



THE SHOPS AT
LIBERTY
PLACE

16TH & CHESTNUT • PHILA
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

2nd

LARGEST CITY ON THE EAST COAST

3rd

MOST POPULOUS DOWNTOWN IN THE COUNTRY

6th

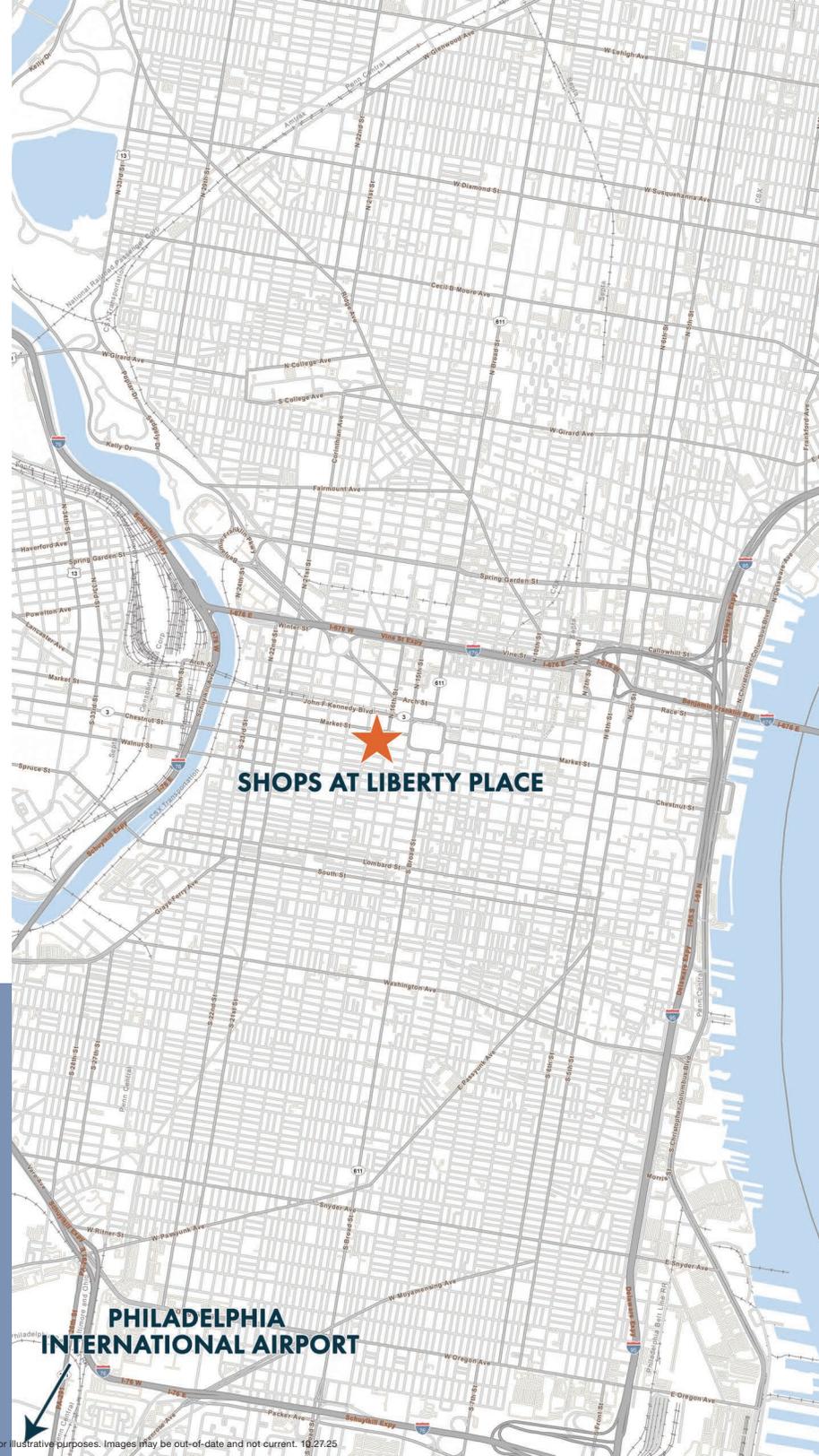
LARGEST WORKFORCE, JUST OVER 3 MILLION

2nd

LARGEST UNIVERSITY POPULATION IN THE U.S.

