

An architectural rendering of a modern, multi-story building at night. The building features a grid-like facade of windows and balconies. A large, semi-transparent '100' is overlaid on the image. The text 'WASHINGTON AVENUE' is visible on the building's facade. The scene includes trees and cars on the street in front of the building.

**MSC**

# WASHINGTON AVENUE

**33,000 SF**  
NEW CONSTRUCTION RETAIL  
WITH PARKING FOR LEASE

GRADUATE HOSPITAL  
PHILADELPHIA, PA



## DEMAND DRIVERS

### NATIONAL RETAILERS WITHIN THREE BLOCKS



TARGET



### RESIDENTIAL NEW CONSTRUCTION

ON WASHINGTON AVENUE BETWEEN BROAD STREET AND 25TH STREET

**2,925**

UNITS TOTAL

**591**

UNITS RECENTLY  
COMPLETED

**1,805**

UNITS UNDER  
CONSTRUCTION

**529**

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

EST. POPULATION	EST. MEDIAN HH INCOME
188,131	\$99,150
EST. MEDIAN AGE	EST. EMPLOYEES
35	258,822

## PROPERTY DETAILS

- ▶ Large retail floor plate with parking for lease in ground floor of 400 unit new construction mixed-use development
- ▶ 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
- ▶ Potential alternate development plan offers rare urban big box opportunity of 60,000 - 120,000 SF with parking

