

MSC

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PEARL PROPERTIES

CHESTNUT STREET

LARGE FORMAT RETAIL & RESTAURANT
OPPORTUNITY IN RITTENHOUSE SQUARE

PHILADELPHIA, PA

22,318 SF

1910 CHESTNUT STREET



PROPERTY DETAILS

- ▶ Recent renovation of the historic Boyd Theater with substantial MEP infrastructure, base-building improvements and dramatic ceiling heights
- ▶ Second generation restaurant with large center piece bar and multiple sprawling dining rooms
- ▶ Rare opportunity for a large format restaurant/bar or entertainment venue
- ▶ One block north of Philadelphia's renowned Rittenhouse Square
- ▶ Multiple demising opportunities - 10,622 SF, 11,696 SF, or 22,318 SF
- ▶ Available now

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

188,131

EST. MEDIAN AGE

35

EST. MEDIAN HH INCOME

\$99,150

EST. EMPLOYEES

258,822

JOIN NEIGHBORING TENANTS



FLOOR PLANS

OPTION 1

SINGLE TENANT SCENARIO



BASEMENT LEVEL



GROUND LEVEL



SECOND LEVEL

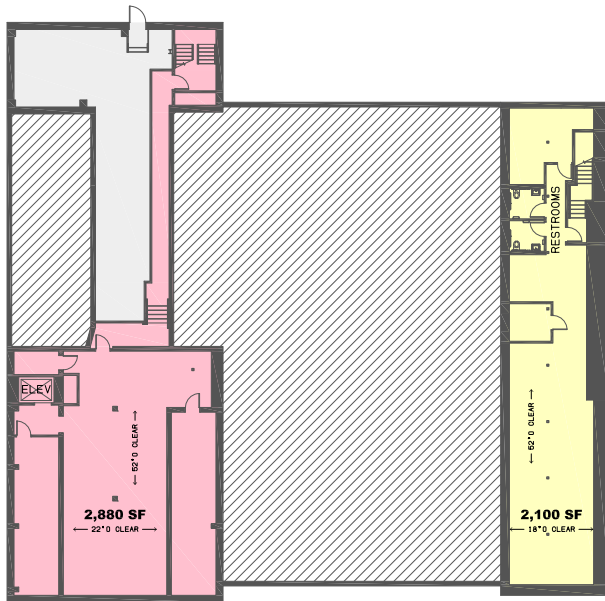
22,318 sf = EXISTING SPACE

2,880 + 2,100 SF BASEMENT + 13,890 SF GROUND FL + 2,524 + 924 SECOND FL

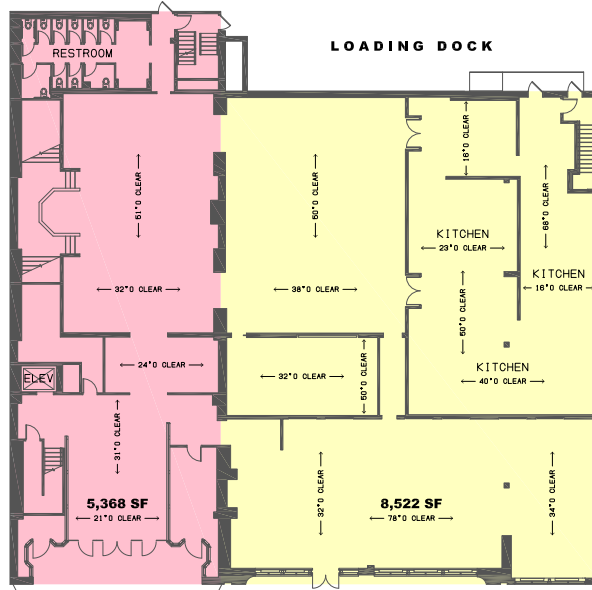
FLOOR PLANS

OPTION 2

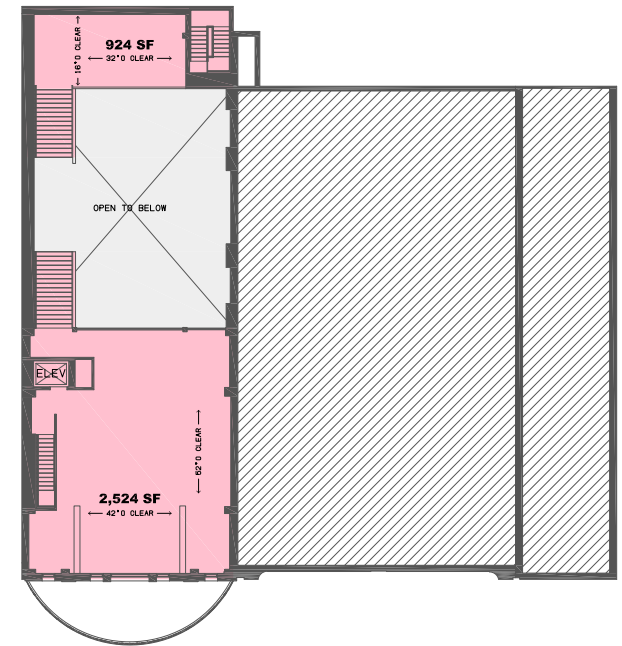
TWO TENANT SCENARIO



BASEMENT LEVEL



GROUND LEVEL



SECOND LEVEL

