

The Colliers logo is a blue rounded rectangle with the word "Colliers" in white serif font. Below the text is a horizontal bar with a gradient from yellow to red.

1225-27 Chestnut St.
Philadelphia, PA

Available For Lease
6,000 SF Ground Floor
Retail/Restaurant Space

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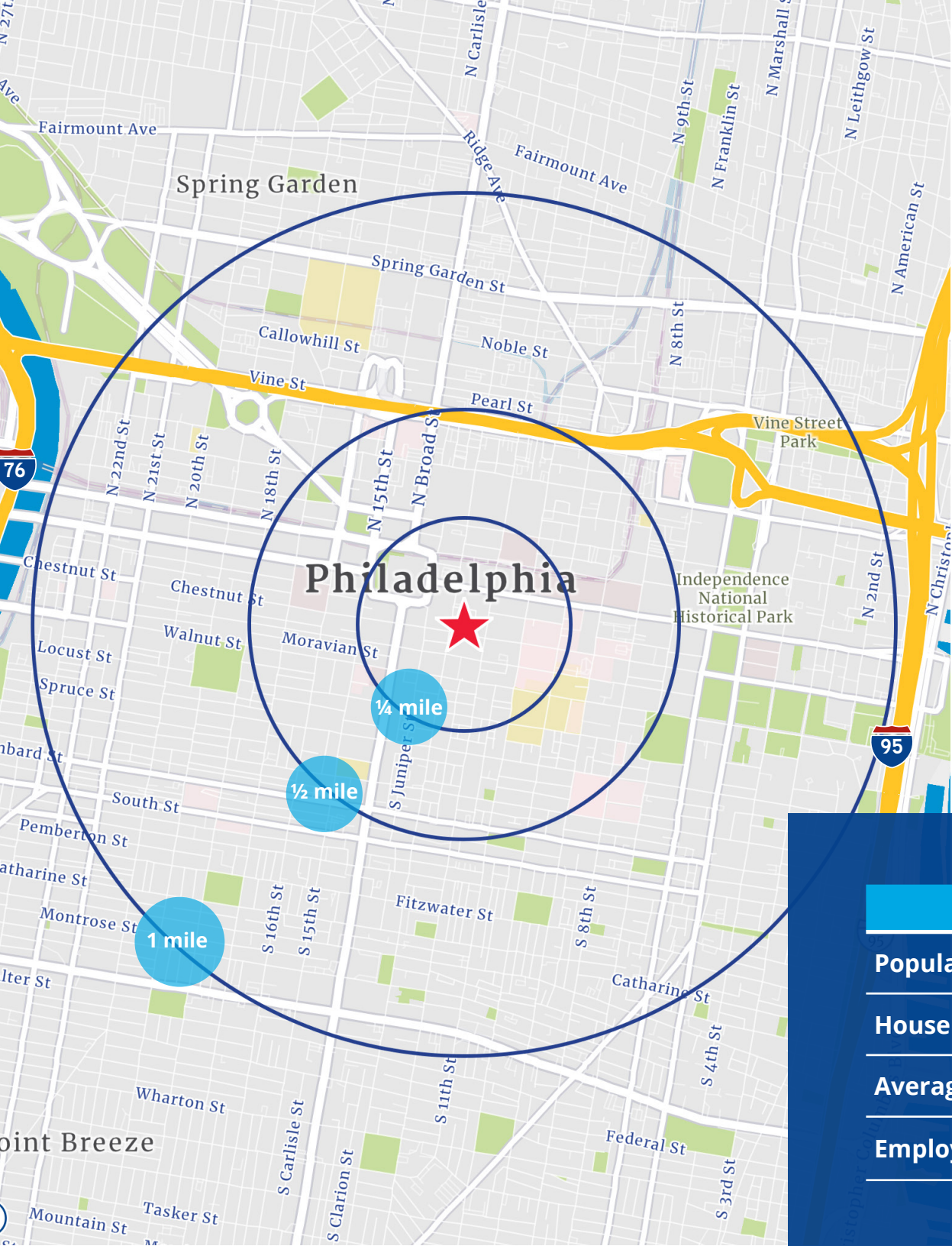
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A black sign for "suit store -outlet-" is mounted above the storefront. The word "suit" is in white and "store" is in blue. The word "outlet" is in white with a hyphen before it. To the left of the text is a blue icon of a suit jacket.

