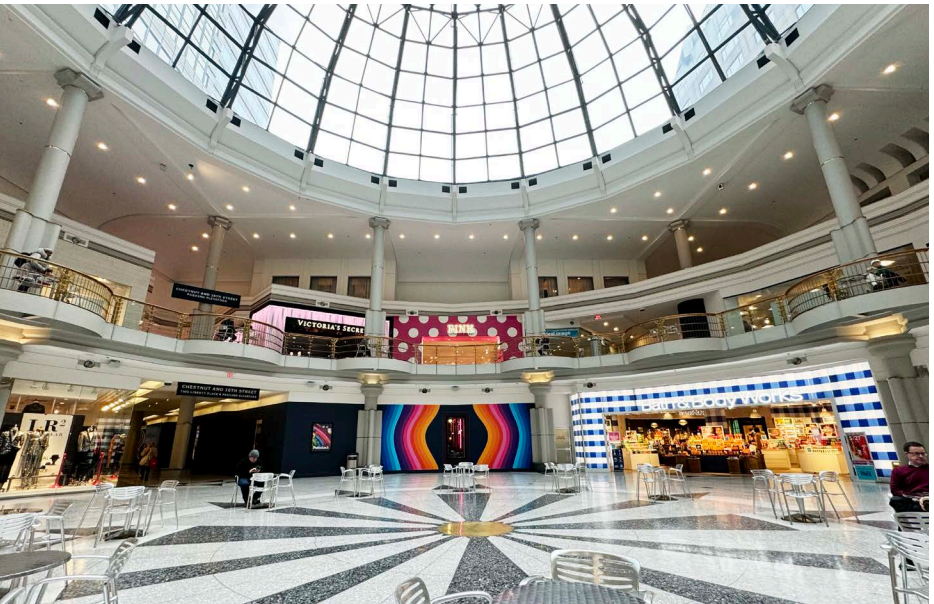














THE SHOPS AT
LIBERTY
PLACE

16TH & CHESTNUT • PHILA
SHOPSATLIBERTY.COM

WHY PHILADELPHIA?

