



# THE SHOPS AT LIBERTY PLACE

16TH & CHESTNUT • PHILA  
[SHOPSATLIBERTY.COM](http://SHOPSATLIBERTY.COM)





# WHY PHILADELPHIA?

*"Ranked one of the top 50 cities in the world."*

— Time-Out, 2024

*"#10 Best Food City"*

— Conde Nast Traveler, 2024

*"No. 3 among 'Best Historical Cities to Visit in the USA'"*

— U.S. News & World Report

*"No. 2 among 'Best Places to Visit in the United States'"*

— U.S. News & World Report

*"#1 Best Walkable Cities for Tourists "*

— USA Today, 2024

*"One of the world's 25 Most Exciting Places to Visit in 2024"*

— Afar Magazine

2<sup>nd</sup>

LARGEST CITY ON THE  
EAST COAST

3<sup>rd</sup>

MOST POPULOUS DOWN-  
TOWN IN THE COUNTRY

6<sup>th</sup>

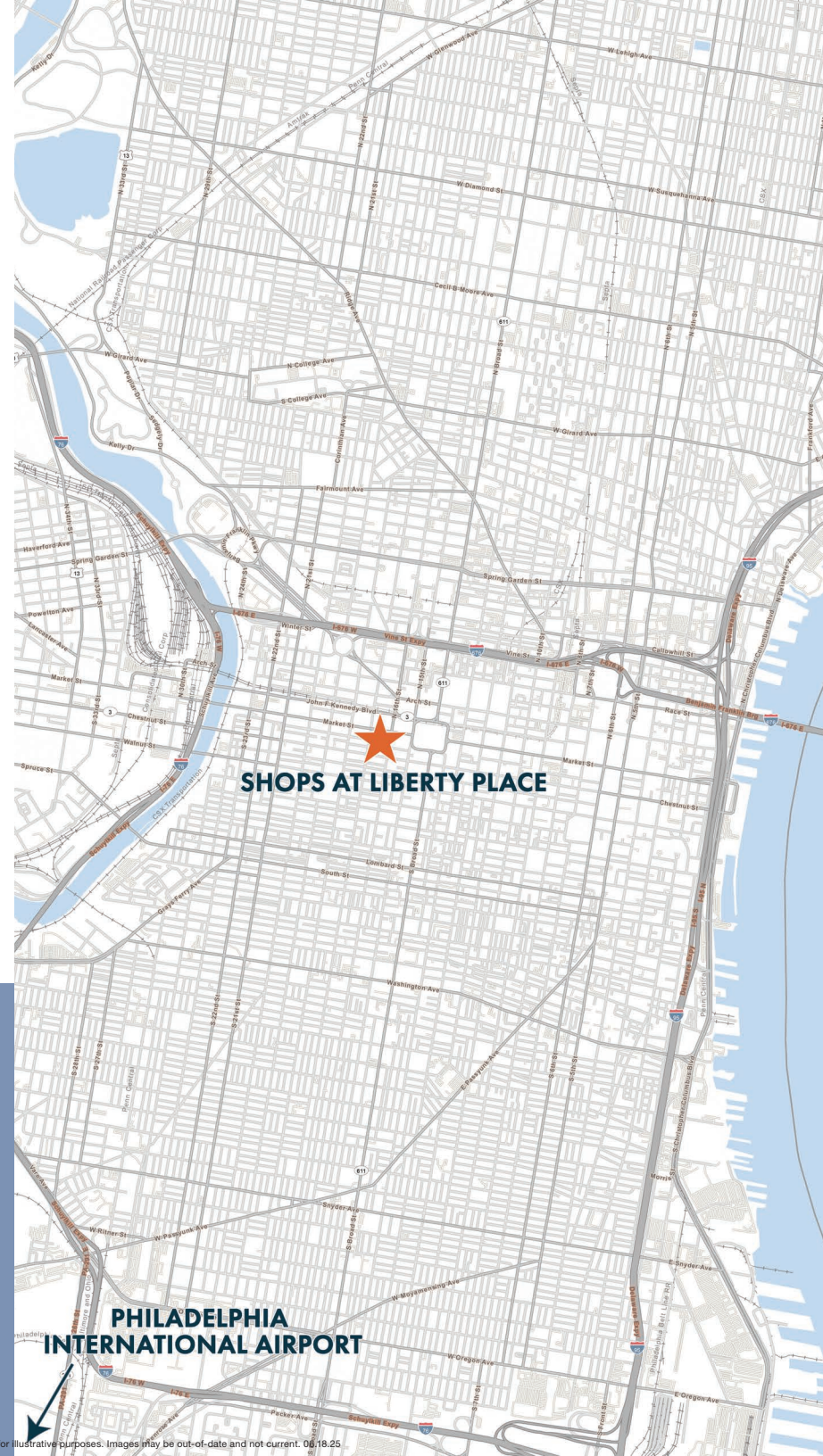
LARGEST WORKFORCE,  
JUST OVER 3 MILLION

2<sup>nd</sup>

LARGEST UNIVERSITY  
POPULATION IN THE U.S.

