



FOR SALE

Washington Square Street To Street Commercial
718 Chestnut Street
Philadelphia, PA 19106



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 9,555 SF Building Size
- Three (3) Floors – approx. 3,185 SF Each
- 3,485 SF Lot
- Fully Vacant
- 23' Frontage on Chestnut Street
- Fire Alarm System
- Fully Sprinklered
- Elevator System
- CMX5 – Center City Core Commercial Mixed-Use (City of Philadelphia) Zoning
- \$35,288 2026 Estimated Taxes

KEY DISTANCES

- Chestnut & 7th Street SEPTA Bus - 0.1 miles
- 8th Street Station SEPTA Subway – 0.2 miles
- Independence Hall – 0.2 miles
- Jefferson Hospital - 0.6 miles
- City Hall – 0.6 miles
- I-676 – 0.7 miles
- Penn's Landing I-95 Cap Project – 0.7 miles
- I-96 – 1.2 miles
- Benjamin Franklin Bridge – 1.3 miles
- Penn Hospital - 2.9 miles



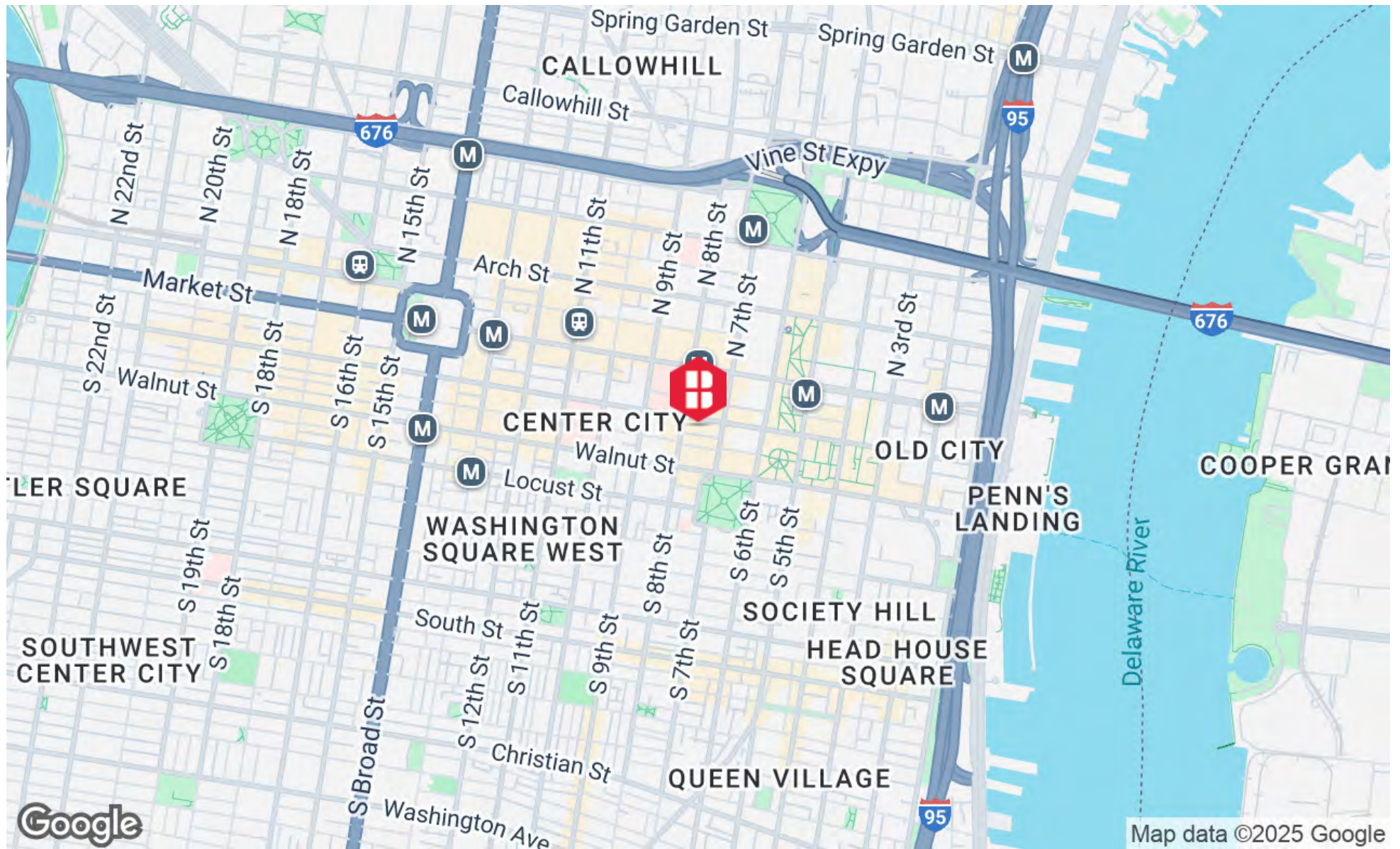
ADDITIONAL PHOTOS



KEY LOCATIONS



LOCATION MAP

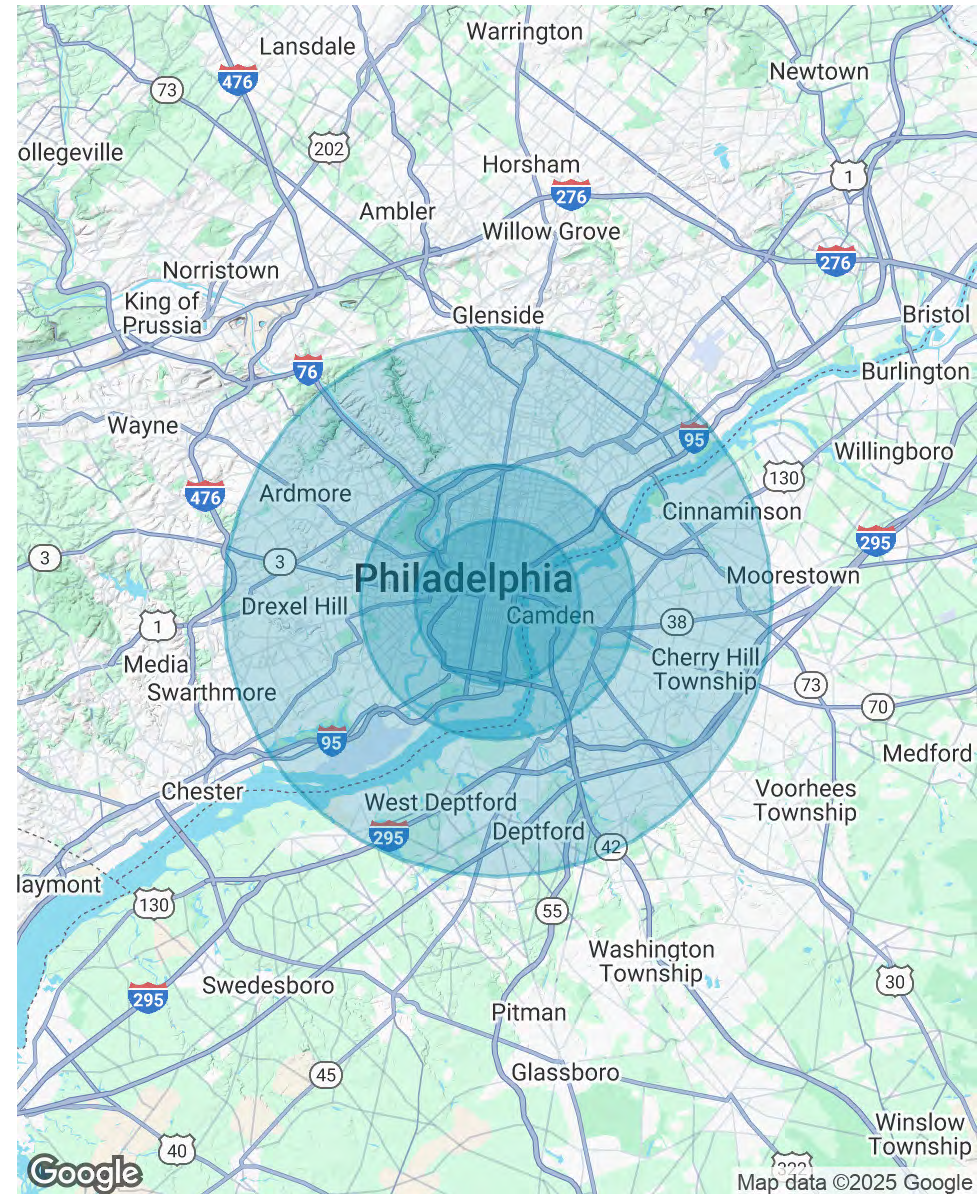


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	483,089	867,215	2,193,384
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	216,434	366,637	884,026
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$102,292	\$83,959	\$94,823
Average House Value	\$453,297	\$342,202	\$318,106

Demographics data derived from AlphaMap



PRIMARY CONTACTS



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