18

FORTUNE 500 COMPANIES WITHIN AN HOUR'S DRIVE





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

CHUBB®


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 **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



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	0.5 MILES	20 MILES
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	0.5 MILES	20 MILES
Average Household Income	\$148,408	\$119,967
Median Household Income	\$98,177	\$80,816
Per Capita Income	\$98,631	\$47,735

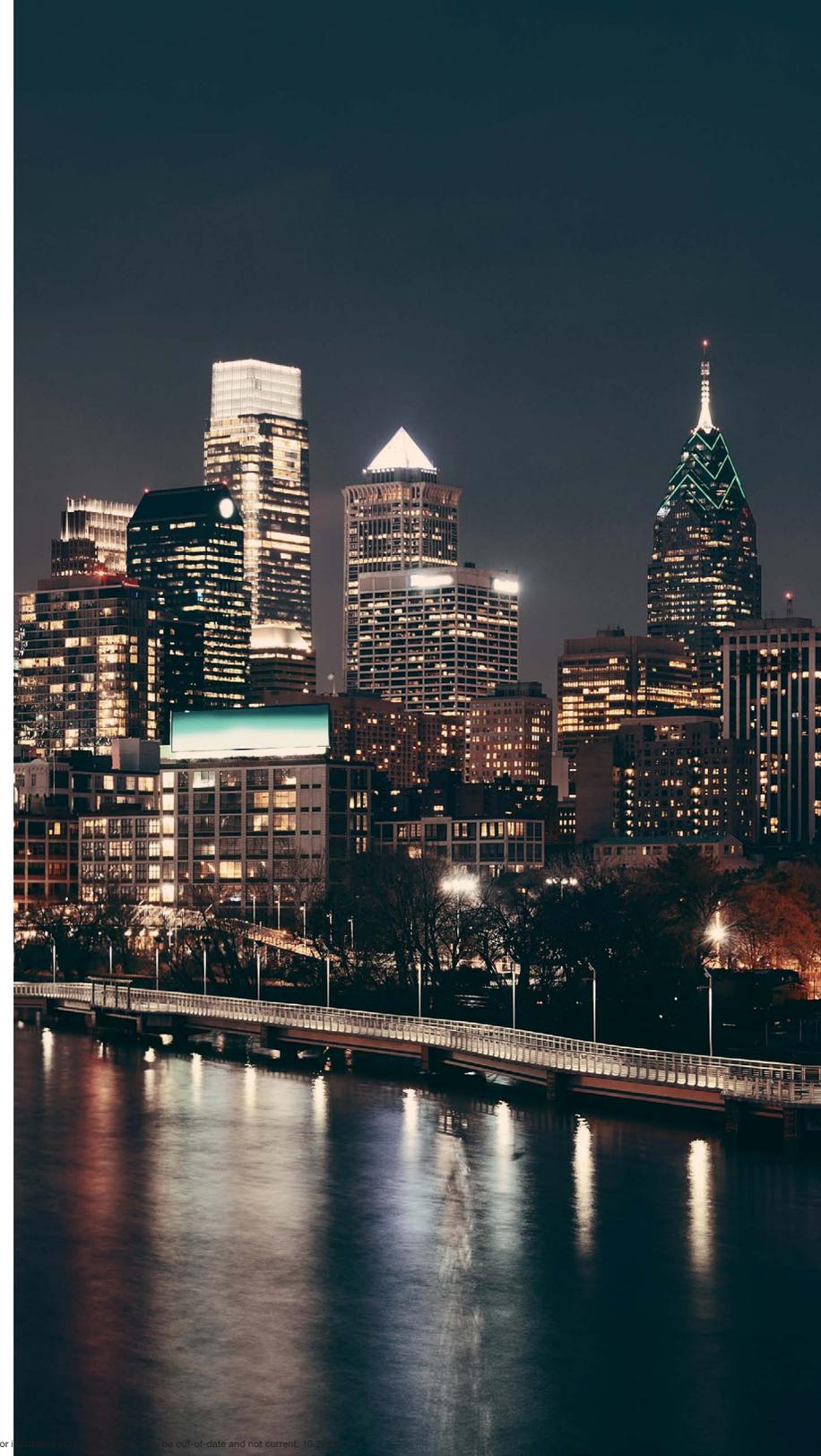
HOUSEHOLD INCOME RANGES	0.5 MILES	20 MILES
\$50,000 to \$74,999	3,692 (15%)	244,179 (15%)
\$75,000 to \$99,999	2,520 (11%)	182,275 (11%)
\$100,000 to \$149,999	3,313 (14%)	278,009 (17%)
\$150,000 to \$199,999	3,239 (14%)	167,247 (10%)

AGE	0.5 MILES	20 MILES
Median Age	33.6	38.7

EDUCATION / OCCUPATION	0.5 MILES	20 MILES
Bachelor's Degree Plus	26,198 (85%)	1,213,717 (42%)
White Collar	10,203 (33%)	786,312 (27%)

