

MSC



# SHOPS AT THE ITALIAN MARKET

ICONIC NEW RETAIL DEVELOPMENT  
IN THE HEART OF THE ITALIAN MARKET

SE CORNER OF 9TH ST & WASHINGTON AVE  
ITALIAN MARKET | PHILADELPHIA, PA



# SHOPS AT THE ITALIAN MARKET



## PROPERTY DETAILS

- ▶ First ground-up, new construction retail development in the heart of The Italian Market in over a generation
- ▶ Iconic, prominent & highly trafficked corner at the convergence of several dense & affluent neighborhoods, including Bella Vista, Passyunk & Queen Village
- ▶ Traffic from numerous 'must see' Philadelphia tourist attractions in immediate vicinity supplement phenomenal neighborhood demographics
- ▶ High-barrier to entry market with virtually no inventory of modern, new-construction retail
- ▶ Building setbacks create ample outdoor areas for restaurant seating and community gathering
- ▶ Large-format restaurant opportunity on 9th Street with expansive rooftop bar and dining area

## 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

## JOIN THESE AREA TENANTS

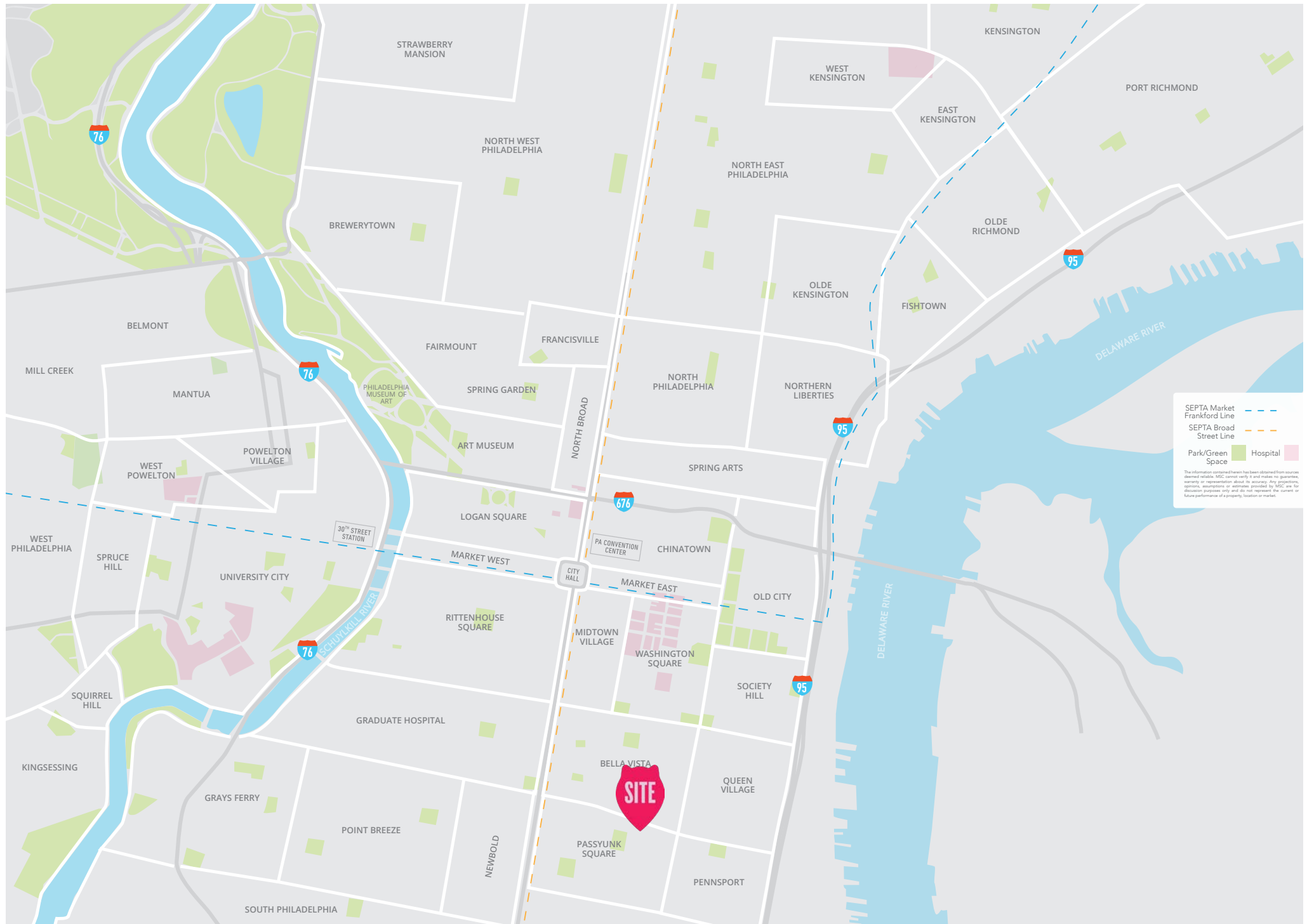


Philadelphia's 9th Street Italian Market  
AMERICA'S OLDEST OUTDOOR MARKET  
**DI BRUNO BROS.**  
CULINARY PIONEERS SINCE 1939



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.

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SEPTA Market Frankford Line  
 SEPTA Broad Street Line  
 Park/Green Space  
 Hospital

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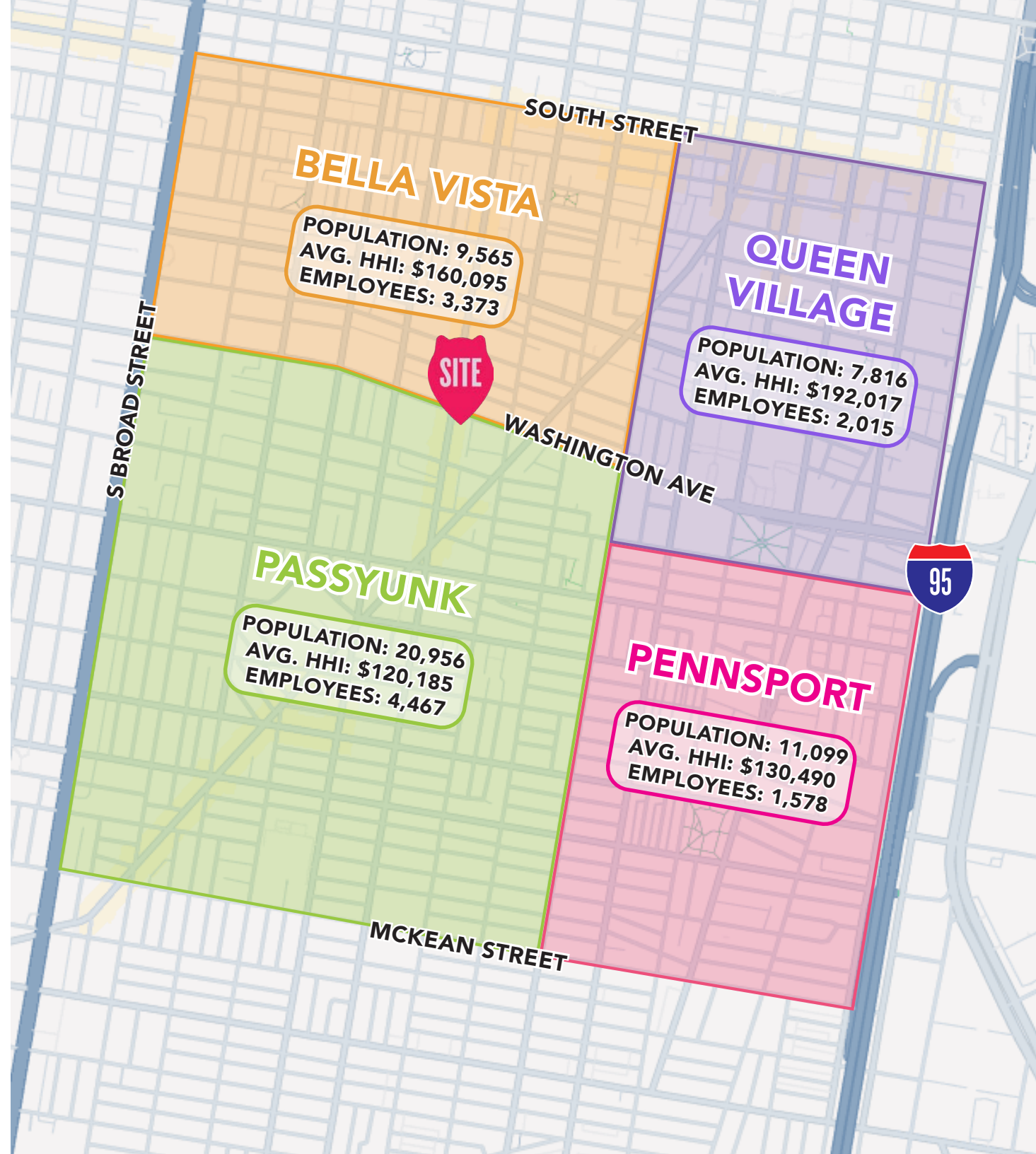
NEIGHBORHOOD  
DEMOGRAPHICS