10,622 sf = SPACE A

2,100 SF BASEMENT + 8,522 SF GROUND FL

11,696 sf = SPACE B

2,880 SF BASEMENT + 5,368 SF GROUND FL + 2,524 + 924 SECOND FL

INTERIOR PHOTOS

MAIN BAR



INTERIOR PHOTOS

RETAIL/RESTAURANT SPACE



INTERIOR PHOTOS

ENTRANCE/LOBBY

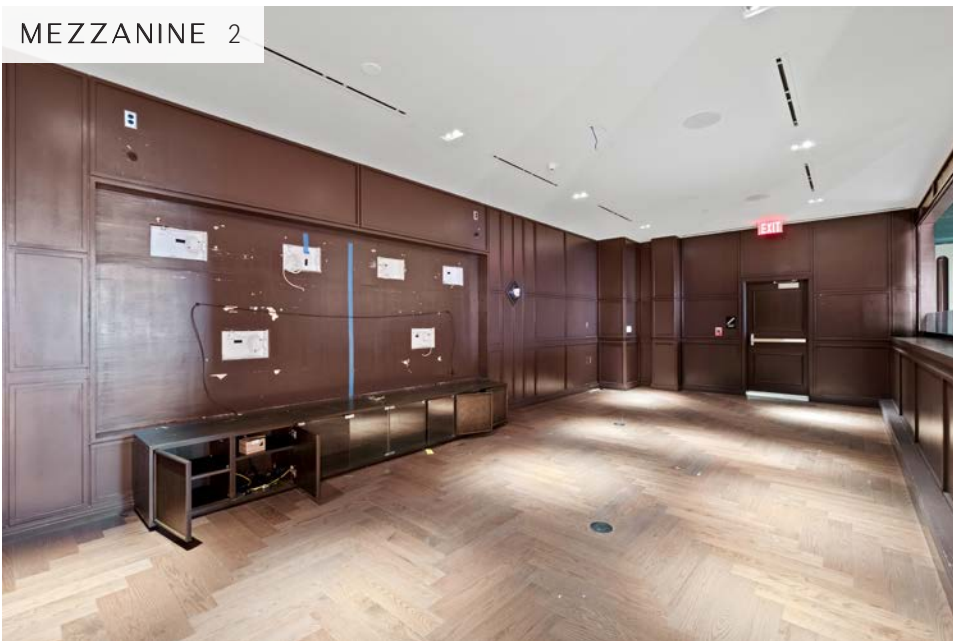


INTERIOR PHOTOS

MEZZANINE 1



MEZZANINE 2



INTERIOR PHOTOS

RETAIL/RESTAURANT SPACE



INTERIOR PHOTOS

LOUNGE



INTERIOR PHOTOS

KITCHEN



INTERIOR PHOTOS

BATHROOM

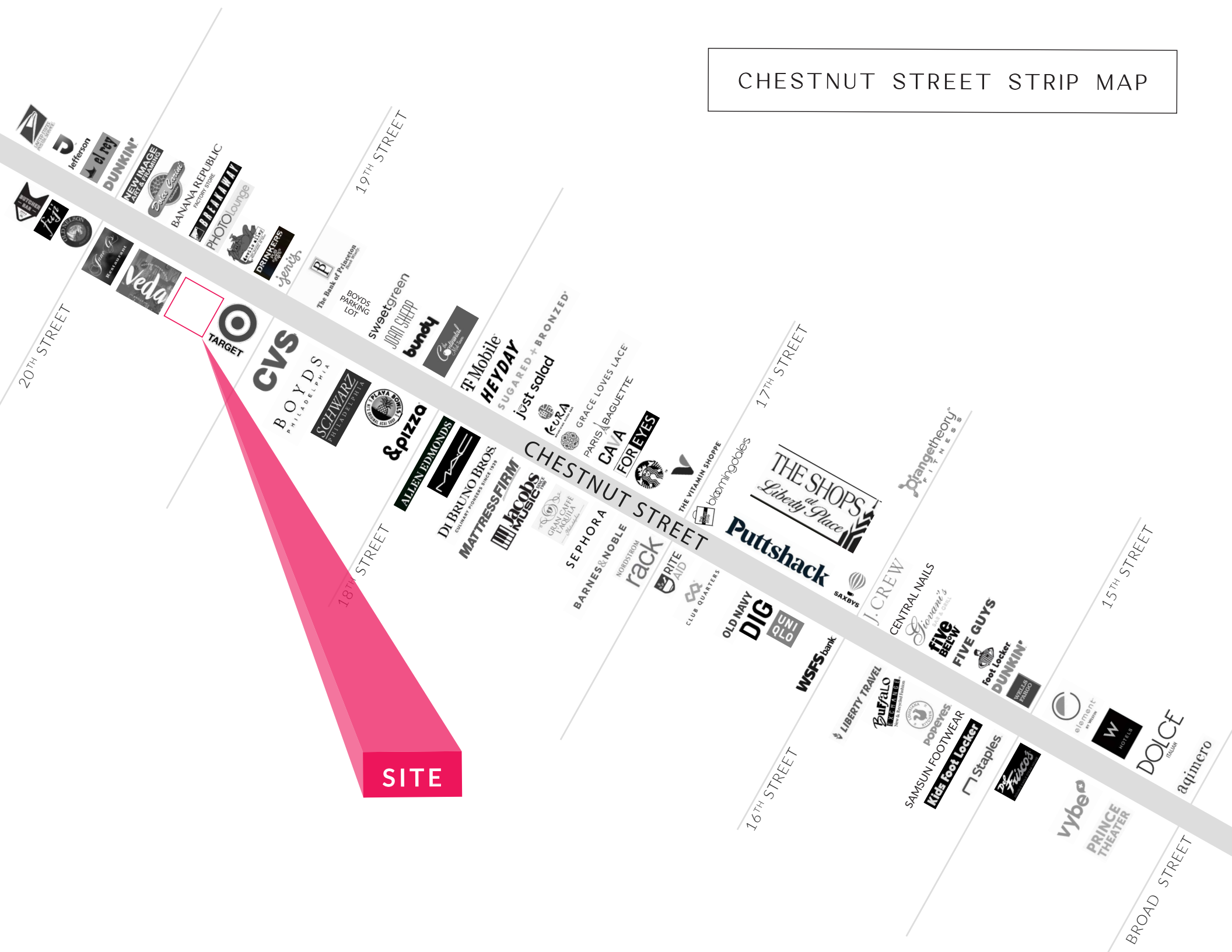


EXTERIOR PHOTOS

BIRD'S EYE



CHESTNUT STREET STRIP MAP



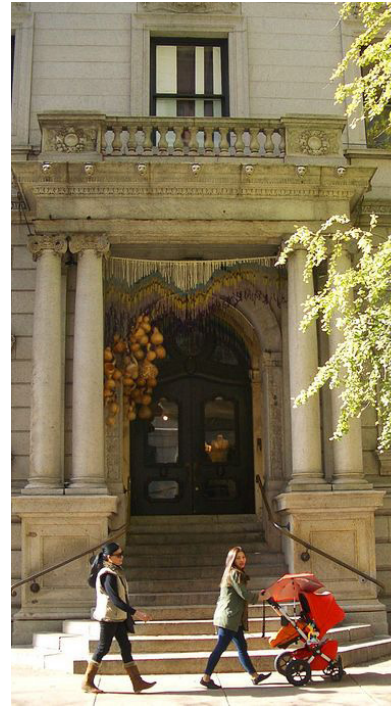
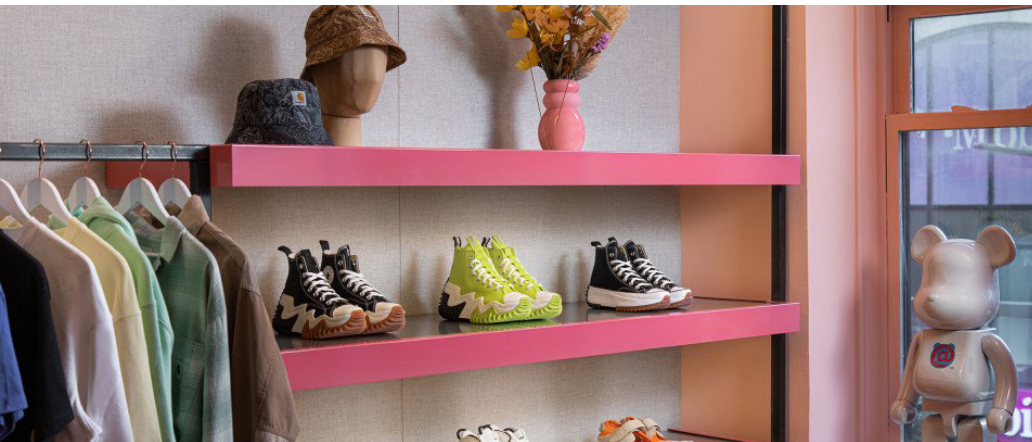
SITE

