

## **EXECUTIVE SUMMARY**



MSC is proud to exclusively present for sale 9901 Frankford Avenue in Philadelphia, Pennsylvania. This 2,560 square foot vacant retail building is situated on a roughly .33 acre parcel in Northeast Philadelphia, one of the densest, most mature submarkets in the Philadelphia MSA. The property is positioned at the intersection of Frankford Avenue (17,549 AADT) and Knights Road (15,264 AADT), with multiple points of ingress/egress providing easy access to the site. Additionally, the property has 10 dedicated parking spaces, a premium amenity for retailers looking to serve the nearly 124,163 residents that live within three miles of the property.

Northeast Philadelphia is home to approximately one third of the population of Philadelphia. This density drives significant demand from retailers to serve the immediate submarket. Within three miles of the property there is approximately 8 million square feet of retail space, of which less than 5% is currently vacant and available. These factors have driven 2022 rent growth over 3% compared to 2020. The scarcity of space and exposure to so many residents will continue to drive commercial demand in this market, and provide long term value appreciation for 9901 Frankford Avenue.

### **PROPERTY OVERVIEW**

ADDRESS	9901 Frankford Avenue, Philadelphia, PA
BUILDING	Vacant Building
GROSS LEASABLE AREA	2,560 SF
LOT SIZE	0.33 AC
ZONING	CMX-2
PARKING	10 Private Spaces





# \* INVESTMENT HIGHLIGHTS



- 2,560 square foot vacant retail building located in Northeast Philadelphia at the lighted corner of Frankford Avenue (17,549 AADT) and Knights Road (15,264 AADT)
- .33 Acre site with 10 dedicated parking spaces and multiple points of ingress/egress providing easy access off the this major intersection
- Within three miles of the property there are approximately 124,163 residents and an average household income of \$86,663
- Northeast Philadelphia is one of the densest submarkets in the MSA, and within the immediate trade area there is substantial scarcity of available retail space; less than 5% of the 8M SF of retail space is vacant





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	DEMOGRA	PHICS				7,	ANY No.
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Population	18,432	124,163	384,625		6		
Average HH Income	\$94,206	\$86,663	\$82,228		(15,264 AADT)		
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BUILDING SIZE	2,560 SF				[3]		
PARKING SPACES	10					77.	
ZONING	CMX-2				9 5		
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### \* PHILADELPHIA OVERVIEW





### PHILADELPHIA MSA

Philadelphia is the largest commonwelath in the state of Pennsylvania and the sixth-most populous US city, with an estimated population of approximatley 1,600,000 as of 2022. The greater Philadelphia area, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, Washington DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries to thrive in

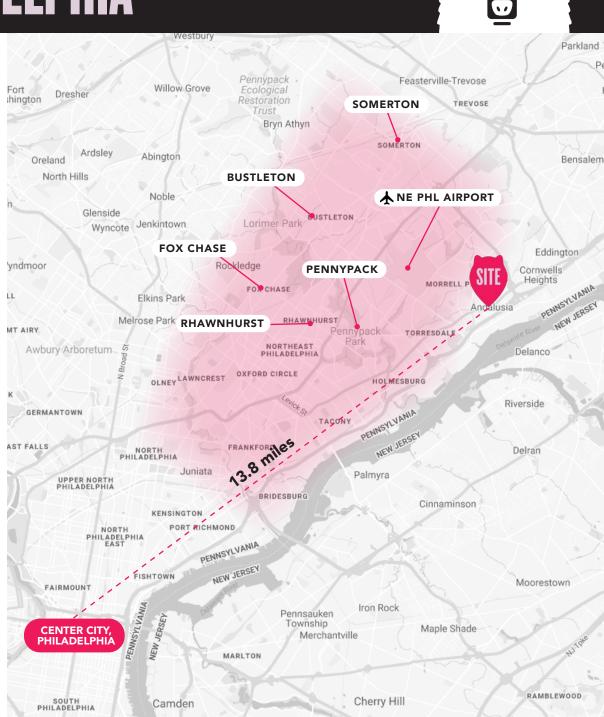
## \* NORTHEAST PHILADELPHIA



The Northeast region of Philadelphia is commonly reffered to as The Northeast, one of the most densely populated areas in Philadelphia and is home to a third of the population of the entire city. Only 10 minutes from downtown Philadelphia, the area is home to 5 major neighborhoods; Bustleton, Fox Chase, Pennypack Park, Rhawnhurst, & Somerton.

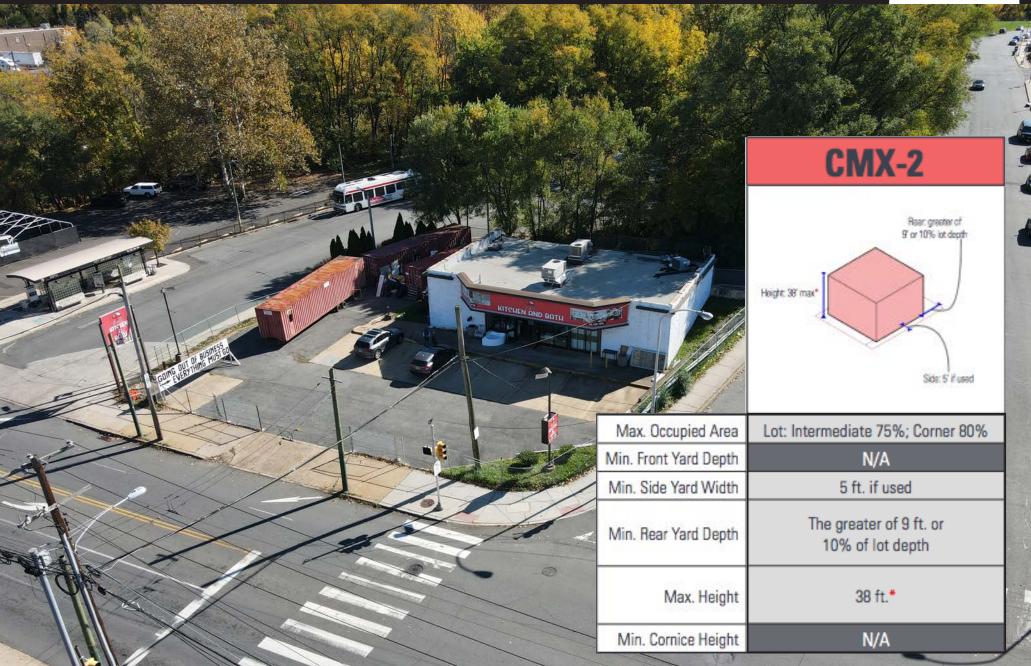
The Northeast is a blend of urban and suburban. It's an area with deep rooted history, charming greenery, incredible pride, and strong diversity. It offers great access to Center City Philadelphia with ample amounts of train and bus routes. It affords some of the benefits of city life but in a more suburban and residential environment at a fraction of downtown Philadelphia living rates. Due to the large amount of density this region of Philadelphia has its own airport, The Northeast Philadelphia Airport, which is Pennsylvania's sixth busiest airport.

This region of the city is home to many public & private schools, as Philadelphia has the 8th largest school district in the country. The area supports two universities as well, Holy Family University and one of the satellite campus's of the Community College of Philadelphia.









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This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the herein referenced "Property".

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

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In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

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All zoning information, including but not limited to, use and buildable footage must be independently verified.