## JOIN NEIGHBORING TENANTS

**PET SMART**



**GIANT**

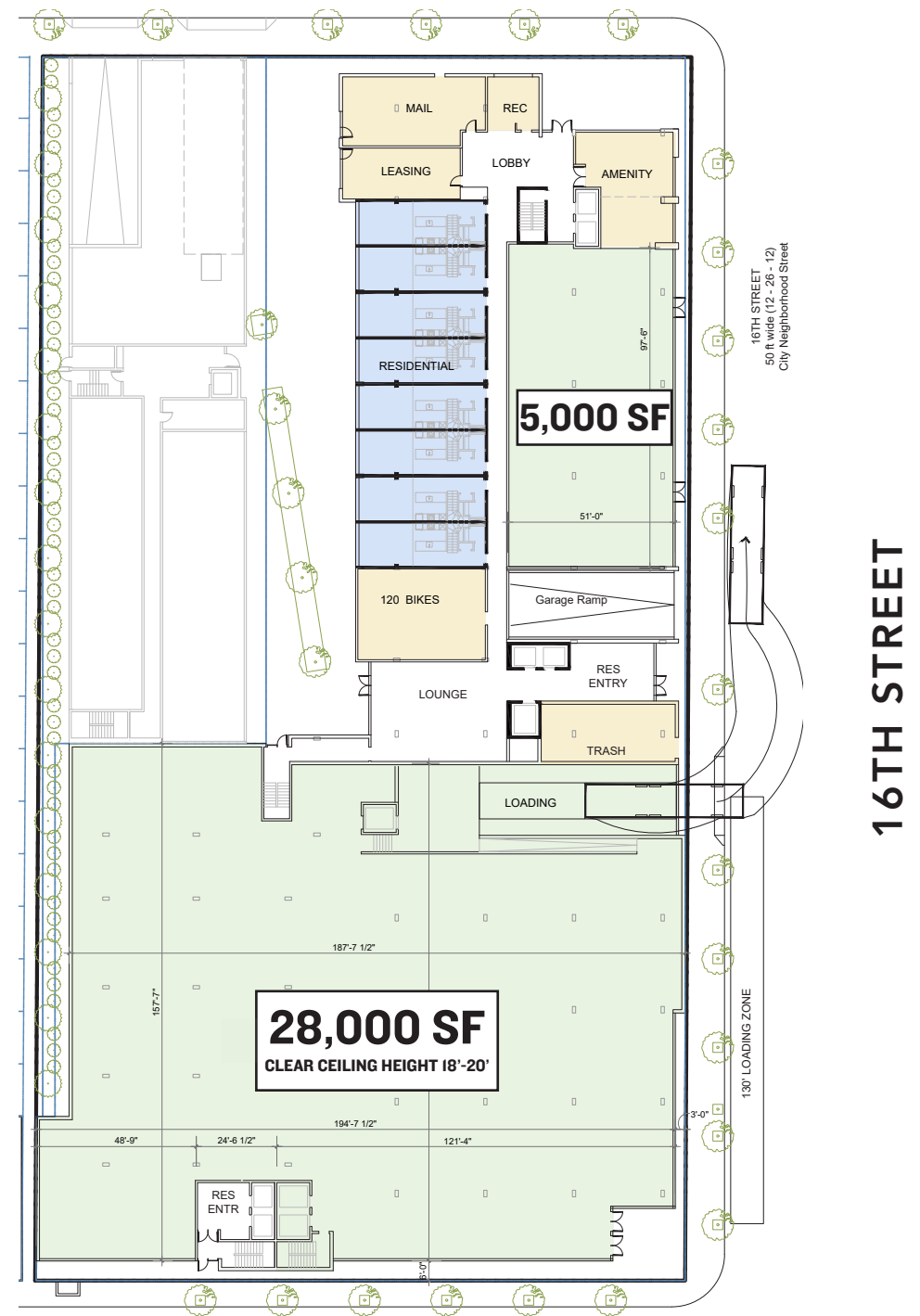
♥ **CVS pharmacy**



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**MSC**

