

MSC

WASHINGTON AVENUE

35,450 SF
NEW CONSTRUCTION RETAIL
WITH PARKING FOR LEASE

GRADUATE HOSPITAL
PHILADELPHIA, PA



ASHINGTON

100

DEMAND DRIVERS

NATIONAL RETAILERS WITHIN THREE BLOCKS



TARGET



RESIDENTIAL NEW CONSTRUCTION

ON WASHINGTON AVENUE BETWEEN BROAD STREET AND 25TH STREET

2,987

UNITS TOTAL

1,770

UNITS RECENTLY
COMPLETED

453

UNITS UNDER
CONSTRUCTION

764

UNITS PROPOSED

TRANSPORTATION

VEHICLE

22,000 VPD

BROAD STREET

15,000 VPD

WASHINGTON AVENUE

SEPTA-SUBWAY

**BROAD STREET
LINE**

THREE BLOCKS AWAY

SEPTA-BUS

**MULTIPLE
LINES**

WITHIN ONE BLOCK

INDEGO BIKE SHARE

**MULTIPLE
STATIONS**

WITHIN TWO BLOCKS



1601 WASHINGTON AVENUE

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

<i>EST. POPULATION</i>	<i>EST. MEDIAN HH INCOME</i>
206,964	\$95,215
<i>EST. MEDIAN AGE</i>	<i>EST. EMPLOYEES</i>
35.5	227,743

PROPERTY DETAILS

- ▶ *Large retail floor plate with parking for lease in ground floor of 275 unit new construction mixed-use development*
- ▶ *Current design includes retail space of 29,000 SF fronting Washington Avenue, and 5,450 SF fronting 16th Street and a new plaza on Carpenter Street*
- ▶ *Retail spaces can be reconfigured to create a single space of 35,000 - 40,000 SF*
- ▶ *Surrounded by large format national retailers centered around the intersection of Broad Street and Washington Avenue*
- ▶ *Explosive residential growth causing a transformation along Washington Avenue, with dense, mature neighborhoods in every direction*

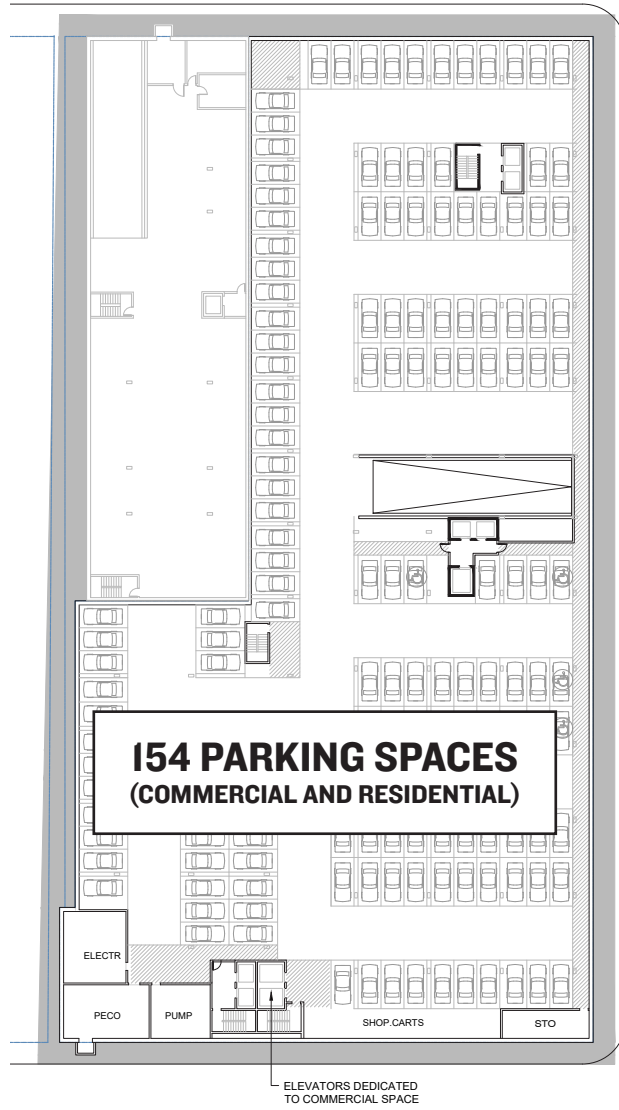
JOIN NEIGHBORING TENANTS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.