#1 Best Place to Visit
— The Wall Street Journal, 2026

#1 Most Walkable City in the U.S. (4th year in a row)
— USA Today, 2026

#4 among Best Historical Cities to Visit in the US
— U.S. News & World Report

One of the best 50 places in the world to travel
— Travel + Leisure, 2026

Top 10 City for Food & Drink
— Food & Wine, 2025

Top 10 Best Startup City
— Commercial Café, 2026

Best NFL City in America
— USA Today, 2026

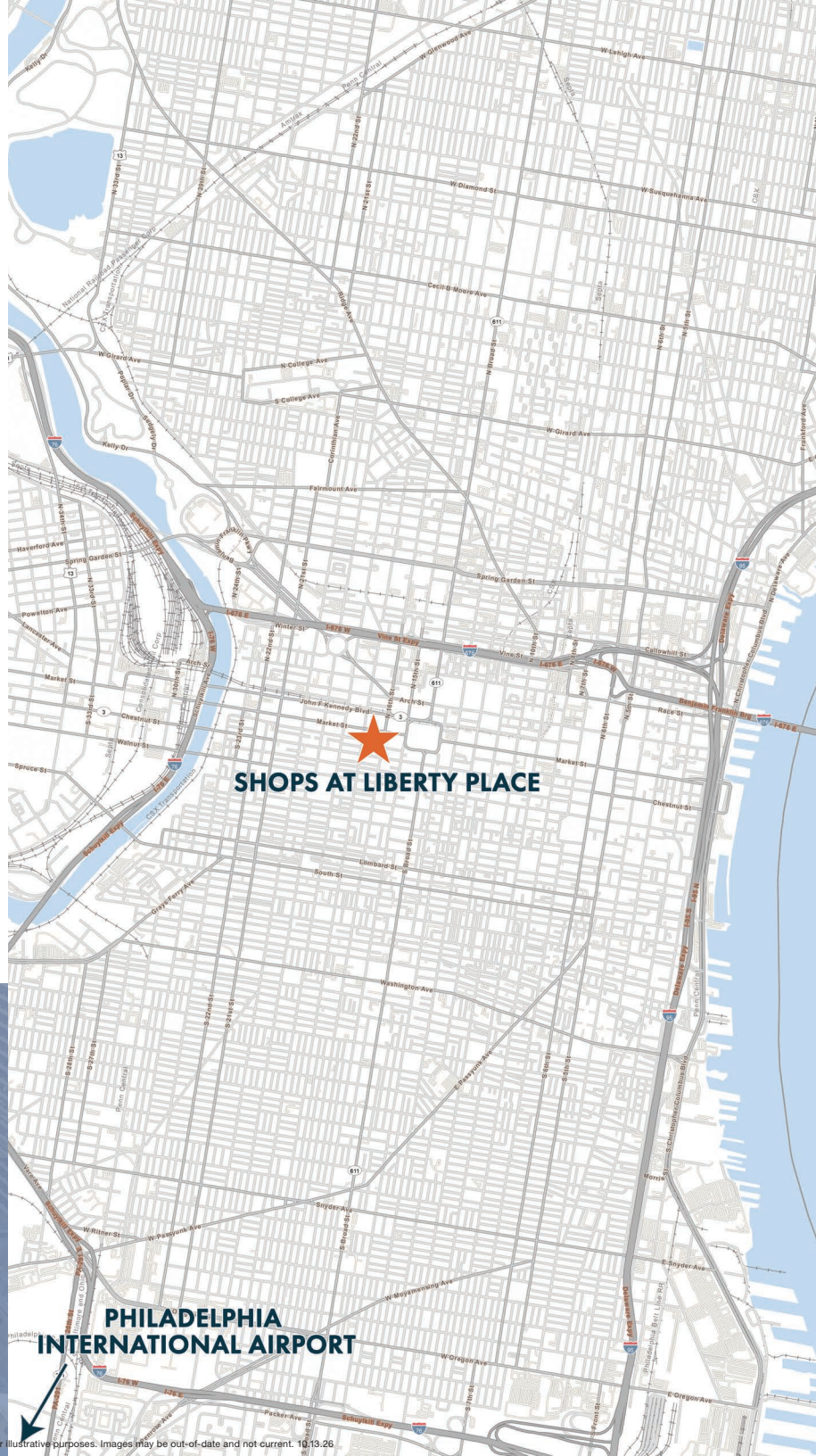
2nd
LARGEST CITY ON THE EAST COAST

3rd
MOST POPULOUS DOWN-TOWN IN THE COUNTRY

6th
LARGEST WORKFORCE, JUST OVER 3 MILLION

2nd
LARGEST UNIVERSITY POPULATION IN THE U.S.

18
FORTUNE 500 COMPANIES WITHIN AN HOUR'S DRIVE



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CENTER CITY

210,710 Residents

110,000 Students, Shoppers, Tourists

288,965 Workers

343,540 Average Daily Pedestrians

TOP CENTER CITY PHILADELPHIA EMPLOYERS

COMCAST

KPMG

aramark

CHUBB

accenture

Deloitte.

Fox Rothschild LLP
ATTORNEYS AT LAW

Keystone Health

Janney

Independence Blue Cross

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PROPERTY HIGHLIGHTS

Landmark mixed-use property:

- **150K SF** of retail space
- **1.2M SF** of office space in One Liberty Place
- **249-room** Westin Hotel
- **111 condos** in The Residences at 2 Liberty Place
- **965K SF** of office & residential space in 2 Liberty Place
- **759-space** parking garage

Unique retail mix features **1st Bloomingdale's Outlet** and **Puttshack** in the region

Light-filled Rotunda featuring high-profile event space

Renowned Food Court attracting thousands in Center City

3M visitors annually

Located on **the two busiest corners** in Center City: 16th & Chestnut and 17th & Chestnut.



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CO-TENANTS

































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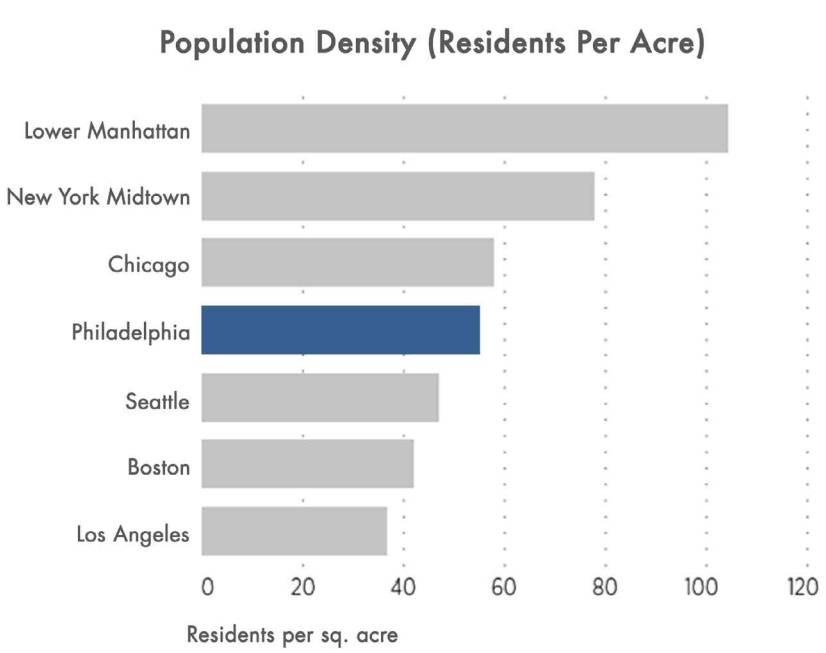
DEMOGRAPHICS

