

# MSC

# 1339 CHESTNUT STREET

MIDTOWN VILLAGE | PHILADELPHIA

4,176 SF 2nd-Gen Restaurant for Lease





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MIDTOWN VILLAGE | PHILADELPHIA, PA

## 4,176 SF 2ND-GEN RESTAURANT FOR LEASE

### CONTACT



#### JACOB COOPER

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215.883.7402

#### JOHN BUZOLITS

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### JOIN THESE AREA TENANTS

time



BARBUZZO



El Vez



DeFusco's



### PROPERTY DETAILS

- 4,176 SF 2nd-generation restaurant space for lease with 50' of frontage, 17' ceiling heights, 17' type-1 hood, and ample outdoor seating
- Unparalleled location just steps away from City Hall and situated in the heart of vibrant Midtown Village, equidistant from both 13th Street's restaurant row and Broad Street (Avenue of the Arts), lined with theaters, restaurants, hotels, and dense office and residential high rises
- Explosive growth in immediate office, retail, residential and healthcare populations driving 7 day a week traffic
- Available immediately, the Widener Building is an 18-story Neo-classical architectural gem dating back to 1916

### DEMOGRAPHICS

#### Center City Trade Area

From the River to River between Girard Avenue & Tasker Avenue



#### EST. POPULATION

188,131



#### EST. AVG HH INCOME

\$99,150



#### EST. MEDIAN AGE

35 yrs



#### EST. TOTAL EMPLOYEES

258,822

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## FLOOR PLAN

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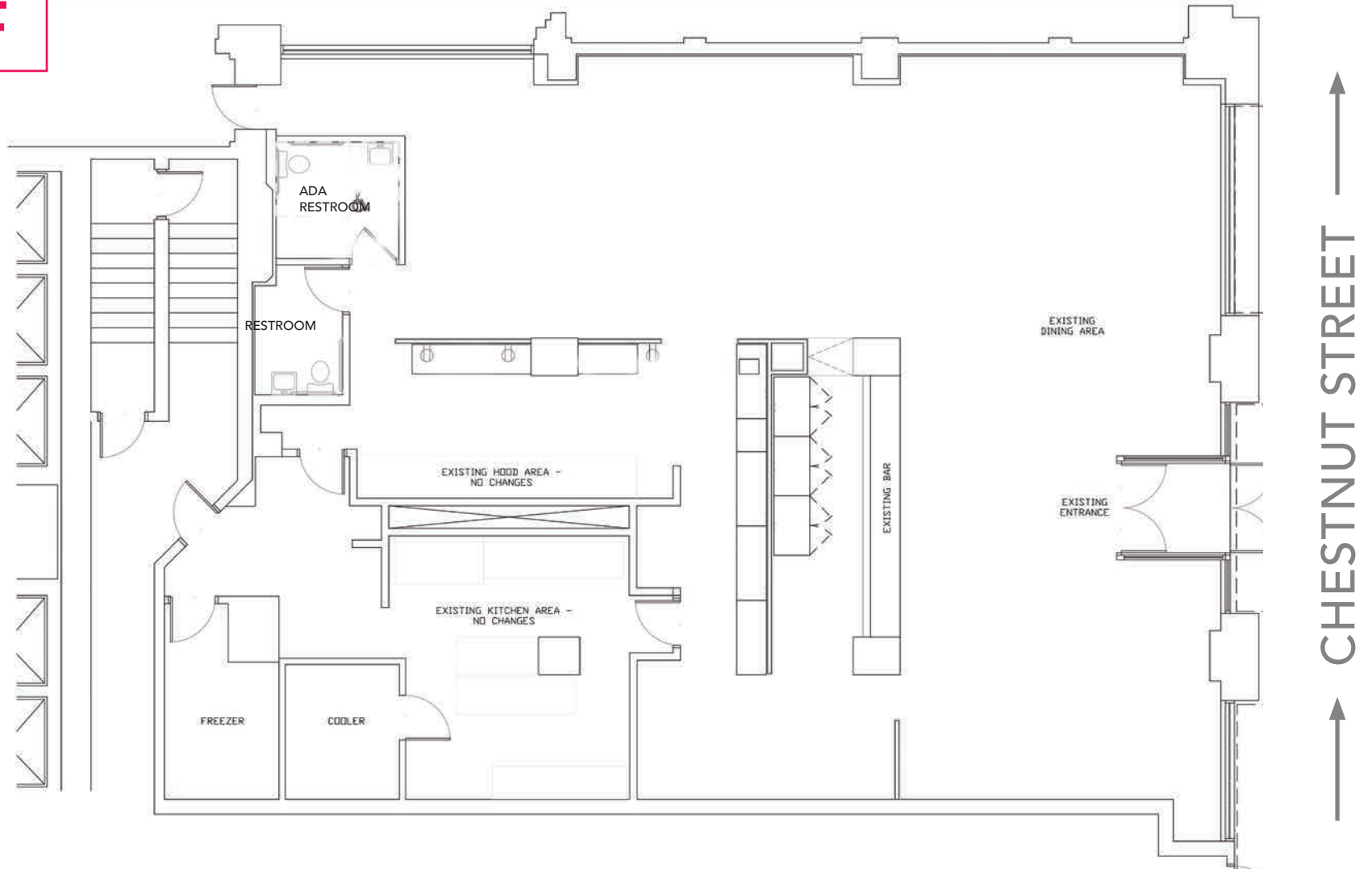
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4,176 SF



