

Sale or Lease | Old City

243 CHESTNUT STREET, CENTER CITY EAST | PHILADELPHIA, PA

FORMER TWO-STORY RESTAURANT



IN THE HEART OF
PHILADELPHIA'S
HISTORIC DISTRICT

HIGHLIGHTS

- **±5,500 SF** Former Two-Story Restaurant for Sale with seating for up to 174 people and a prep kitchen in Basement
- Prime corner location in the heart of Philadelphia's Historic Old City District
- Home to Independence National Historic Park, Liberty Bell Center, museums & attractions, restaurants & beer gardens, owner-operated boutiques, art galleries, and more
- Area is a walker's paradise with a previous Walking Score of 99 & Transit Score of 100
- 4-minute walk from the Market-Frankford Line at the 2nd Street Station-MFL stop

NEIGHBORING TRAFFIC GENERATORS



INDEPENDENCE
HALL



DEMOGRAPHICS	.5 MILE	1 MILE	1.5 MILE
POPULATION	14,850	52,774	126,628
AVERAGE HH INCOME	\$121,948	\$114,252	\$108,084
DAYTIME EMPLOYEES	30,392	78,099	218,396

*SOURCE: REGIS ONLINE



Soloff Realty &
Development, Inc.

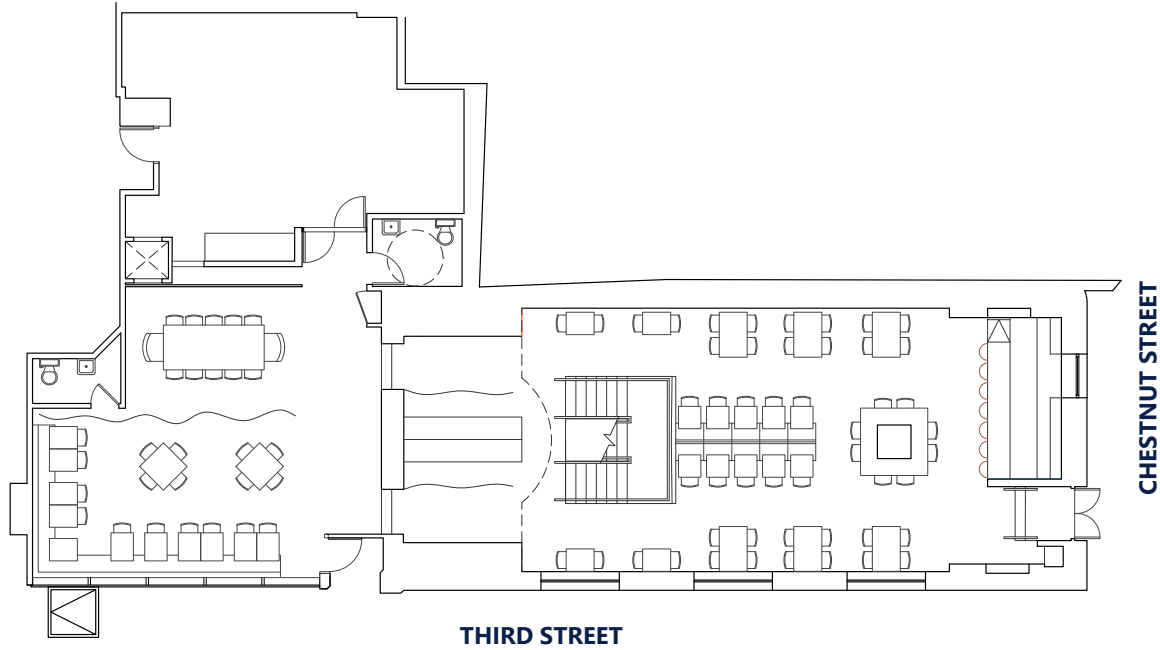


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First Level

- Two Entrances on 3rd Street & Chestnut Street
 - High Ceilings with bar, kitchen, seating, & restrooms
- (SEATING FOR UP TO 107)**

Mezzanine

- Private Area Event Space with Separate Bar
 - Floor to Ceiling Glass Windows
- (SEATING FOR UP TO 67)**