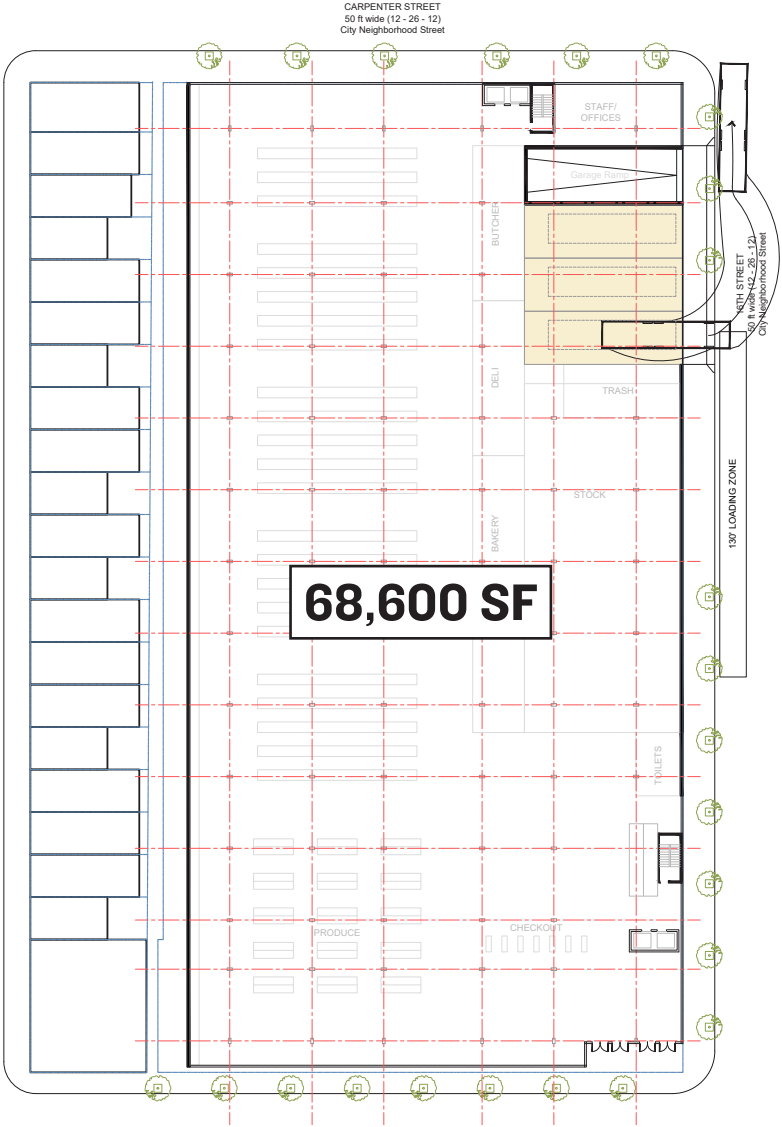
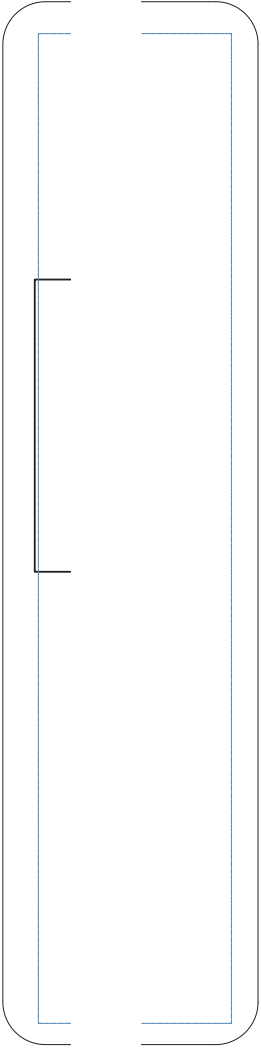
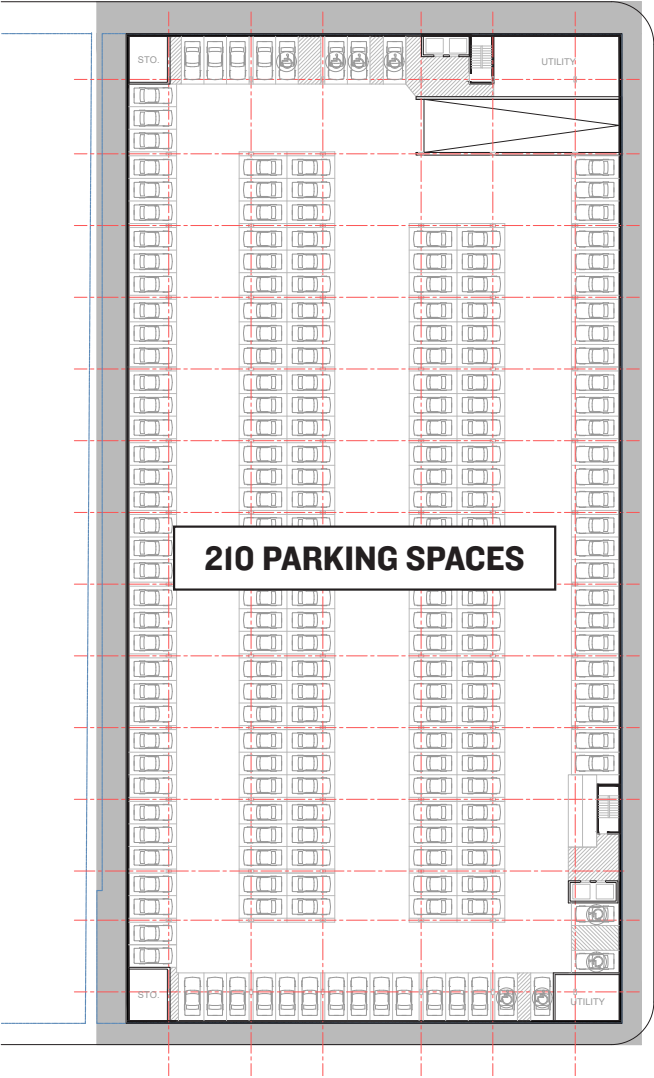
# SITE PLAN