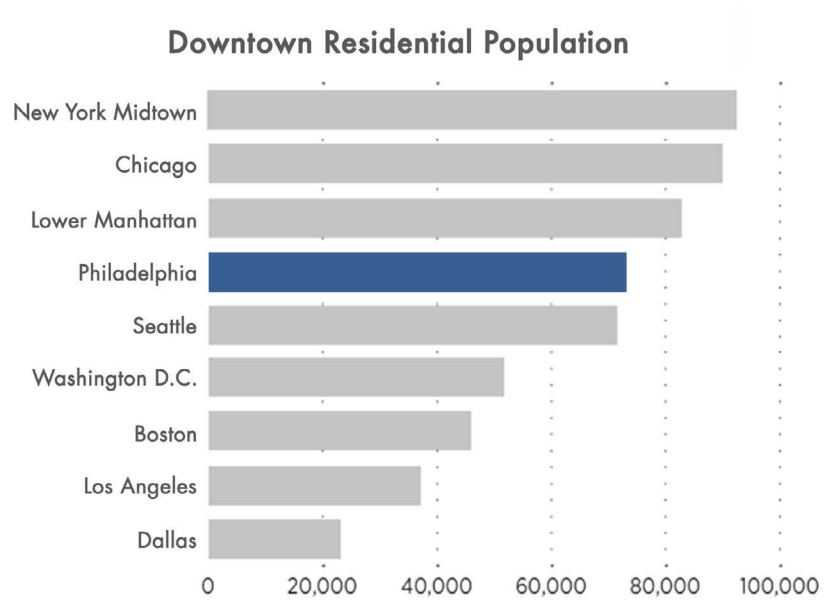
POPULATION	0.5 MILES		20 MILES	
2026 Total Population	37.303		4,163,371	
2031 Total Population	38,142		4,201,135	
2026-2031 Annual Growth Rate	1.14%		0.18%	
HOUSEHOLDS				
2026 Total Households	24,616		1,660,005	
2031 Total Households	26,157		1,689,684	
2026-2031 Annual Growth Rate	1%		0%	
INCOME				
Average Household Income	$152,292		$127,484	
Median Household Income	$98,242		$87,459	
Per Capita Income	$101,329		$51,085	
HOUSEHOLD INCOME RANGES				
$60,000 to $74,999	2,605	(10.6%)	135,208	(8.2%)
$75,000 to $99,999	2,530	(10.3%)	186,544	(11.2%)
$100,000 to $124,999	1,932	(7.8%)	164,693	(9.9%)
$150,000 to $199,999	2,892	(11.8%)	177,145	(10.7%)
AGE				
Median Age	34.2		39.1	
EDUCATION / OCCUPATION				
Bachelor's Degree Plus	27,575	(87%)	1,511,032	(52%)
White Collar	10,133	(90.8%)	797,914	(67.8%)
RACE / ETHNICITY				
White	26,521	(71.1%)	2,198,108	(52.8%)
Black	2,370	(6.3%)	1,031,332	(24.8%)
Native American	55	(0.1%)	16,491	(0.4%)
Asian or Pacific Islander	4,940	(13.2%)	331,872	(8%)
Other Race	792	(2.1%)	273,865	(6.6%)
Hispanic	2,571	(6.9%)	522,244	(12.5%)
EMPLOYMENT / DAYTIME POPULATION				
Total Businesses	7,112		140,020	
Total Employees	130,874		1,861,539	
Daytime Population	158,515		4,256,128	