RITTENHOUSE SQUARE NEIGHBORHOOD MAP



RITTENHOUSE SQUARE

AN OVERVIEW



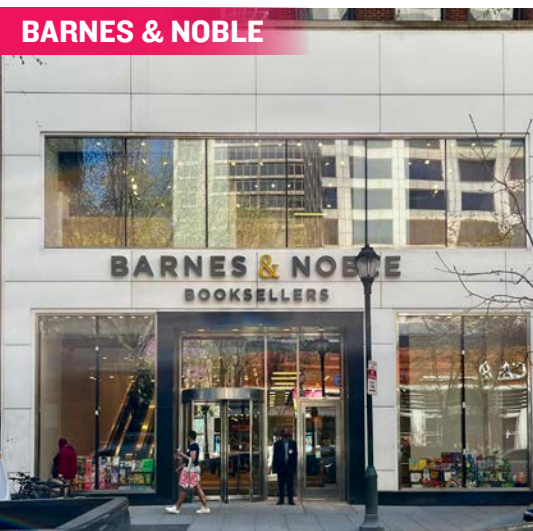
RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA

-serving as the epicenter of retail, dining, daytime office traffic, hotels, affluent residential, and nightlife. The trade area is positioned with unmatched access to Center City's most impactful traffic drivers. From an ultra-affluent residential base, to over **44M SF of office**, to an acclaimed arts district and a flourishing tourism base, it truly is a live/work/play 24 hour neighborhood. As the **5th most walkable downtown** in the country, it is easily accessed by the various other highly connected and flourishing Philadelphia neighborhoods. It provides maximum exposure along with unparalleled national co-tenancy in a downtown setting and serves as the ideal city entry point for most national retailers and restaurants.

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CHESTNUT STREET

RETAIL

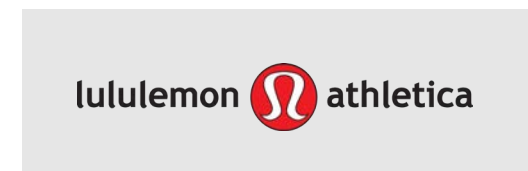
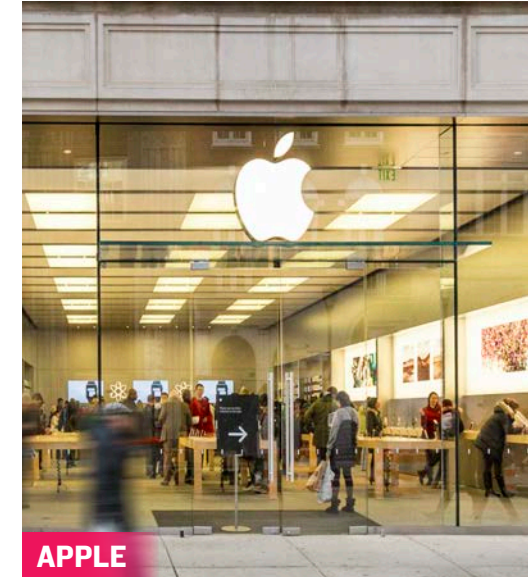


BIGGER BOX TENANTS

such as Barnes & Noble, Bloomingdale's Outlet, Uniqlo, Nordstrom Rack and Sephora mixed with local fashion institutions such as Boyds Department Store and Joan Shepp, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.

WALNUT STREET

RETAIL



Walnut and Chestnut Streets, along with the connecting numbered streets, have become attractive locations for both high-end and fast-fashion retailers who value the city's highly concentrated, cosmopolitan and diverse customer base. Walnut Street is the city's premier "high street" retail corridor with four primary blocks that span Broad Street to 18th Street. With a mix of upscale apparel/contemporary stores, athleisure, digitally native brands, jewelry, and furniture, **WALNUT STREET'S LEASING ACTIVITY IS THE STRONGEST IT HAS EVER BEEN.**



HEYDAY



RESCUE SPA



BARRYS BOOTCAMP

FITNESS, HEALTH & WELLNESS



SOULCYCLE



EQUINOX

HOTELS



RESTAURANTS

From renowned Stephen Starr, Michael Schulson and Cook N Solo restaurants to local James Beard award-winning chefs, Rittenhouse Square is a culinary mecca and receives national recognition for its booming restaurant scene.



vernick
food & drink



QSR / SPECIALTY

Rittenhouse Square's density, day-time population and unparalleled exposure makes it an ideal location for national QSRs looking to enter the Philadelphia market.





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PEARL PROPERTIES

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