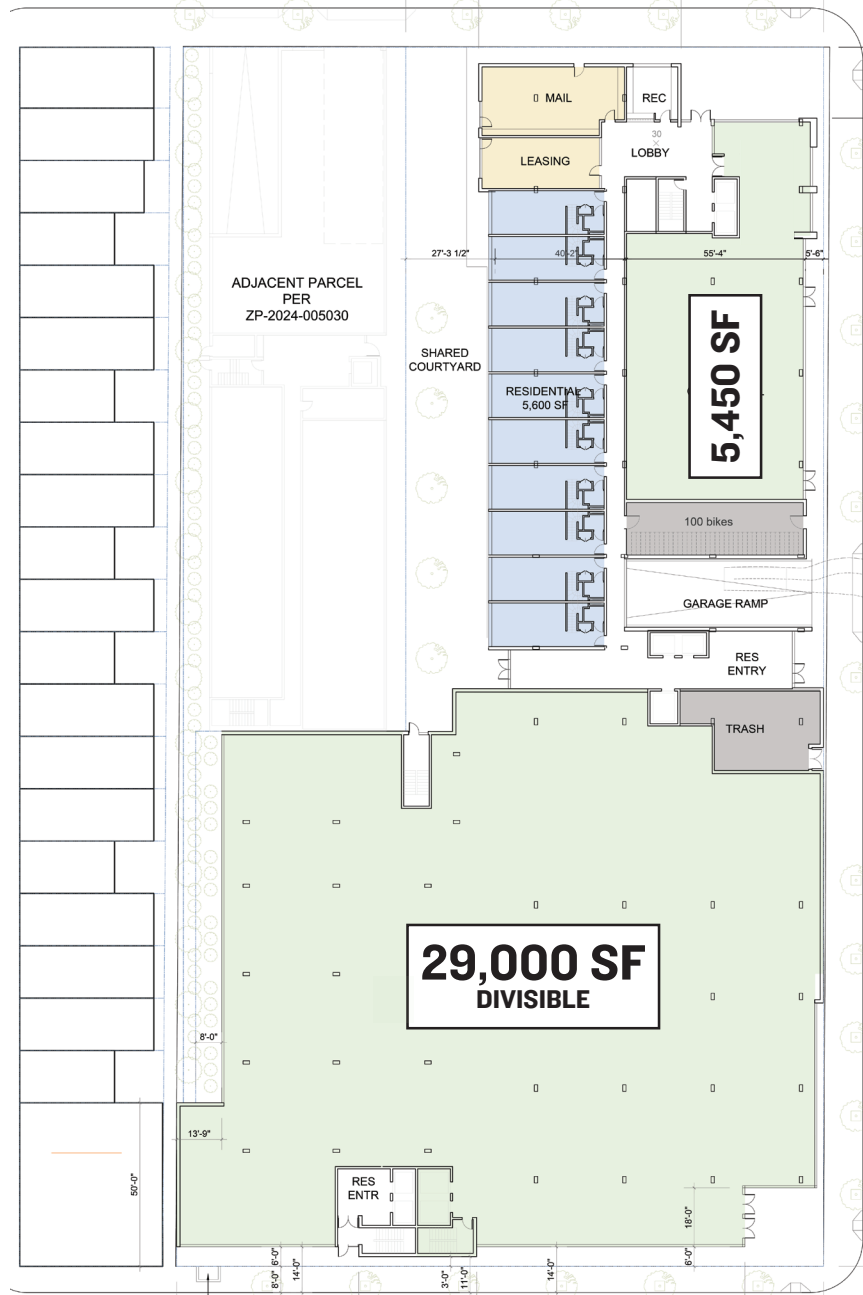
SITE PLAN



UNDERGROUND PARKING

**154 PARKING SPACES
(COMMERCIAL AND RESIDENTIAL)**

CARPENTER STREET



GROUND FLOOR

**29,000 SF
DIVISIBLE**

5,450 SF

16TH STREET

WASHINGTON AVENUE

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AERIAL

2201 WASHINGTON AVENUE
90 unit mixed-use building & 21 townhouses

2501 WASHINGTON AVENUE
76 unit mixed-use building & townhouses

2101 WASHINGTON AVENUE
247 unit mixed-use building, 40 townhouses
CVS and Aldi

1601 WASHINGTON AVENUE (PROPOSED)
275 unit mixed-use building,
10 townhouses and 35,000 SF of retail

1001 S BROAD STREET
1,487 unit units in three phases
and Giant supermarket

Phase 1 - 630 units
Phase 2 - 453 units under construction
Phase 3 - 404 units proposed



25TH STREET
24TH STREET

23RD STREET
22ND STREET
21ST STREET

20TH STREET
19TH STREET

18TH STREET
17TH STREET
16TH STREET
15TH STREET

BROAD STREET
13TH STREET

2401 WASHINGTON AVENUE
82 unit mixed-use building
& townhouses

2035 WASHINGTON AVENUE (PROPOSED)
30 unit mixed-use building

1731 WASHINGTON AVENUE
18 unit mixed-use building

1530 WASHINGTON AVENUE (PROPOSED)
55 unit mixed-use building

LINCOLN SQUARE
322 units and 100,000 SF of retail

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PHILADELPHIA NEIGHBORHOOD MAP

MSC PHILADELPHIA'S NEIGHBORHOODS



MSC



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