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## INTERIOR PHOTOS

### CONTACT

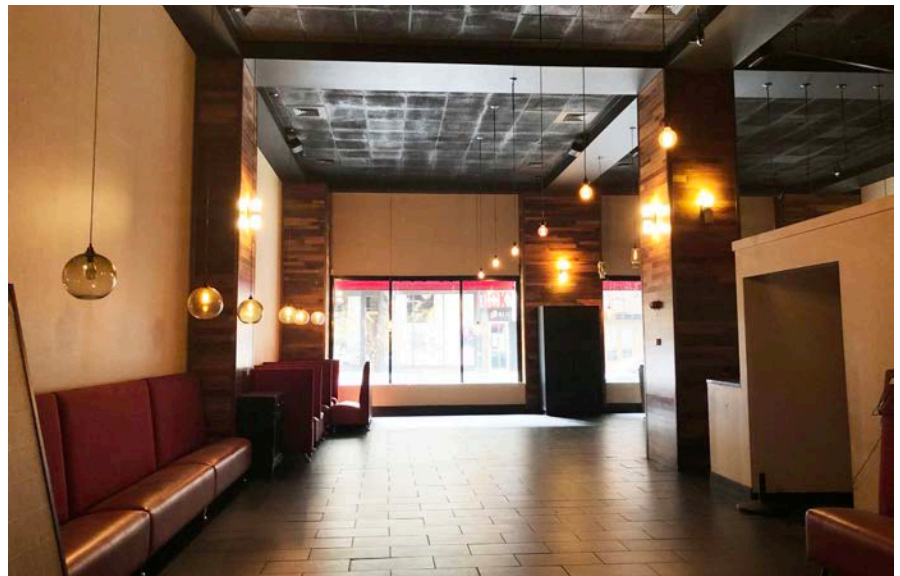


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## 13TH STREET STRIP MAP

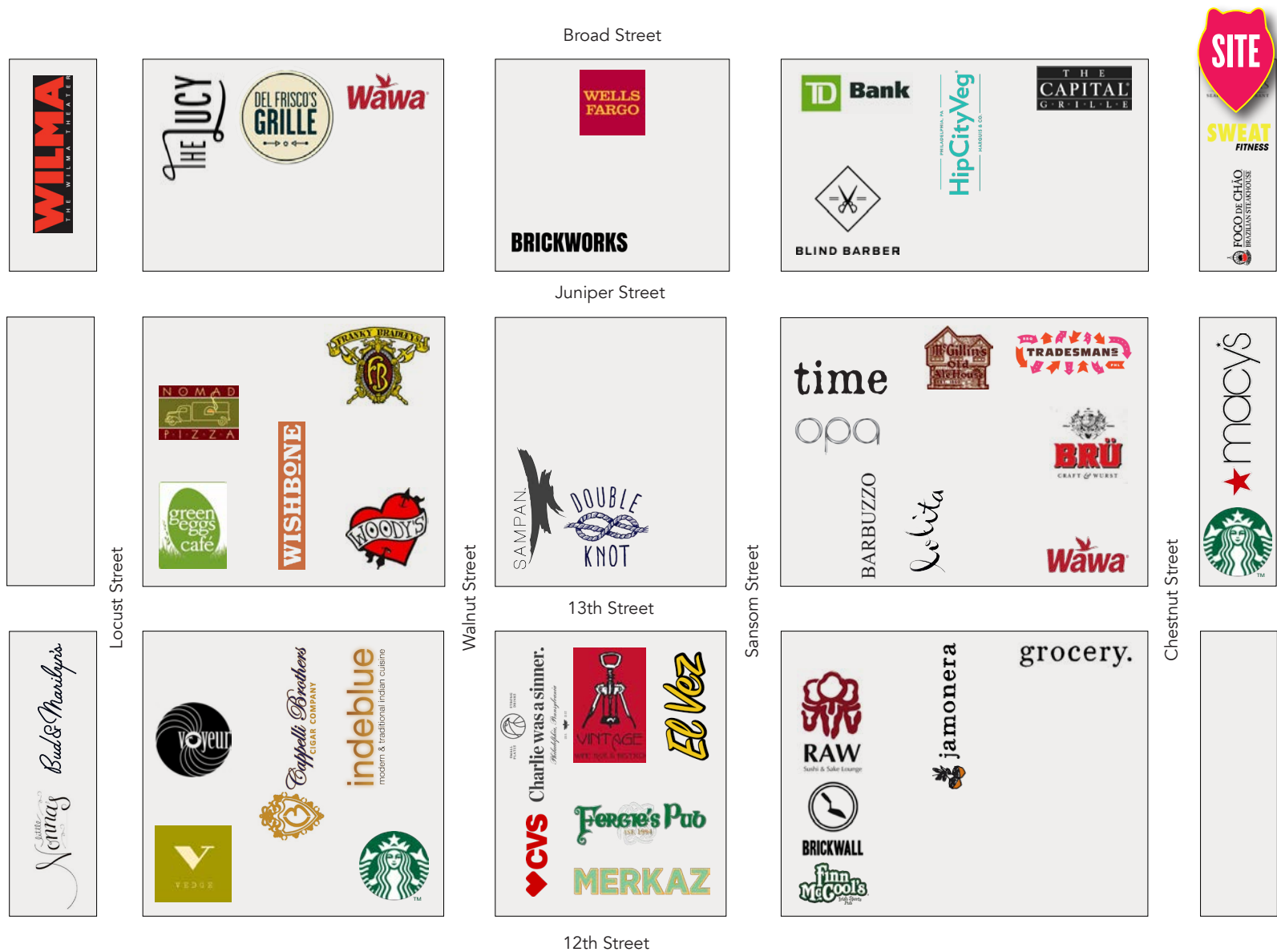
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## MIDTOWN VILLAGE AERIAL

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FILBER STREET

MARKET STREET

CHESTNUT STREET