18

FORTUNE 500 COMPANIES  
WITHIN AN HOUR'S DRIVE







# CENTER CITY

189,000 Residents

110,000 Students, Shoppers,  
Tourists

281,000 Workers

309,000 Average Daily Pedestrians

## TOP CENTER CITY PHILADELPHIA EMPLOYERS

  
COMCAST

  
KPMG

 aramark

UNIVERSITY OF THE  Arts

 accenture

**Deloitte.**

 Fox Rothschild LLP  
ATTORNEYS AT LAW

 Keystone  
Health

 Janney

 Independence  
Blue Cross



# 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 **1<sup>st</sup> 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.



# CO-TENANTS

**Puttshack**

Bath&BodyWorks®

VICTORIA'S SECRET

bloomingdale's  
the outlet store

**ALDO**

 **ideal image**®  
The Advanced MedSpa



**LOFT**  
OUTLET



**claire's**

 **Orangetheory**  
FITNESS

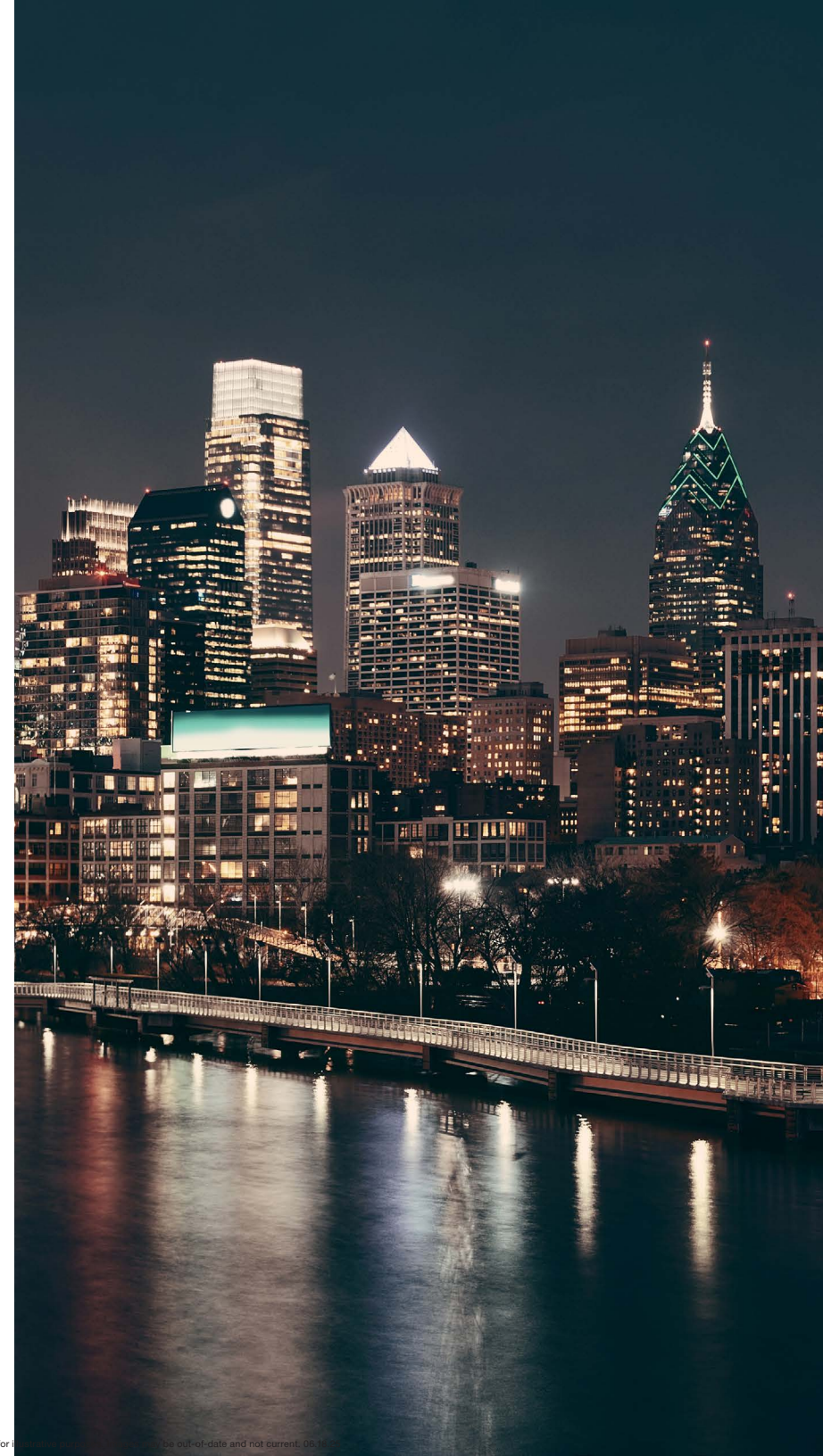
*Kiehl's*  
SINCE 1851

**SALADWORKS**

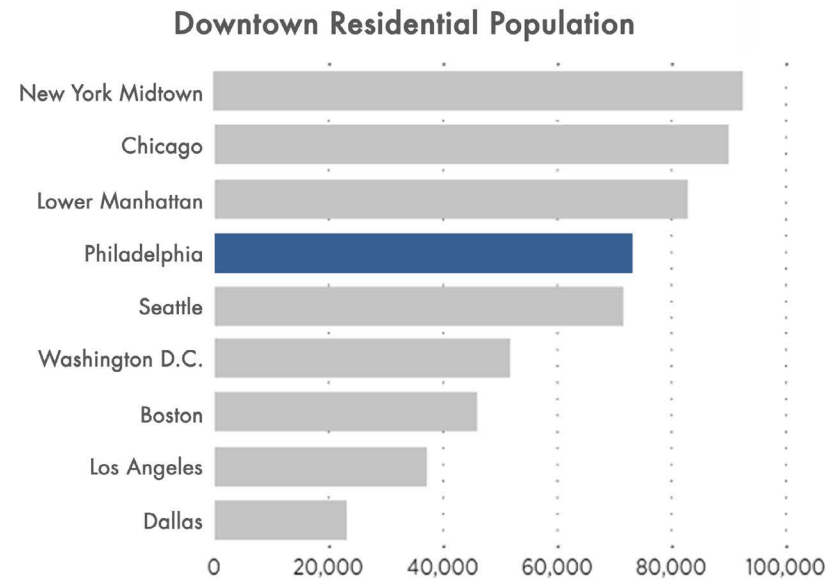
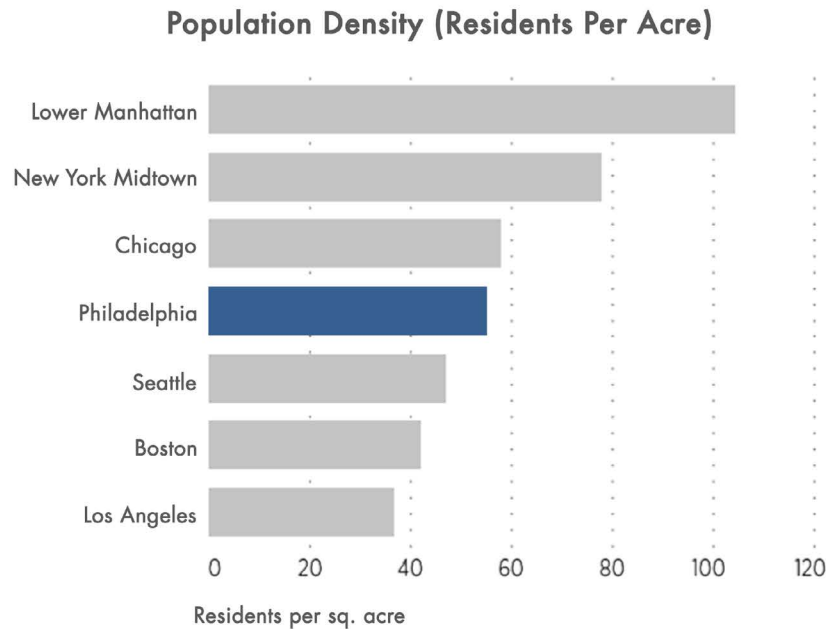