Accelerating success.



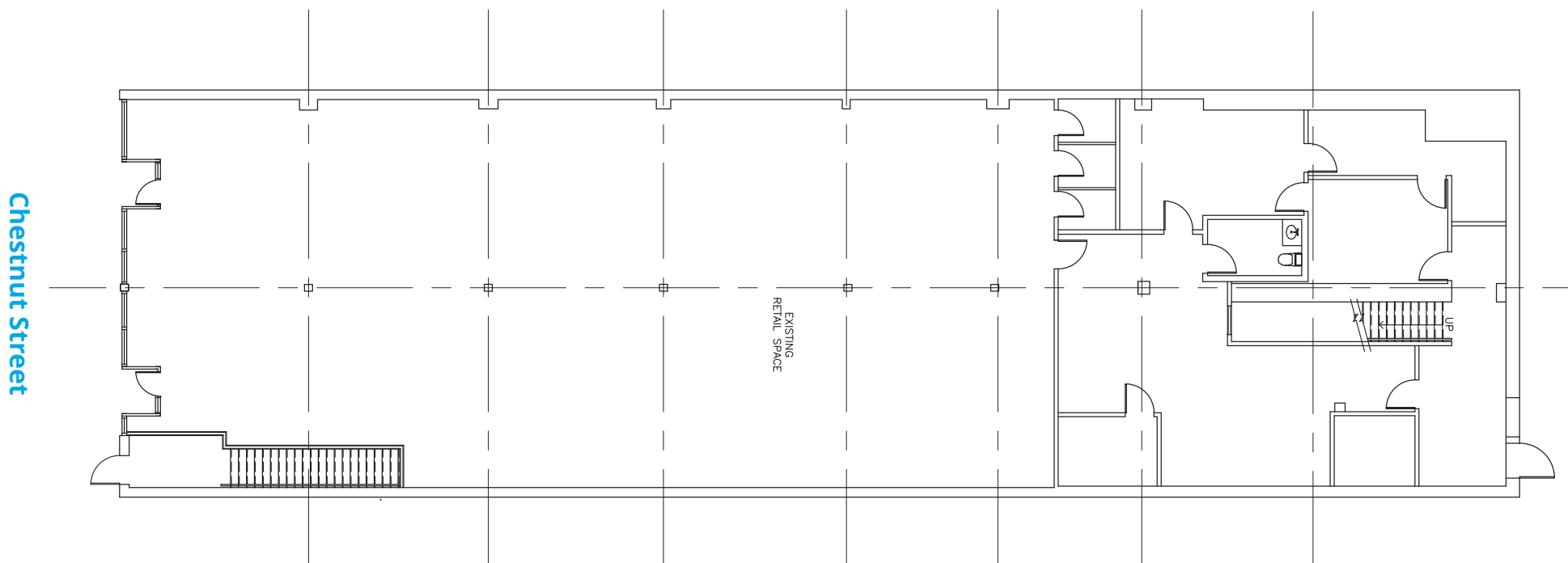
Property Highlights

- Rare opportunity to lease single tenant building in vibrant Midtown Village, one block from City Hall
- 6,000 SF retail space on ground floor with 42' of frontage on Chestnut Street
- Building includes rear loading on Clover Street and usable basement for storage
- Prime location in the heart of Philadelphia's restaurant and nightlife corridor
- 4.8 million pedestrians annually on block, per Center City District's January 2023 *Pedestrian Vitality Report*
- Major traffic generators in area including Target, Planet Fitness, Macy's, Starbucks, Tradesman's, Lucky Strike, Fogo de Chao, El Vez, Barbuzzo, and more

Demographics

	1/4 Mile	1/2 Mile	1 Mile
Population	5,647	29,032	100,066
Households	3,587	18,115	59,221
Average HHI	\$117,319	\$140,029	\$150,362
Employees	27,842	118,524	225,273

Floor Plan



Local Retail Overview



The Colliers logo consists of the word "Colliers" in a white, serif font, centered within a white rectangular border. Below the text is a horizontal bar with a rainbow gradient from red to blue.

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A photograph of a "suit store -outlet-" storefront. The store has large glass windows displaying various suits on mannequins. Above the entrance is a black sign with "suit store" in white and blue, and "-outlet-" in white. A tree is in the foreground on the left, and a silver car is parked in front of the store. A street sign is visible on a pole in front of the store.

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