SANSOM STREET

WALNUT STREET



BROAD STREET

JUNIPER STREET

13TH STREET

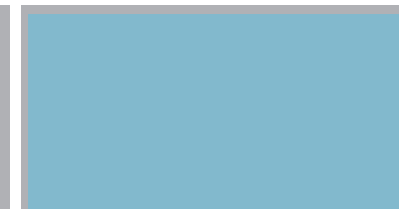
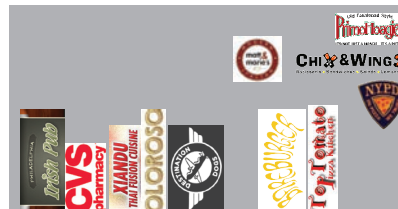
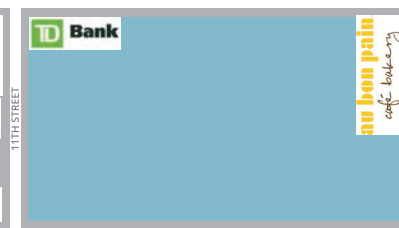
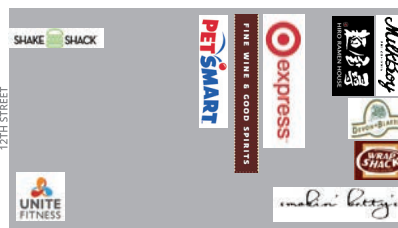
CAMAC STREET

12TH STREET

QUINCE STREET

11TH STREET

10TH STREET



MIDTOWN VILLAGE | PHILADELPHIA, PA

## EAST OF BROAD / MIDTOWN VILLAGE AERIAL



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