# DEMOGRAPHICS

| POPULATION                      |  | 0.5 MILES    | 20 MILES        |
|---------------------------------|--|--------------|-----------------|
| 2024 Total Population           |  | 36,237       | 4,106,212       |
| 2029 Total Population           |  | 38,302       | 4,115,578       |
| 2024-2029 Population Growth     |  | 1.11%        | 0.05%           |
| HOUSEHOLDS                      |  |              |                 |
| 2024 Total Households           |  | 23,889       | 1,629,921       |
| 2029 Total Households           |  | 25,753       | 1,666,163       |
| 2023-2028 Households Growth     |  | 1.51%        | 0.44%           |
| INCOME                          |  |              |                 |
| Average Household Income        |  | \$148,408    | \$119,967       |
| Median Household Income         |  | \$98,177     | \$80,816        |
| Per Capita Income               |  | \$98,631     | \$47,735        |
| HOUSEHOLD INCOME RANGES         |  |              |                 |
| \$50,000 to \$74,999            |  | 3,692 (15%)  | 244,179 (15%)   |
| \$75,000 to \$99,999            |  | 2,520 (11%)  | 182,275 (11%)   |
| \$100,000 to \$149,999          |  | 3,313 (14%)  | 278,009 (17%)   |
| \$150,000 to \$199,999          |  | 3,239 (14%)  | 167,247 (10%)   |
| AGE                             |  |              |                 |
| Median Age                      |  | 33.6         | 38.7            |
| EDUCATION / OCCUPATION          |  |              |                 |
| Bachelor's Degree Plus          |  | 26,198 (85%) | 1,213,717 (42%) |
| White Collar                    |  | 10,203 (33%) | 786,312 (27%)   |
| RACE / ETHNICITY                |  |              |                 |
| White                           |  | 25,771 (71%) | 2,187,575 (53%) |
| Black                           |  | 2,440 (7%)   | 1,025,152 (25%) |
| Native American                 |  | 45 (0%)      | 13,828 (0%)     |
| Asian or Pacific Islander       |  | 4,791 (13%)  | 324,396 (8%)    |
| Other Race                      |  | 745 (2%)     | 262,020 (6%)    |
| Hispanic                        |  | 2,382 (7%)   | 494,374 (12%)   |
| EMPLOYMENT / DAYTIME POPULATION |  |              |                 |
| Total Businesses                |  | 7,245        | 145,351         |
| Total Employees                 |  | 136,601      | 1,975,362       |
| Daytime Population              |  | 164,822      | 4,213,398       |



# RESIDENTIAL DEMOGRAPHICS



## PHILADELPHIA HOUSING UNITS PROJECTED AS OF 02.22.24

15,458 Greater Center City units

18,867 Greater Center City and Adjacent ZIP Codes units

3,409 Adjacent ZIP Codes Total units

34,612 71% of Citywide Total units

COMCAST

sweetgreen

LOVE LOVE PARK

LIBERTY STREET

# WEST MARKET OFFICE DISTRICT

±25,160,472 SF

MARKET STREET

DILWORTH PLAZA



CITY HALL

sweetgreen  
JOAN SHEPP

GRACE LOVES LACE

HEYDAY  
CAVA



DAVE'S HOT CHICKEN



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LIBERTY  
PLACE

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J.CREW  
FACTORY  
Foot Locker

CHESTNUT STREET



CVS  
pharmacy

&pizza

BOYDS  
PHILADELPHIA

DI BRUNO BROS.  
CULINARY PIONEERS SINCE 1939

SANSOM STREET

19TH STREET

EQUINOX

RESCUE SPA  
BORROMINI  
ANTHROPOLOGIE

18TH STREET

SEPHORA  
BARNES & NOBLE

NORDSTROM  
Rack

17TH STREET

Reformation  
LAGOS VINCE.  
TIFFANY & CO.  
TUMI bluemercury  
ARITZIA VERONICA BEARD

OLD NAVY

DIG

UNI  
QLO



Staples



WORLD OF FLIGHT

Apple Store

URBAN OUTFITTERS

PANDORA

rag & bone  
NEW YORK

16TH STREET

MEJURI Brandy Melville

LaserAway Solo  
SALONS

ROLEX Mitchell & Ness  
WARBY PARKER

15TH STREET

DeFrisco's

CVS  
pharmacy



FLIGHT CLUB  
SOCIAL DARTS

xfinity

7th Avenue

BROAD STREET

WALNUT STREET

RITTENHOUSE  
SQUARE

LOVESAC J.CREW

ATHLETA

lululemon

Abercrombie & Fitch

Madewell

L'OCCITANE  
EN PROVENCE

Marine Layer

Theory

free people alo  
yoga FAHERTY



Levain BAKERY  
Patisserie and Sweets



QDOBA

The Cheesecake  
Factory

CB2

&pizza  
kindbody

THE  
BELLEVUE  
HOTEL



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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



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**  
703 Waterford Way  
Suite 800  
Miami, FL 33126  
PHONE 786.388.6470