



THE SHOPS AT  
**LIBERTY  
PLACE**

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

# WHY PHILADELPHIA?

*"Philadelphia is number five on the top ten best cities in the world to travel to and number one in the U.S."*

— Lonely Planet, November 2023

*"Philadelphia is the top 10 Best Foodie Cities in the U.S"*

— US News & World Report, 2023

*"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

*"No. 4 Most Walkable City in America"*

— Redfin's Walk Score

*"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 DOWNTOWN 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



# 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



 **Orangetheory**  
FITNESS

*Kiehl's*  
SINCE 1851

**SALADWORKS**

**claire's**

 **sunglass hut**

# DEMOGRAPHICS

POPULATION	0.5 MILES	20 MILES
2023 Total Population	34,465	4,102,481
2028 Total Population	36,453	4,118,497
2023-2028 Population Growth	1.13%	0.08%

HOUSEHOLDS	0.5 MILES	20 MILES
2023 Total Households	23,007	1,627,211
2028 Total Households	24,657	1,657,340
2023-2028 Households Growth	1.39%	0.37%

INCOME	0.5 MILES	20 MILES
Average Household Income	\$148,932	\$115,161
Median Household Income	\$95,504	\$77,464
Per Capita Income	\$99,946	\$45,858

HOUSEHOLD INCOME RANGES	0.5 MILES	20 MILES
\$50,000 to \$74,999	3,285 (12%)	235,698 (12%)
\$75,000 to \$99,999	2,742 (12%)	192,462 (12%)
\$100,000 to \$149,999	3,269 (14%)	278,772 (17%)
\$150,000 to \$199,999	3,085 (13%)	160,727 (10%)

AGE	0.5 MILES	20 MILES
Median Age	35.6	39.3

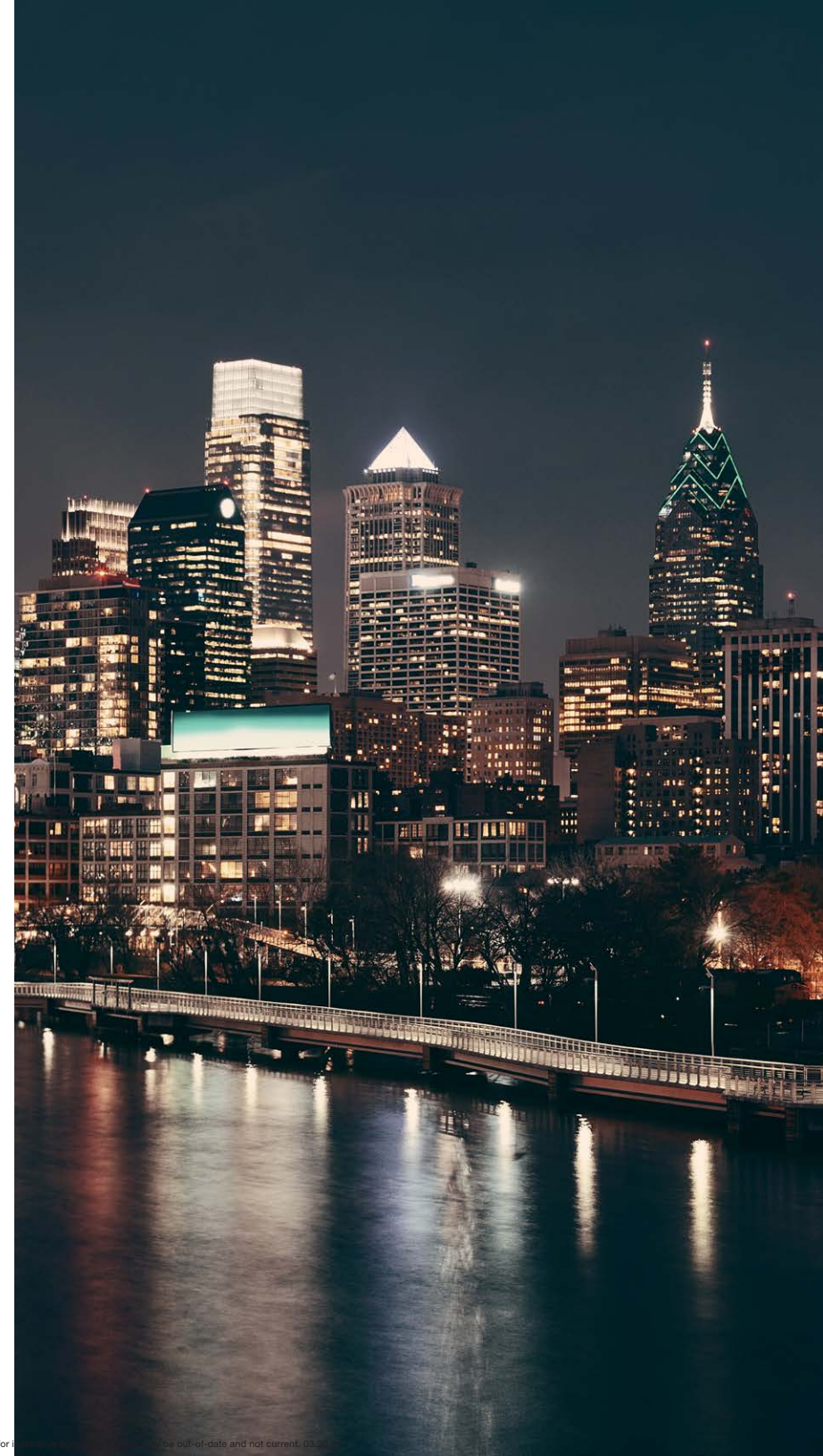
EDUCATION / OCCUPATION	0.5 MILES	20 MILES
Bachelor's Degree Plus	25,969 (88%)	1,422,451 (50%)
White Collar	9,556 (41%)	778,839 (38%)