## BIG BOX RENDERINGS



BIG BOX SITE PLAN



WASHINGTON AVE

16TH STREET

# AERIAL

## 2201 WASHINGTON AVENUE

90 unit mixed-use building & 21 townhouses

## 2501 WASHINGTON AVENUE

76 unit mixed-use building & townhouses

## 2101 WASHINGTON AVENUE (UNDER CONSTRUCTION)

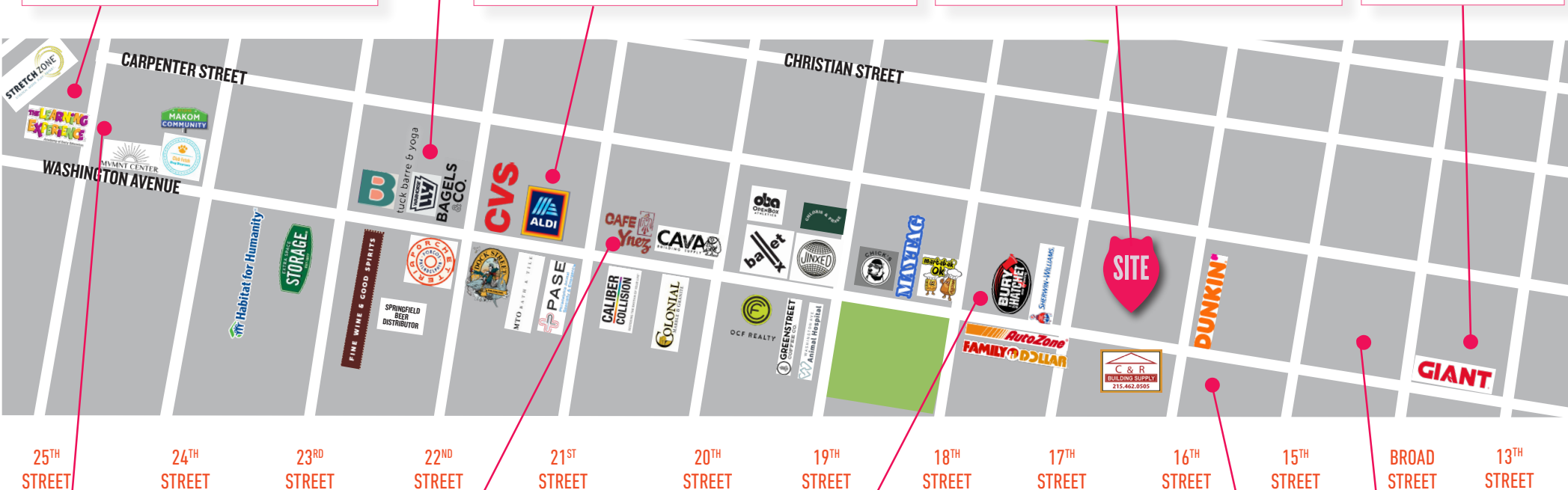
247 unit mixed-use building, 40 townhouses  
CVS and Aldi

## 1601 WASHINGTON AVENUE (PROPOSED)

±400 unit mixed-use building, 44 townhouses  
and 33,000 SF of retail

## 1001 S BROAD STREET (UNDER CONSTRUCTION)

±1,500 units in multiple towers  
and Giant supermarket



## 2401 WASHINGTON AVENUE

82 unit mixed-use building  
& townhouses

## 1731 WASHINGTON AVENUE (UNDER CONSTRUCTION)

18 unit mixed-use building

## 1530 WASHINGTON AVENUE (PROPOSED)

55 unit mixed-use building

## 2035 WASHINGTON AVENUE (PROPOSED)

30 unit mixed-use building

## LINCOLN SQUARE

322 units and 100,000 SF of retail



# PHILADELPHIA NEIGHBORHOOD MAP

## MSC PHILADELPHIA'S NEIGHBORHOODS



# MSC



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