## COMBINED TRADE AREA:

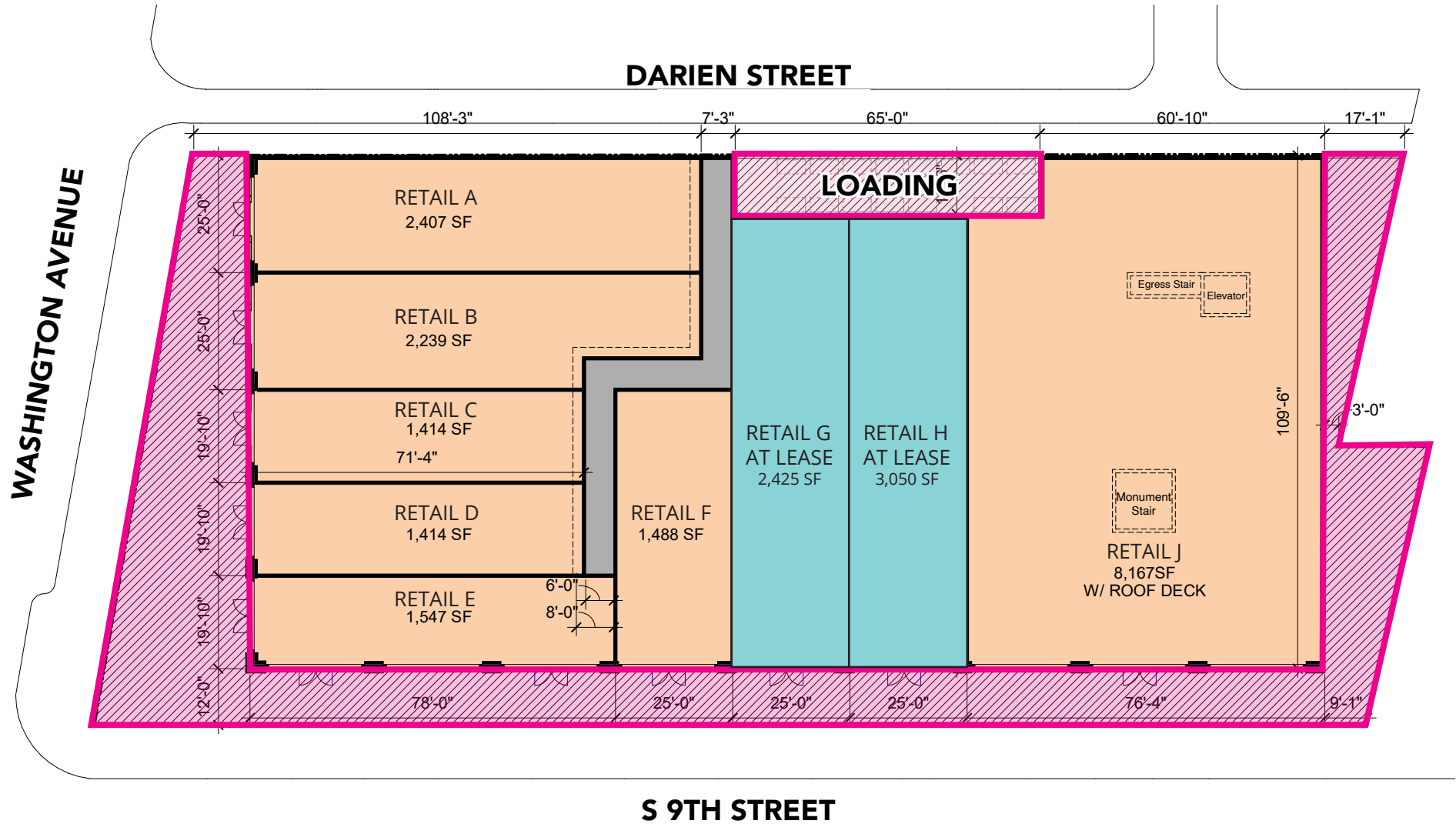
**POPULATION: 49,435**

**AVG HH INCOME: \$142,725**

**EMPLOYEES: 11,388**

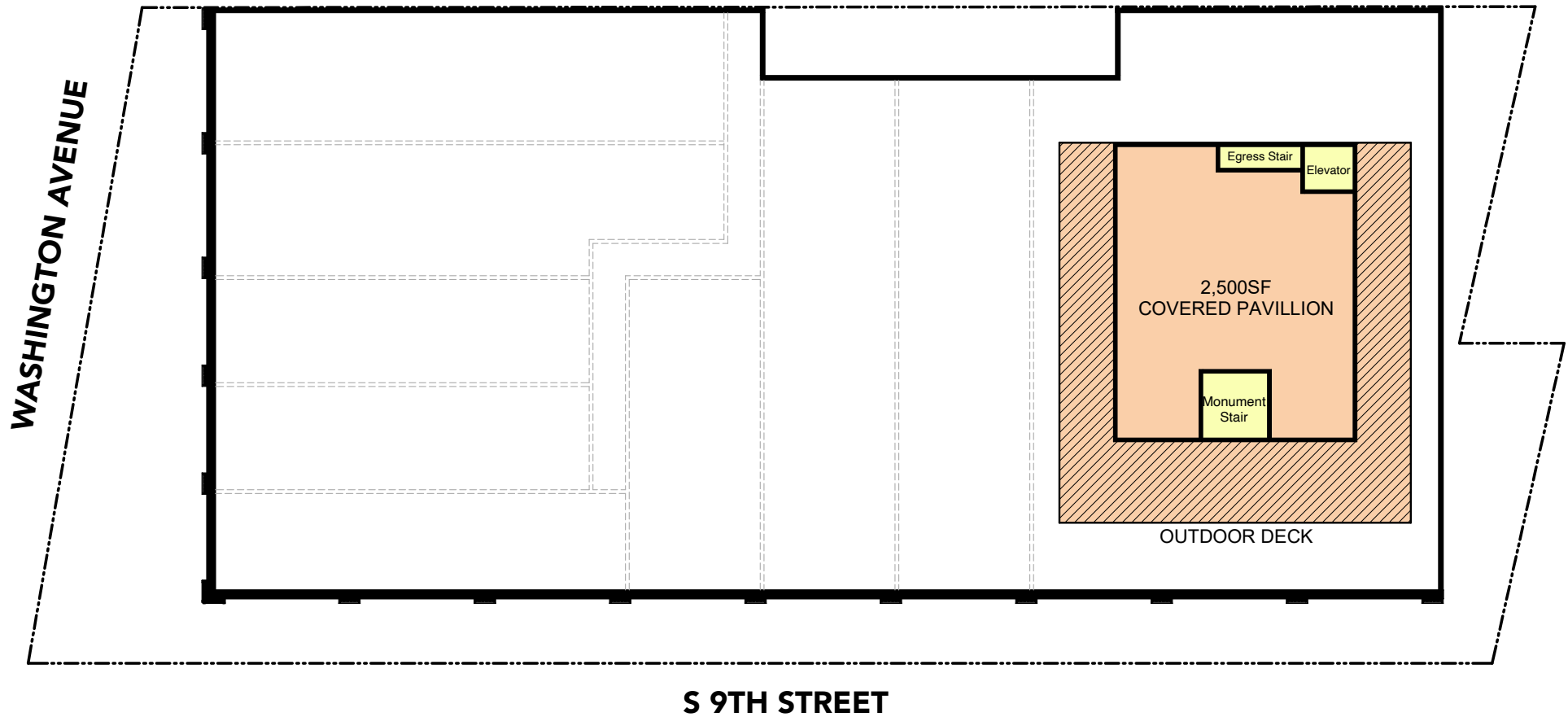


# GROUND FLOOR - SAMPLE DEMISING PLAN



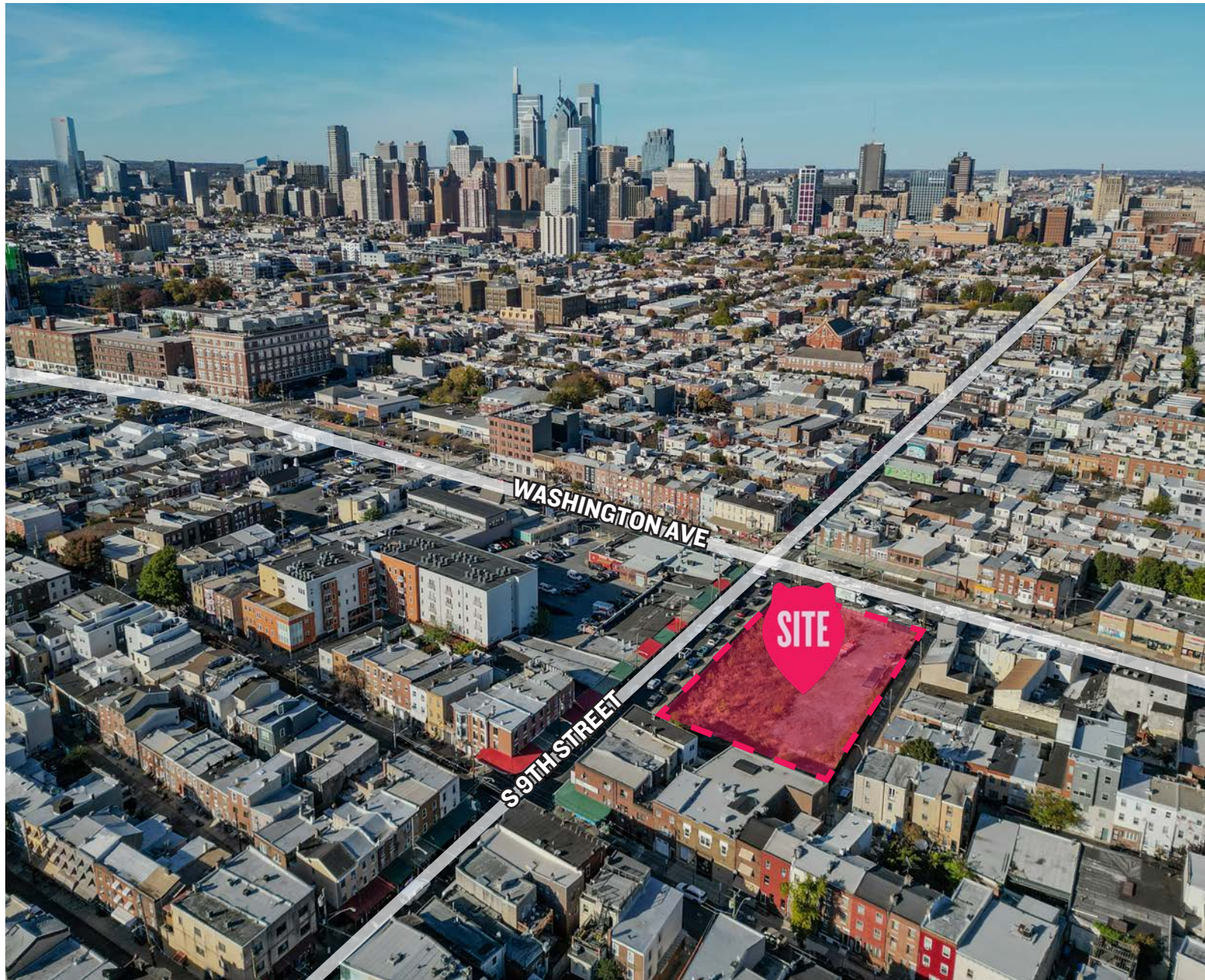
