

MSC x RAY
PHILLY

N AMERICAN STREET

2,700 SF GROUND FLOOR + 1,045 SF
BELOW GRADE RETAIL AVAILABLE
FOR LEASE

OLDE KENSINGTON / FISHTOWN
PHILADELPHIA, PA

1501 N AMERICAN STREET



PROPERTY DETAILS

- ▶ Anchoring the revitalization of North American Street at its southernmost part
- ▶ Wraparound exposure on the corner of North American and Jefferson Street fronting the City of Philadelphia's \$26.4M streetscape project
- ▶ 110-unit cultural hub featuring facade installation by artist Michelle Lopez and building programming including master classes, events and workshops
- ▶ Seeking non-vented F&B; TIA Available

JOIN NEIGHBORING TENANTS



DEMOGRAPHICS

EST. POPULATION

1 mi 63,842

3 mi 463,723

5 mi 1,028,055

EST. EMPLOYEES

1 mi 19,850

3 mi 327,184

5 mi 506,946

EST. MED HH INCOME

1 mi \$66,198

3 mi \$58,115

5 mi \$51,872

EST. MEDIAN AGE

1 mi 32.0

3 mi 33.2

5 mi 33.7

RAY INTERIOR IMAGES



COMMERCIAL SPACE EXTERIOR

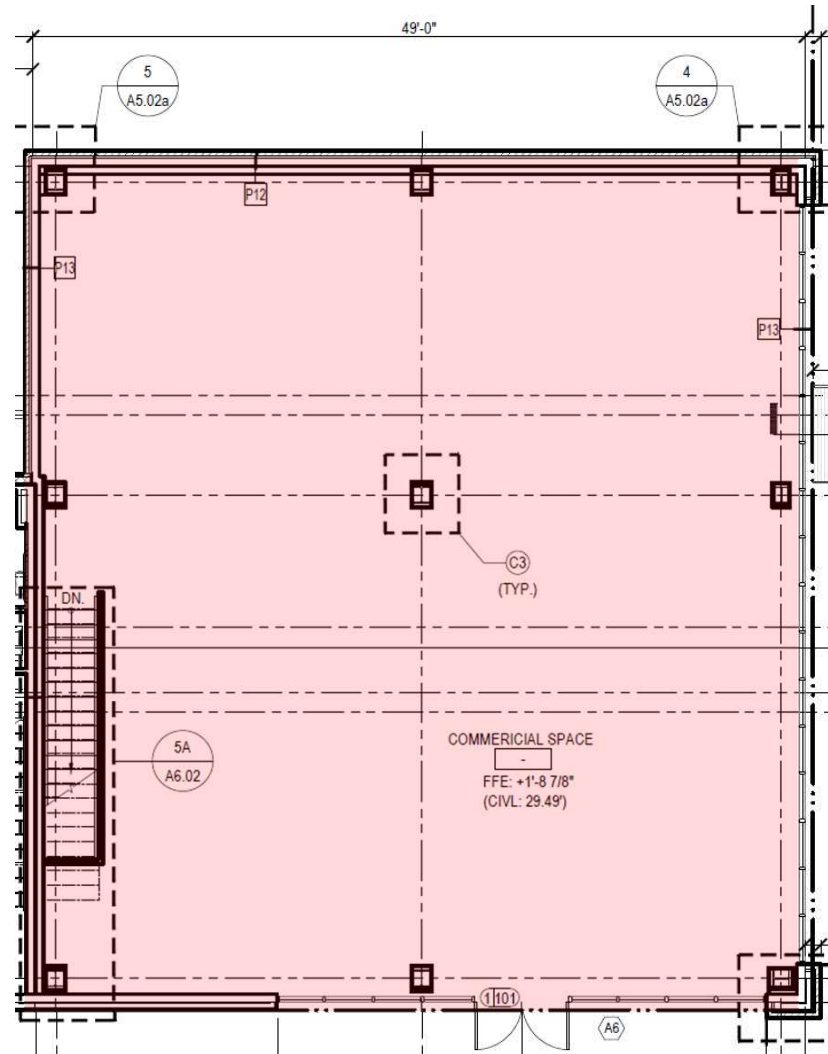


COMMERCIAL SPACE INTERIOR



SITE PLAN

GROUND FLOOR - 2,700 SF

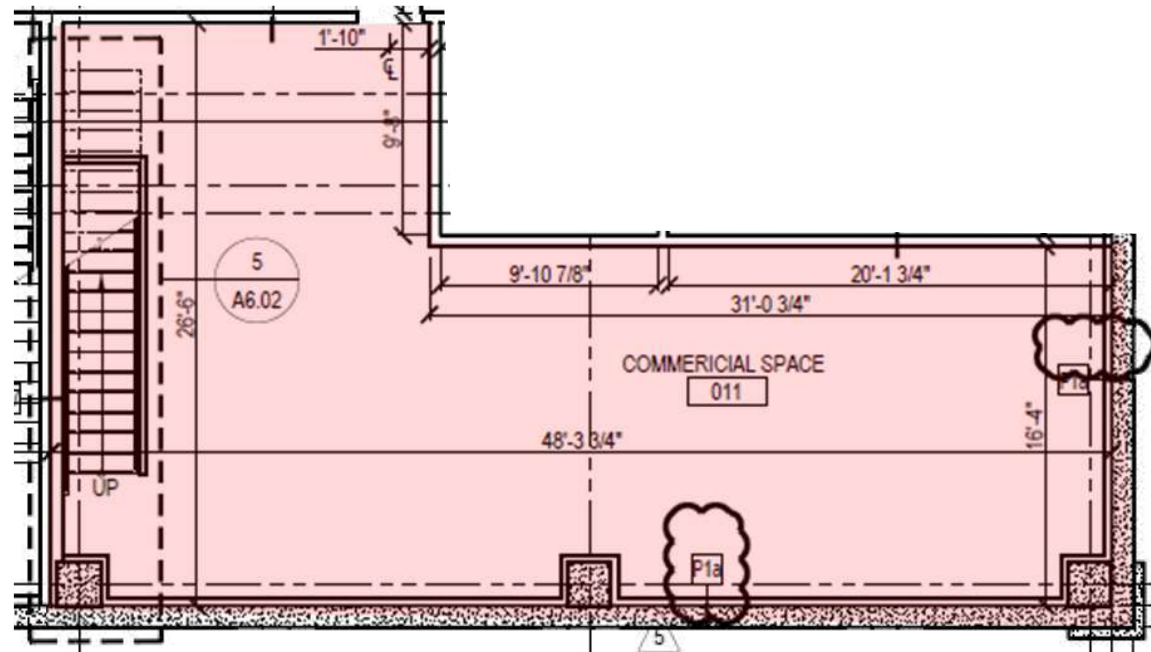


JEFFERSON STREET

N AMERICAN STREET

SITE PLAN

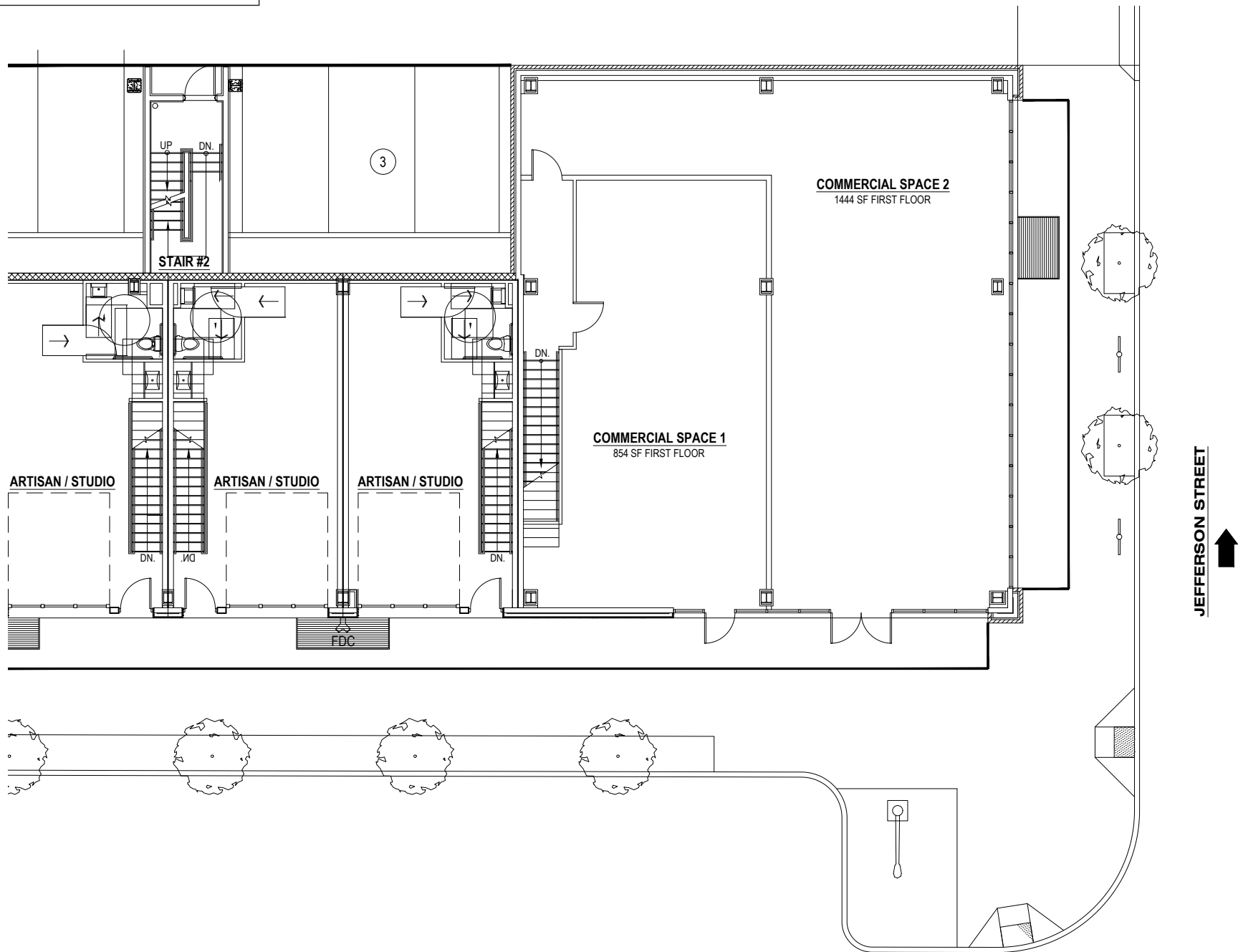
BELOW GRADE - 1,045 SF



JEFFERSON STREET

N AMERICAN STREET

DEMISING PLAN



AERIAL



AS SEEN IN THE WALLSTREET JOURNAL

Dasha Zhukova's New Real Estate Venture, Ray, Makes It Night at the Museum Every Night - WSJ

WSJ | MAGAZINE

