



**MSC**

LARGE FORMAT FLAGSHIP RETAIL OPPORTUNITY | ±26,000 SF PLUS LOWER LEVEL

**100 S. BROAD STREET**

PHILADELPHIA, PENNSYLVANIA



# 100 S. BROAD STREET

**BRITTANY GOLDBERG**  
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**JACOB COOPER**  
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**STEFANIE GABEL**  
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- Southwest corner of Broad and Chestnut Streets in the heart of Center City, Philadelphia
  - 14,527 SF on the ground floor + 11,646 SF mezzanine
  - 7,700 SF lower level
- Premier Avenue of the Arts location, amid retail, hotel, office, restaurant, entertainment, and dense multi-family stock
- Billboard location with exceptional frontage and unique architectural detail
- Convenient to public transit, including regional rail, trolley, high-speed and bus lines

## DEMOGRAPHICS



**EST. POPULATION**  
3 mi | 137,272



**EST. EMPLOYEES**  
3 mi | 269,275



**EST. MEDIAN HH INCOME**  
3 mi | \$95,956



**MEDIAN AGE**  
3 mi | 33.5

## JOIN THESE AREA TENANTS



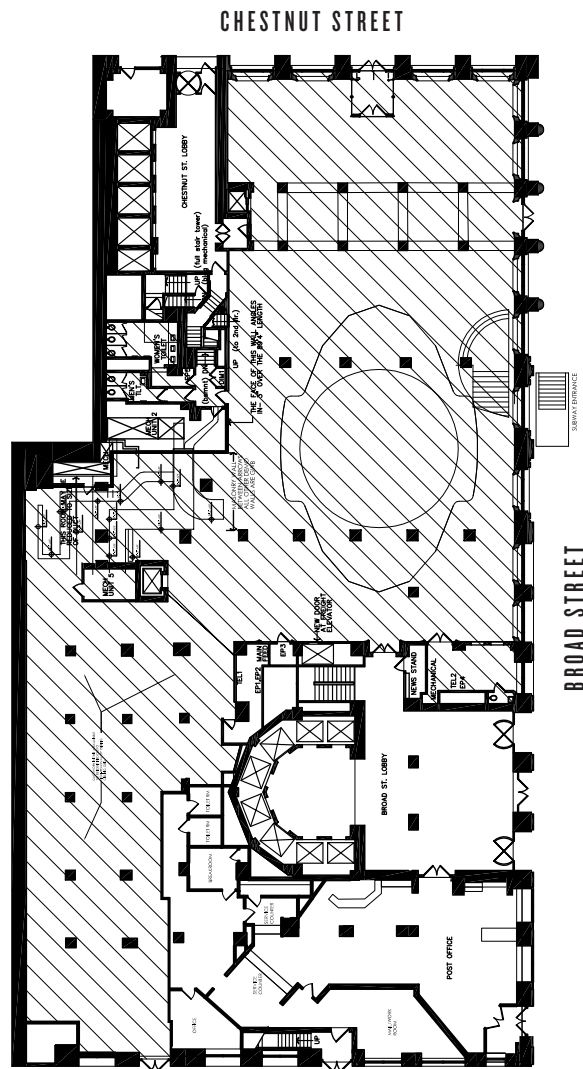


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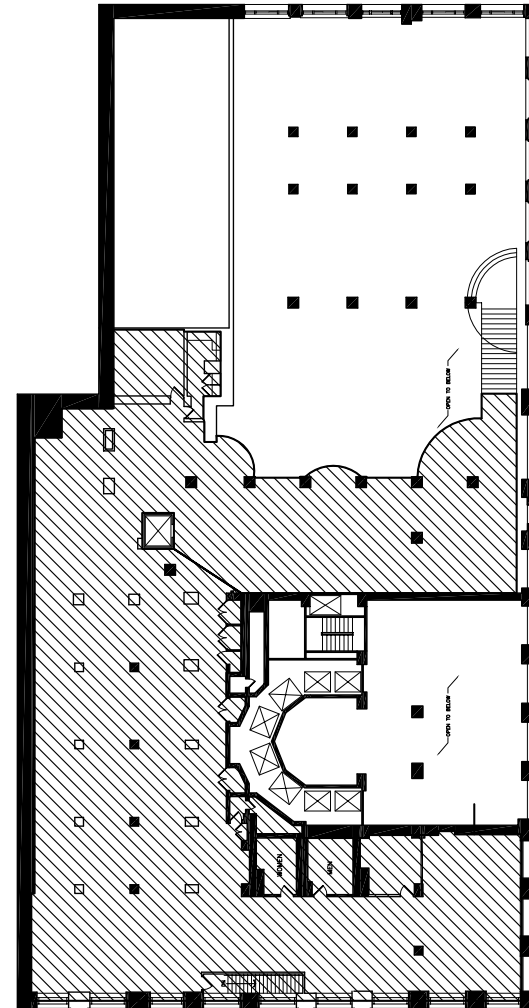
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**GROUND FLOOR**  
14,527 SF



**MEZZANINE**  
11,646 SF



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NO  
TURNS

DON'T BLOCK  
THE BOX

CHESTNUT ST  
ONE WAY

BROAD ST  
ONE WAY

ONE WAY

ACMOORE  
ARTS & CRAFTS

ACMOORE  
ARTS & CRAFTS

SUCCESS  
STARTS HERE