



Colliers



For
Lease

6,100 SF retail in
the heart of Jefferson
University campus

1009 Chestnut Street is located at the center of Jefferson University Hospital campus, making it ideal for a variety of uses including retail, medical office, or a fitness center.

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Property Overview

1009 Chestnut Street's immediate area is characterized by Jefferson's sprawling campus, and Wills Eye Hospital, making for an exceedingly strong daytime population with high foot traffic.

In addition to the best-in-class medical facilities surrounding the site, 1009 Chestnut is just steps from the Fashion District, a variety of hotels, restaurants, and iconic landmarks such as Reading Terminal Market.

Address

1009 Chestnut Street,
Philadelphia, PA 19107

Location

The property is located in the Market East neighborhood of Center City.

Zoning

[CMX-5](#) →

Available SF

±6,100 SF



Exceptional Access

Steps from the Market-Frankford Line, several SEPTA bus routes (9, 21, 17, 38, 42, 23, 45), PATCO, and Jefferson Station.



Thriving Neighborhood

Foot traffic generating neighbors include FedEx Office, Taco Bell, MilkBoy, honeygrow, and Shake Shack.



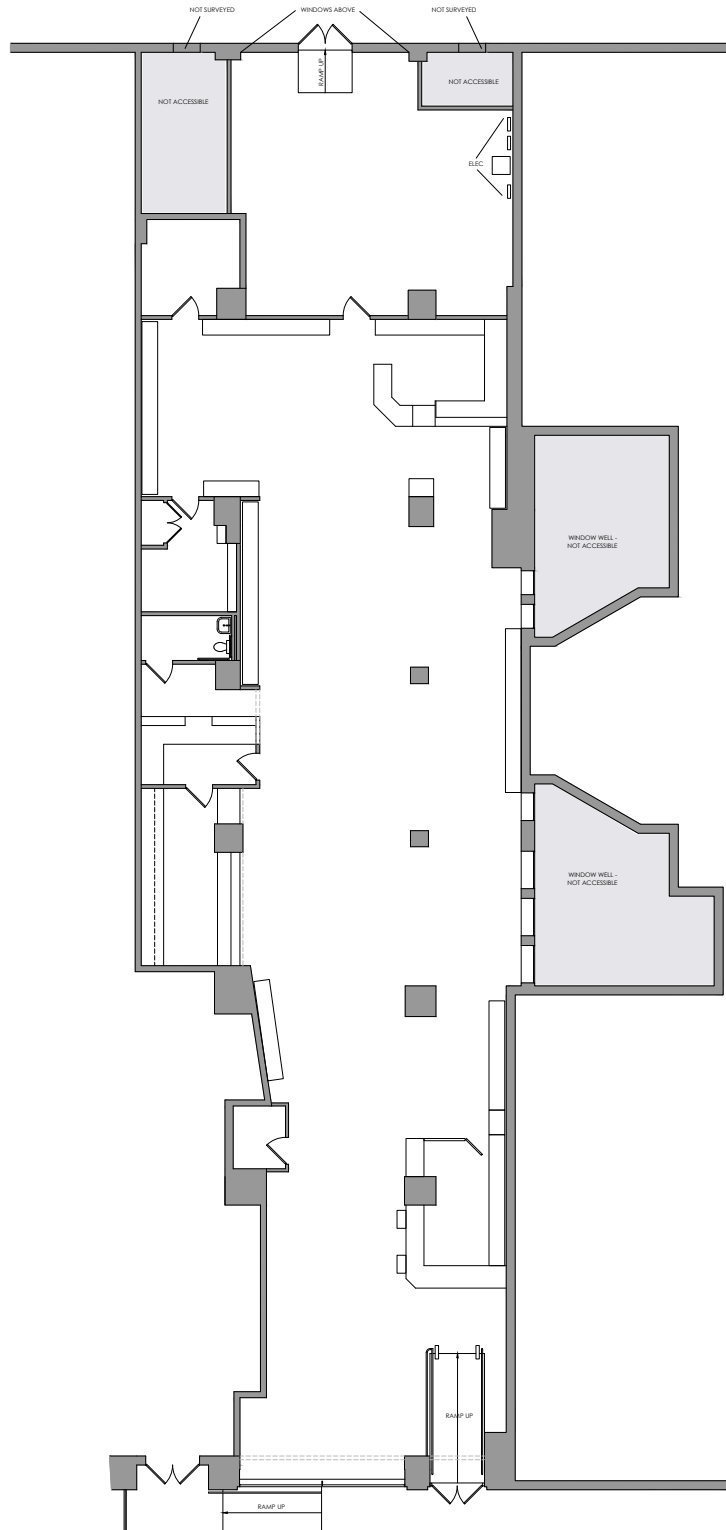
Demographic Overview

POPULATION SUMMARY	0.25 MILE	0.5 MILE	1 MILE
Population	6,637	26,685	94,525
Daytime Population	35,419	102,312	271,562
Employees	32,601	92,284	240,548
Average HHI	\$127,781	\$135,613	\$148,557
Households	4,214	15,403	55,106

SOURCE: ESRI, U.S. CENSUS, ESRI-DATA AXLE, ACS

Floor Plan

1009 Chestnut Street | 6,100 SF



CHESTNUT STREET



 1009 Chestnut St



Pennsylvania Convention Center

CHINATOWN

Map showing various businesses and landmarks in downtown Philadelphia, including:

- TRADER JOE'S
- THE NOTARY HOTEL
- chili's
- Marriott
- READING TERMINAL MARKET
- Hilton Garden Inn
- PARIS BAGUETTE BOULANGERIE
- City Hall
- Hard Rock CAFE
- AMC THEATRES
- LOEWS PHILADELPHIA HOTEL
- IRON HILL RESTAURANT
- h&m
- Burlington
- FOGO DE CHÃO BRAZILIAN STEAKHOUSE
- CITY FITNESS
- TJ-MAXX
- hg
- honeygrow
- INSOMNIA COOKIES
- THE CAPITAL GRILLE
- IRON HILL RESTAURANT
- FOOST APARTMENT HOTEL
- MOM'S ORGANIC MARKET
- BAGELS & CO.
- LANTERN THEATER COMPANY
- FedEx Office Print & Ship Services
- Market St
- planet fitness
- SHAKE SHACK
- Sonder
- MISS SAIGON
- Jefferson
- HOME OF SIDNEY KIMMEL MEDICAL COLLEGE
- Auntie Anne's
- morimoto
- LASCALA'S FIRE
- Walnut St



WillsEye Hospital
Believing is Seeing



- 1 Market-Frankford Line
- 2 Jefferson Station
- 3 City Hall Station
- 4 Broad Street Line
- 5 Routes: 17, 33, 44, 48, 62

Inset map showing various businesses in the area:

- TRADESMAN
- BRÜ
- MONA
- BOBA KING
- MARI
- DUNKIN'
- PRUNELLA
- BARBUZZO
- BÖTLD
- VanLeeuwen
- Pearl & Mary OYSTER BAK
- ALPEN ROSE
- FINNY COOLS
- CORK & CANDLES
- DOUBLE KNOT
- SAMPAN
- Goldie
- Ferret's Pub
- HATCH & COOP
- STARBUCKS
- Kilwins
- CAFE SQUARE
- CVS pharmacy



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