



PHILLY'S CONNECTED CORE

Spanning three city blocks, Fashion District Philadelphia is an East Coast powerhouse with more than 800,000 square feet of dynamic retail, experiential dining and entertainment. Its premier location next to major universities, mass transit and historic tourist attractions draws both locals and visitors.

CENTER SNAPSHOT

3.6M

Population

\$1.3M

Average Net Worth

\$118K

Average Household
Income

42%

of Households
Earn \$100K+

Source: Esri, 2025 –
Total Trade Area

6.4M

Annual Visits

1.7M

Unique Visitors

4x

Visit Frequency

RETAIL FAVORITES

H&M

SEPHORA

Nike

kate spade
NEW YORK

AMERICAN EAGLE

PANDORA

Levi's

ULTA
BEAUTY

PRIMARK®

Burlington

HOLLISTER

aerie

POP MART

BOWLING & ARCADE
ROUND1

amc

CITY WINERY

ZALES

AÉROPOSTALE

JOHN HENRY

zumiez

WINDSOR

INDUSTRIOUS

Starbucks

SPENCER'S

WHERE ENERGY MEETS ACCESS

With over **47 million annual visitors to Philadelphia** and **27 million to Center City**, the area buzzes with workers, students, tourists and commuters. Seamless public transportation delivers them straight to our doorstep, driving a consistent flow of fast-paced, impulse-driven shoppers.

2nd

Largest East
Coast Downtown
Workforce

42%

Philadelphia
Jobs Located in
Center City

#13

Ranked Worldwide
for AI Startups

350K

Daily Visitors to
Center City

325K+

University
Students

Sources: Visit Philly, 2025; Pennovation Works, 2025; Select Greater Philadelphia, 2025; State of Center City, 2025; Campus Philly, 2023



THE NEXT WAVE OF INFLUENCE

Powered by nearby universities like the University of Pennsylvania, Drexel University and Temple University, the next wave of young professionals is here.

CENTER CITY

80K+

Students Within a
5-minute Commute

80%

Hold a Bachelor's
Degree or Higher

155%+

Growth in College-Educated
Young Professionals
(2x the National Rate Since 2000)

50%

of College Graduates
Stay in Philadelphia

Source: Select Greater Philadelphia, 2025; Esri, 2025