waxcenter.com](http://waxcenter.com))



**EUROPEAN  
WAX  
CENTER®**





# RETAIL AERIAL

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W  
HOTELS

THE RITZ-CARLTON  
PHILADELPHIA

macy's

SHAKE SHACK  
planet fitness  
FINE WINE & GOOD SPIRITS  
MilkBoy

CHESTNUT STREET

THE CAPITAL GRILLLE  
HipCityVeg

west elm  
Time

Broth Thyme  
BARBUZZO

Barstool  
VanLeeuwen

TOP tomato  
Wrap SHACK

SAMSON STREET



DOUBLE KNOT  
Pearl & Mary

prunella

El Vez  
Charlie was a sinner.

Xianbu  
Masala Kitchen  
Scoop DeVille

Jefferson  
University and Hospitals

WALNUT STREET

ATTICO ROOFTOP  
DelFrisco's  
DOUBLE EAGLE STEAKHOUSE  
CAMBRIA

AlpenRose  
SAMPAN

Kilwins

Bodega  
BOWER CAFE



Starbucks  
DUNKIN'  
MORISARTY'S  
FORREST THEATRE

LOCUST STREET

THE BELLEVUE HOTEL

Estia  
A GREEK MEDITERRANEAN RESTAURANT



WOODY'S  
WISH BONE

SITE

J'aime  
French Bakery



Walgreens

SPRUCE STREET

MERRIAM THEATER

Kimmel Center  
for the performing arts

Steak 48

BROAD STREET

WILMA THEATER

LIBERTINE

Vetri CUCINA

13TH STREET

MERCATO RESTAURANT • BYOB

12TH STREET

TRIA

11TH STREET

GREENSTREET COFFEE CO.

Middle Child



# LOCATION AERIAL

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COMCAST CENTER  
FOUR SEASONS

COMCAST CENTER

SEPTA  
SUBURBAN STATION

CITY HALL  
DILWORTH PARK

Pennsylvania  
Convention Center  
PHILADELPHIA  
IN THE HEART OF IT ALL

READING  
TERMINAL  
MARKET  
1890  
1895

SEPTA  
JEFFERSON STATION

MARKET STREET

THE SHOPS AT  
LIBERTY PLACE

THE RITZ-CARLTON  
PHILADELPHIA

macy's

1232  
CHANCELLOR

Jefferson.  
University and Hospitals

RITTENHOUSE  
SQUARE

THE BELLEVUE  
HOTEL

WASHINGTON  
SQUARE

WillsEye Hospital

The Academy of Music  
National Historic Landmark of The Philadelphia Orchestra

WILMA  
THEATER

MERRIAM  
THEATER  
THE BUCKLE BOND STREET AT THE UNIVERSITY OF THE ARTS

Kimmel Center  
for the performing arts

UNIVERSITY OF THE Arts

BROAD STREET

Philadelphia's  
MAGIC GARDENS

SOUTH STREET



# CENTER CITY

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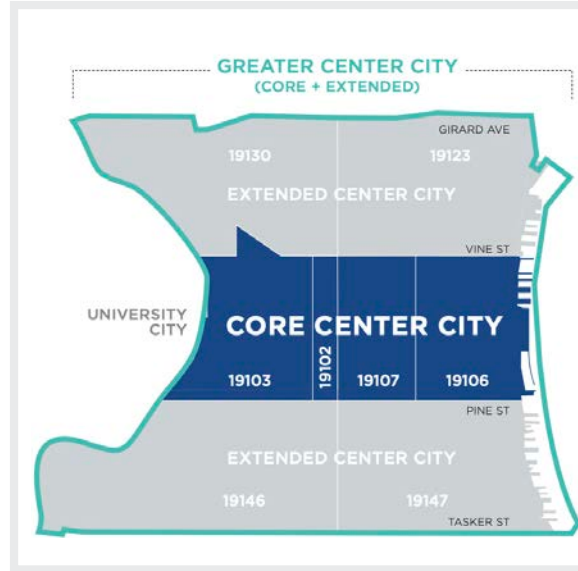
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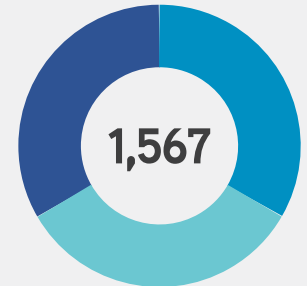
“Philadelphia’s downtown retail market has been comprised of a diverse mix of locally owned stores and national brands. While more than 90 nationals opened in Center City during the last five years, local retailers still make up more than 75% of the overall tenant mix. Downtown shops and restaurants provide a mix of entry-level and skilled jobs for city residents and help contribute to Center City’s prominence as a regional shopping and dining destination offering unique brands and experiences.”

*(Center City District)*



## CENTER CITY PHILADELPHIA KEY FACTS

*Center City Storefronts, 2022*



RETAILERS	<b>537</b>
FOOD ESTABLISHMENTS	<b>566</b>
SERVICE PROVIDERS	<b>464</b>

### PA Convention Center

**694,000**  
VISITORS

### Dilworth Park

**7,089,000**  
VISITORS

### Kimmel Center

**400,000**  
VISITORS

Office Occupancy	82.5%
Hotel Rooms	13,375
Residential Pop.	132,667
College Students	105,147
Retailers	1,567
Arts & Culture	498

*(Center City District)*