WSJ.MAGAZINE | MAGAZINE - CULTURE

Dasha Zhukova's New Real Estate Venture, Ray, Makes It Night at the Museum Every Night

Zhukova, a philanthropist and art patron, launches a new development firm that brings high culture home.



VIEW ARTICLE

Dasha Zhukova's New Real Estate Venture, Ray, Makes It Night at the Museum Every Night - WSJ

inscriptions and a geometric, rhythmic facade that echo the motifs of the original National Black Theatre all refer to its previous incarnation, but “we’re also putting a great deal of focus on communal spaces, such as the artist studio and constellation of gathering areas,” says Escobedo, who is collaborating on the interiors with designer Little Wing Lee of Studio & Projects.

Zhukova, meanwhile, is partnering with Artspace, the Minneapolis-based nonprofit developer of art spaces, which will receive funding from the Ford Foundation in order to provide housing and studios at the Harlem building. She hopes to do the same in all Ray buildings. Her goal is to create accessible rents that will allow artists to remain in their home neighborhoods rather than fleeing cities for more affordable live/work options. Zhukova next has her eye on rising cities including Austin, Nashville, Denver and Portland, Oregon, where she says they will focus on neighborhoods that are a cultural fit for the brand.

“My personal dream is to build in Arizona,” says Zhukova. “I think in that climate and given the less restrictive building codes, you could build something absolutely incredible.”



Ray's building in Philadelphia's Fishtown neighborhood will include a facade installation by artist Michelle Lopez, who will maintain a studio in the building.

PHOTO: LUXIGON



Over the past decade, Philadelphia's Fishtown neighborhood has truly become the face of the city's nationally recognized renaissance and urban renewal. Prominently featured in publications from *The New York Times*, to *Forbes* and *Food and Wine*, among many others, Fishtown has transformed itself from a gritty community of manufacturing to a dynamic neighborhood where both makers and white collar professionals have established roots and call home. Known for its unparalleled dining scene and nightlife, Fishtown has recently developed a robust creative office market to become a unique live / work / play community with a soul. Philadelphia's "it" neighborhood has struck its delicate retail merchandising balance with a carefully curated mix of stabilizing national brands and innovative, entrepreneurial local businesses. Its unique proximity to adjacent burgeoning neighborhoods, Olde Kensington, East Kensington and Northern Liberties, coupled with its access to public transportation and connectivity to Center City, has created an explosive density of both redeveloped and new construction housing, causing pent up demand for many neighborhood goods and services.