RACE / ETHNICITY	0.5 MILES	20 MILES
White	24,247 (70%)	2,191,144 (53%)
Black	2,340 (7%)	1,026,161 (25%)
Native American	42 (0%)	13,710 (0%)
Asian or Pacific Islander	4,805 (14%)	319,516 (8%)
Other Race	704 (2%)	263,216 (6%)
Hispanic	2,367 (7%)	494,661 (12%)

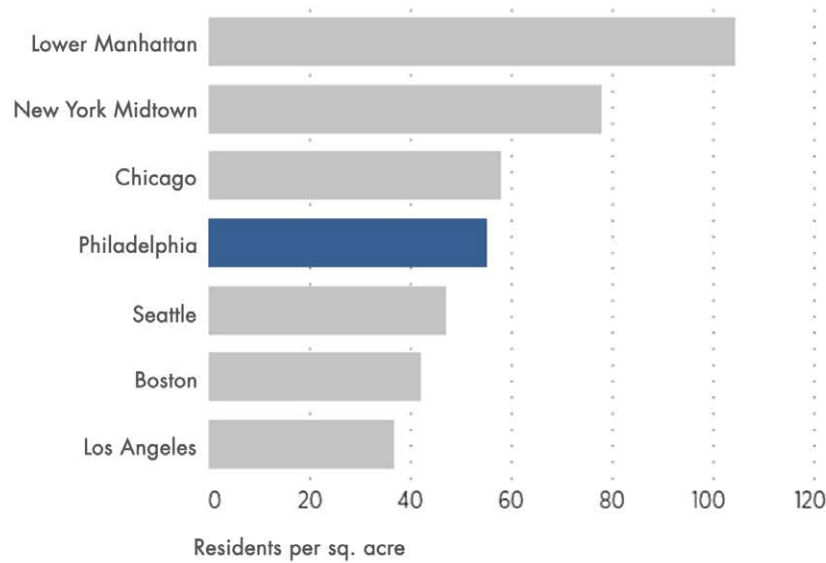
  

EMPLOYMENT / DAYTIME POPULATION	0.5 MILES	20 MILES
Total Businesses	7,033	139,913
Total Employees	145,376	2,021,245
Daytime Population	175,529	4,201,203

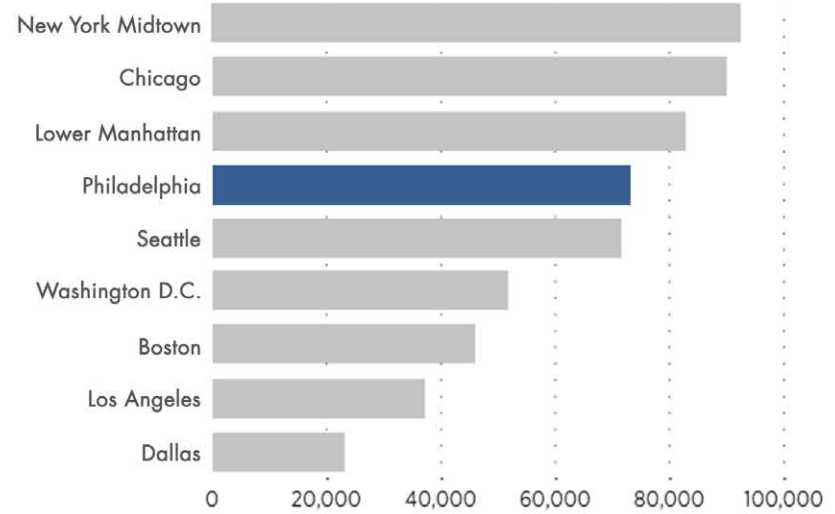


# RESIDENTIAL DEMOGRAPHICS

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

CHESTNUT STREET

sweetgreen  
JOAN SHEPP

GRACE LOVES LACE

HEYDAY

KURA

CAVA



just salad



THE SHOPS AT  
**LIBERTY PLACE**

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J.CREW  
FACTORY

Foot Locker



17TH & CHESTNUT  
21,138 AVG DAILY



16TH & CHESTNUT  
19,216 AVG DAILY

SANSOM STREET

19TH STREET

18TH STREET

17TH STREET

16TH STREET

15TH STREET

BROAD STREET

WALNUT STREET



CVS  
pharmacy

&pizza

BOYDS  
PHILADELPHIA

SEPHORA

NORDSTROM  
rack

OLD NAVY

UNI  
QLO

Staples

De Fisco's

CVS  
pharmacy

vybe  
urgent care

BARNES & NOBLE

DIG

Outdoor Voices

LAGOS VINCE.

allbirds TIFFANY & CO.

TUMI bluemercury

Apple Store

URBAN OUTFITTERS

PANDORA

rag & bone  
NEW YORK

MEJURI

Brandy Melville

LUSH

Champion

BONOBOS

THE NORTH FACE

WARBY PARKER

xfinity

SWAROVSKI

RESCUE SPA

ANTHROPOLOGIE

## RITTENHOUSE SQUARE

LOVESAC J.CREW

ATHLETA

lululemon

INDOCHINO

Madswell

L'OCCITANE  
EN PROVENCE

Marine Layer

Theory

alo  
yoga



Patricia and Simon



QDOBA

The Cheesecake  
Factory

CB2

&pizza

kindbody



# THE SHOPS AT LIBERTY PLACE

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