**OFF-STREET OUTDOOR DINING SPACE**

## ROOFTOP PLAN





## AERIAL OVERVIEW

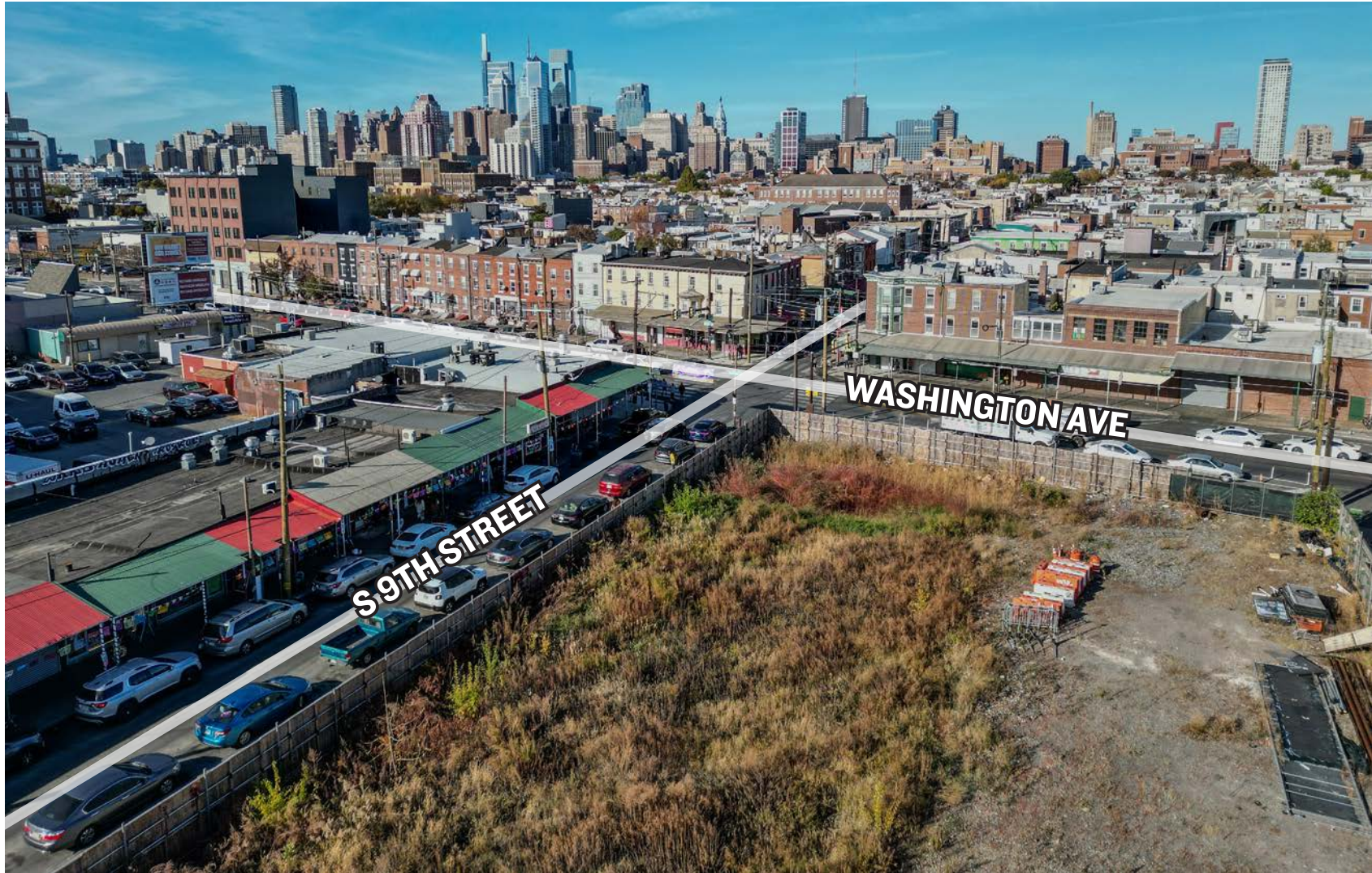


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## AERIAL OVERVIEW



**RARE OPPORTUNITY FOR ROOFTOP BAR  
AND DINING WITH UNOBSTRUCTED AND  
DRAMATIC NW VIEWS OF CENTER CITY**

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## RENDERINGS



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## UNIQUELY POSITIONED IN THE CULINARY EPICENTER OF PHILADELPHIA



**“QUEEN VILLAGE IS THE HOTTEST FOOD NEIGHBORHOOD IN PHILLY RIGHT NOW”**

THE PHILADELPHIA INQUIRER, NOVEMBER 2024



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