



Colliers



## Rare Center City Corner Opportunity

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### Colliers

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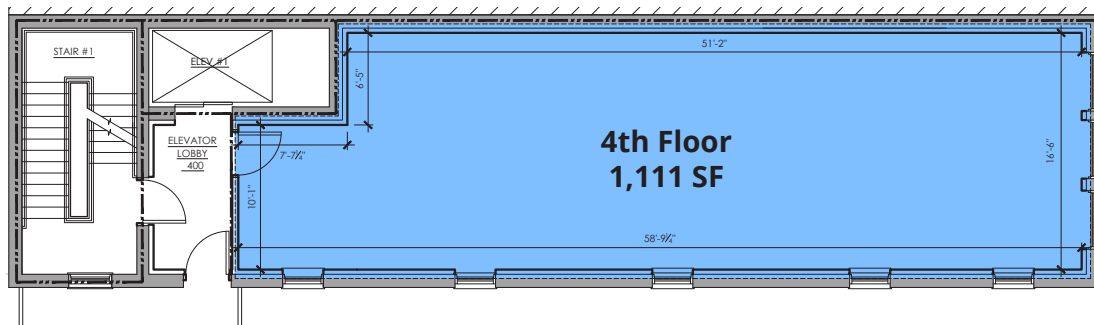
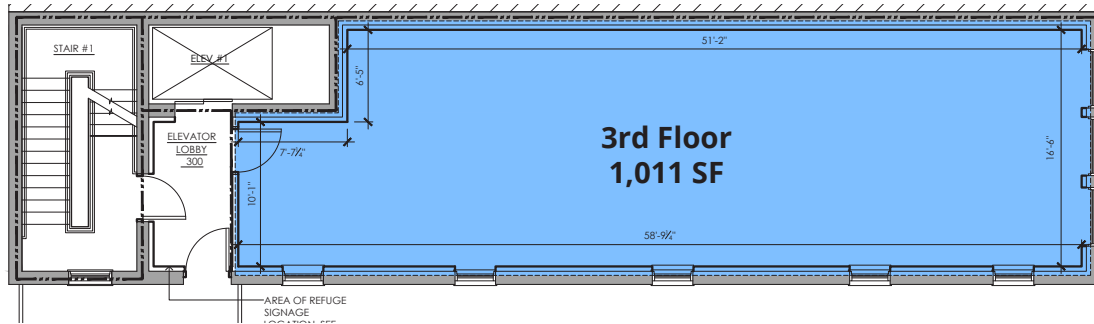
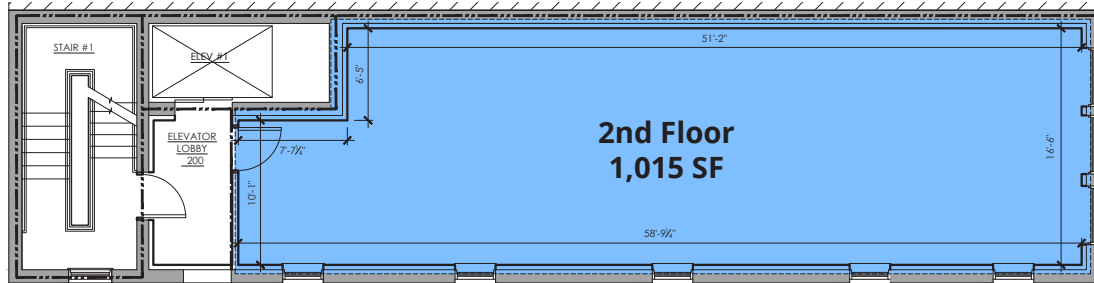
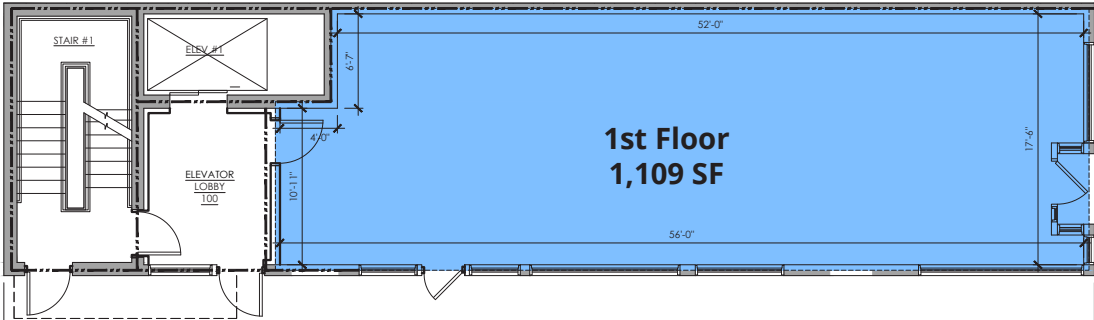
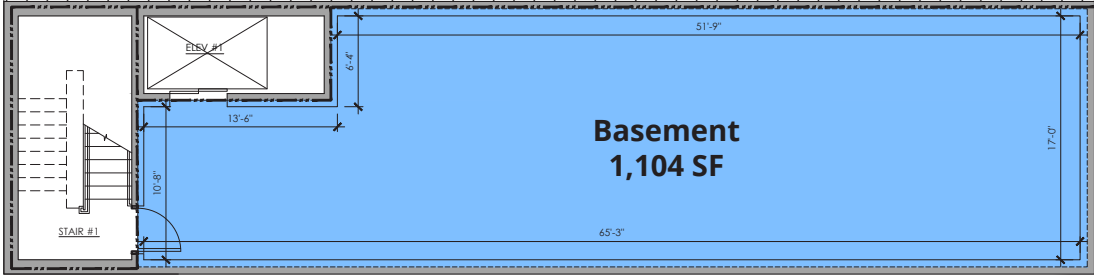
## 1039 Chestnut Street Philadelphia, PA