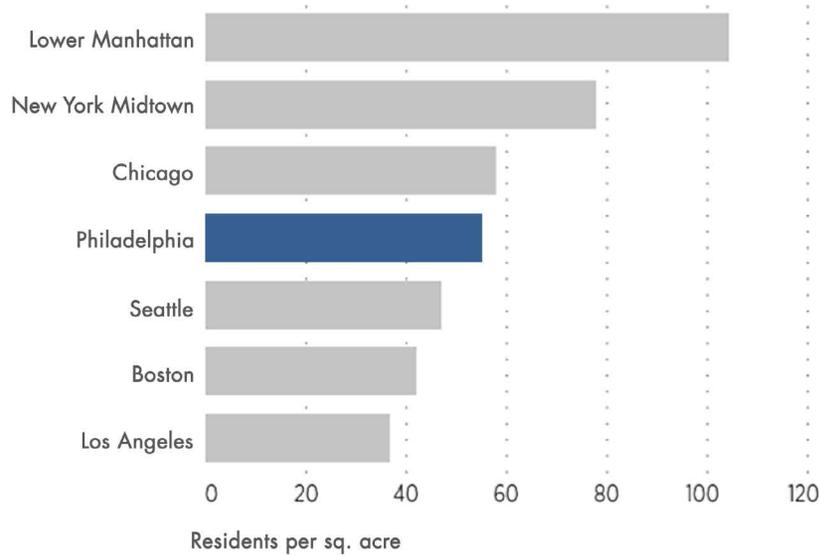
RACE / ETHNICITY	0.5 MILES	20 MILES
White	25,771 (71%)	2,187,575 (53%)
Black	2,440 (7%)	1,025,152 (25%)
Native American	45 (0%)	13,828 (0%)
Asian or Pacific Islander	4,791 (13%)	324,396 (8%)
Other Race	745 (2%)	262,020 (6%)
Hispanic	2,382 (7%)	494,374 (12%)

EMPLOYMENT / DAYTIME POPULATION	0.5 MILES	20 MILES
Total Businesses	7,245	145,351
Total Employees	136,601	1,975,362
Daytime Population	164,822	4,213,398

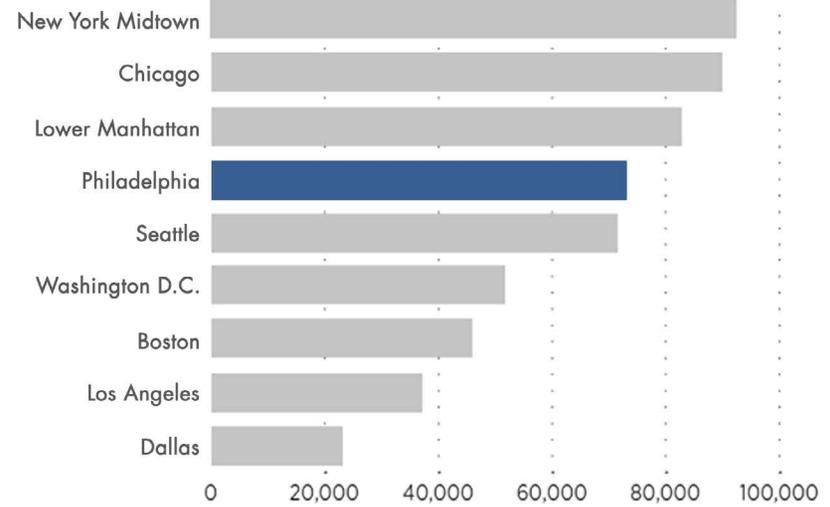


RESIDENTIAL DEMOGRAPHICS

Population Density (Residents Per Acre)



Downtown Residential Population



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



sweetgreen

FLIBERT STREET

WEST MARKET OFFICE DISTRICT

±25,160,472 SF

MARKET STREET

DILWORTH PLAZA



CITY HALL



HEYDAY
CAVA



DAVE'S HOT CHICKEN

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J.CREW
FACTORY

Foot Locker

TAYLOR CHIP
sweetgreen

CHESTNUT STREET



17TH & CHESTNUT
21,138 AVG DAILY



16TH & CHESTNUT
19,216 AVG DAILY

DOLCE
ITALIAN



CVS
pharmacy

&pizza

K'FAR

BOYDS
PHILADELPHIA

SEPHORA **NORDSTROM RACK**

OLD NAVY

TACO BELL
"CONTINO"



UNI QLO

COMING SOON



Staples

Del Fisco's

CVS
pharmacy

SANSOM STREET

19TH STREET

DI BRUNO BROS.
CULINARY PIONEERS SINCE 1939

18TH STREET

Reformation
LAGOS VINCE.

17TH STREET

DIG

Wonder

16TH STREET

MEJURI Brandy Melville

15TH STREET

EQUINOX

RESCUE SPA
BORROMINI
ANTHROPOLOGIE

TIFFANY & Co. **VUORI**
TUMI bluemercury
ARITZIA VERONICA BEARD



WORLD OF FLIGHT

Apple Store

URBAN OUTFITTERS

PANDORA
rag & bone
NEW YORK

LaserAway

Sola SALONS

ROLEX

Mitchell & Ness

WARBY PARKER



FLIGHT CLUB
SOCIAL DARTS

xfinity

7th Avenue

BROAD STREET

WALNUT STREET

RITTENHOUSE
SQUARE

LOVESAC J.CREW
ATHLETA
lululemon
Abercrombie & Fitch
Madswell

L'OCCITANE
EN PROVENCE

Marine Layer

Theory

free people alo FAHERTY
yoga

Levain BAKERY
Patisserie and Sweets



QDOBA

The Cheesecake Factory

CB2

&pizza
kindbody

THE BELLEVUE HOTEL

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