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RESIDENTIAL DEMOGRAPHICS





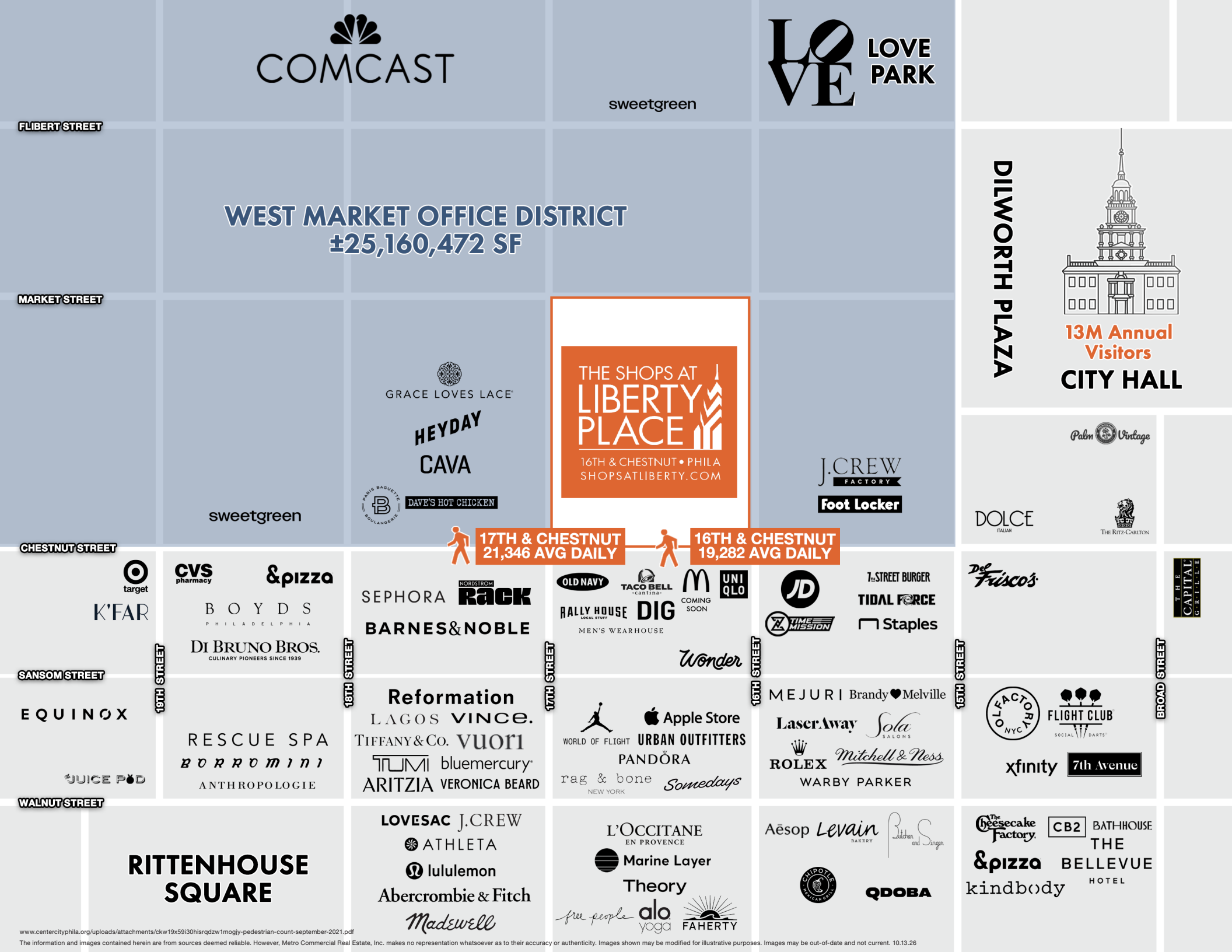
3,800 Greater Center City New Units

30,000 New Homes Projected By 2028

116,553 Total Housing Units in Greater Center City

8,000 Citywide Total New Units

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www.centercityphila.org/uploads/attachments/ckw19x59i30hisrqdzw1mogjy-pedestrian-count-september-2021.pdf

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CONTACTS

IRYNA IRYK
office 215.893.0300
direct 215.282.0156
iiryk@metrocommercial.com

MICHAEL GORMAN
office 215.893.0300
direct 215.282.0152
mgorman@metrocommercial.com

METRO® COMMERCIAL
MetroCommercial.com

PHILADELPHIA OFFICE
50 South 16th Street
17th Floor Suite 58
Philadelphia, PA 19102
PHONE 215.893.0300

PENNSYLVANIA OFFICE
660 West Germantown Pike
Suite LL 200
Plymouth Meeting, PA 19462
PHONE 610.825.5222

NEW JERSEY OFFICE
307 Fellowship Road
Suite 300
Mount Laurel, NJ 08054
PHONE 856.866.1900

FLORIDA OFFICE
2950 SW 27th Avenue
Suite 200
Miami, FL 33133
PHONE 786.671.4020