

**2ND FLOOR CORNER RETAIL / OFFICE FOR LEASE IN RITTENHOUSE**

**1737-39 CHESTNUT STREET** Rittenhouse Square, Philadelphia 19103

**\$3,500/mo+ NNN**

- » 2,000+/- SF of 2nd floor retail / office space
- » Space Features include kitchenette, private office, central air, secure buzzer access from suite for clients
- » Suggested Uses include: Salon, Med Spa, Light Fitness, Yoga Studio, Jeweler, Boutique Apparel & Custom Clothing
- » Elevator Building with private stair access directly from lobby to 2nd floor
- » Wraparound, floor-to-ceiling windows on high-trafficked Rittenhouse corner
- » ADA Bathrooms off-suite
- » Zoned CMX-5
- » Located steps from Rittenhouse Square, and close to the Market Street business district, with several recently completed and under construction high-density residential development projects. The neighborhood is Center City's most expensive and exclusive. With an abundance of high-end luxury apartments, some of the best fine dining in the city, and an expansive amount of luxury retail shopping.



DEMOGRAPHICS (within 1 mile)	
Residents	96,538
Average household income	\$117,411
Est. daytime population	197,061

NEIGHBORS INCLUDE:

**JOE SCARPONE** 267.546.1721 | [jscarpone@mpnrealty.com](mailto:jscarpone@mpnrealty.com)

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Rittenhouse Square, Philadelphia 19103



## Property Photos - Interior



**JOE SCARPONE** 267.546.1721 | [jscarpone@mpnrealty.com](mailto:jscarpone@mpnrealty.com)

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## Property Photos - Exterior & Common Area



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## Retail Map



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[Click to read the full CCD Report](#)



## Pedestrian Vitality: July 2023

Center City continued its steady process of recovery in June and during the first three weeks of July with pedestrian volumes reaching 92% of 2019 levels. The robust recovery of residents and visitors has led the way, while the number of workers in June approached 100,000, attaining 76% of June 2019 levels. Within the West Market Street office district, workers reached 57% of the 2019 level, a post-pandemic high.

The average daily population in the core of Center City, the area from Vine Street to South Street, river to river, increased to 384,300 in June, up 2% from 377,000 in the previous month, according to cellphone location data provided by Placer.ai. The June population included a daily average of 64,300 residents, 97,900 non-resident workers of all kinds, and 222,000 other visitors, which includes shoppers, tourists, convention attendees, health care patients, or anyone who visits Center City for business or leisure (Figure 1). The non-resident worker component of the downtown population has increased continually over the past three years and reached 76% of the 2019 level in June. Visitors have recovered to 84%,

reflecting the rebound in conventions, tourism, shopping and arts and culture. The number of residents present in Center City has increased to 64,300, substantially higher than in June 2019 (Figure 2).

**June population included a daily average of 64,300 residents, 97,900 non-resident workers of all kinds, and 222,000 other visitors.**

During the first three weeks of July, in what is the beginning of the traditional summer vacation season, the combined number of residents, workers and visitors averaged 353,400 per day, 92% of the same period in 2019 and 5% higher than last year.

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Center City District & Central Philadelphia Development Corporation 1

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