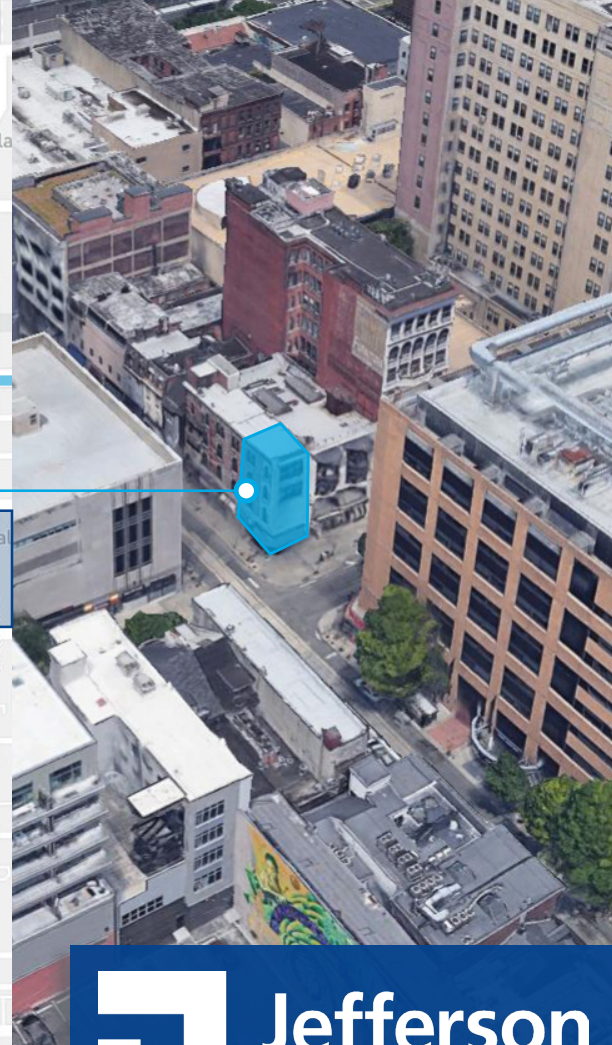
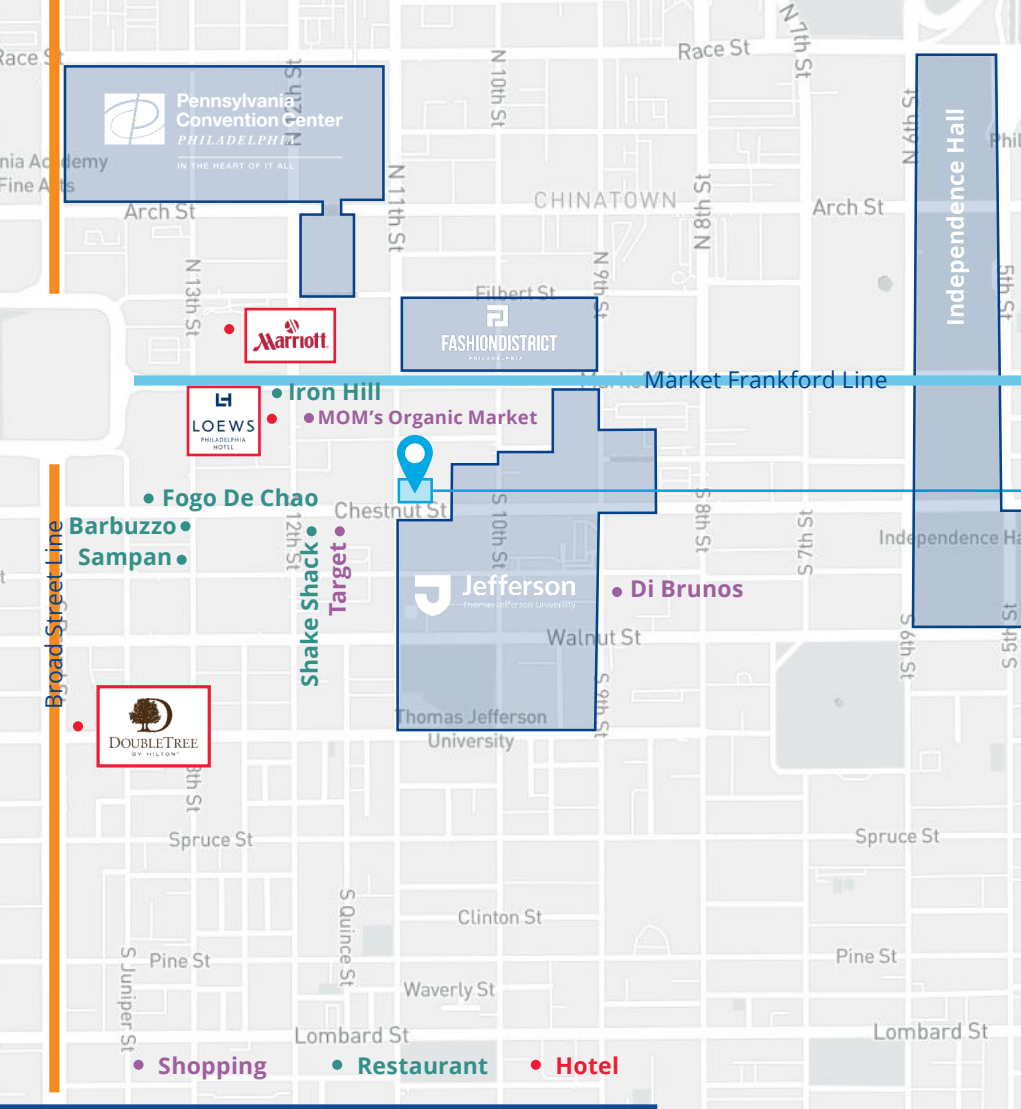
### Four-story building at Jefferson Hospital for sale

- 5,776 SF across four (4) floors and basement
- 1,109 SF ground floor retail space
- CMX-5 zoning for mixed-use
- Centered in strong medical hub that features Jefferson, Wills Eye Hospital, Penn Medicine, and Pennsylvania Hospital
- Immediate proximity to Jefferson, City Hall, Fashion District, the Convention Center, Center City theatres, and Midtown restaurants

Accelerating success.

# Proposed Floor Layouts





## 2022 Demographics

### 1 mile

96,266 people	56,577 households	\$151,272 average HHI	221,779 employees

### 3 mile

497,817 people	226,388 households	\$105,269 average HHI	396,060 employees

### 5 mile

939,675 people	399,685 households	\$84,199 average HHI	534,391 employees



### Specialty Care Pavilion

- Coming 2024
- \$762M development
- 23 stories
- 462,000 SF



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