MSC

NEIGHBORHOOD DEMOGRAPHICS

(FROM N. 5TH STREET TO THE DELAWARE RIVER
AND E. LEHIGH AVENUE TO SPRING GARDEN STREET)



EST. POPULATION
44,202



EST. NUMBER OF HOUSEHOLDS
19,479



EST. TOTAL EMPLOYEES
10,914



EST. TOTAL BUSINESSES
1,530



EST. AVG HH INCOME
\$81,736



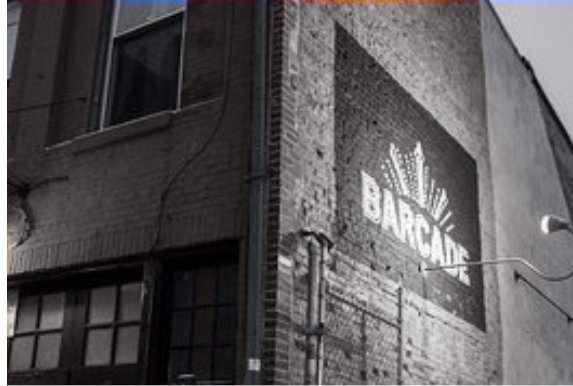
EST. MEDIAN AGE
34.4

NEARBY TENANTS

Suraya



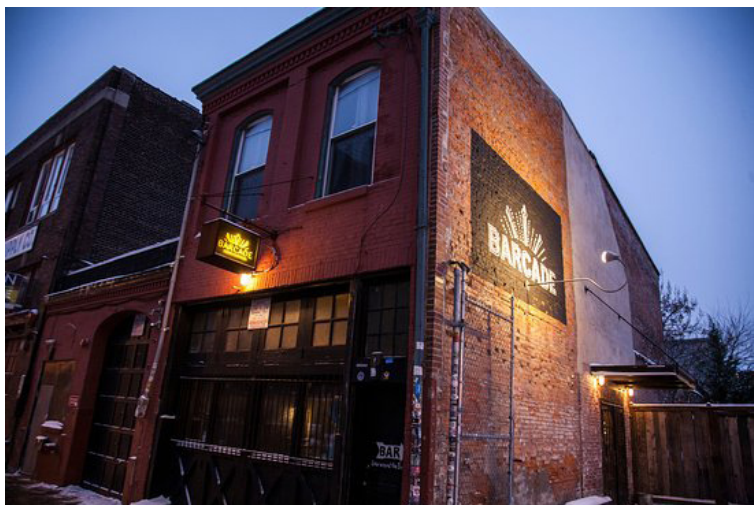
LMNO





► LA COLOMBE

The de facto central gathering place for any business meeting, casual coffee or weekend brunch in Fishtown, this sprawling 12,000 SF converted warehouse is always humming. Start here for your neighborhood tour.



▼ BARCADE

Brooklyn transplant Barcade features vintage video games like Pac Man & Donkey Kong plus a strong craft beer list.



► PIZZERIA BEDDIA

Dubbed "the best pizza in America" by *Bon Appetit Magazine*, Joe Beddia's pizza Mecca has now moved to a much larger back alley venue with full bar, outdoor garden and private "hoagie omakase" tasting room. Don't miss the antipasti, desserts and natural wine list too.



► FRANKFORD HALL

Philadelphia's version of an industrial German biergarten. Outdoor tables with firepits and ping pong are particularly fun during the early spring or fall months when a chill is in the air.



► THE FILLMORE

One of Philadelphia's best live music venues set in a renovated 125 year-old converted metal factory.

HIROKI ◀

Deeply rooted in Japanese tradition and technique, Hiroki emphasizes harmony and attention to detail by offering a seasonal omakase menu inspired by Kyoto, Japan.



▼ SURAYA

One of Philadelphia's most unique dining destinations, this Lebanese concept from Defined Hospitality features a daily market and coffee bar, open kitchen with bar and restaurant, and a secret garden perfect for summer night drinking and relaxing.

MSC

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