

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

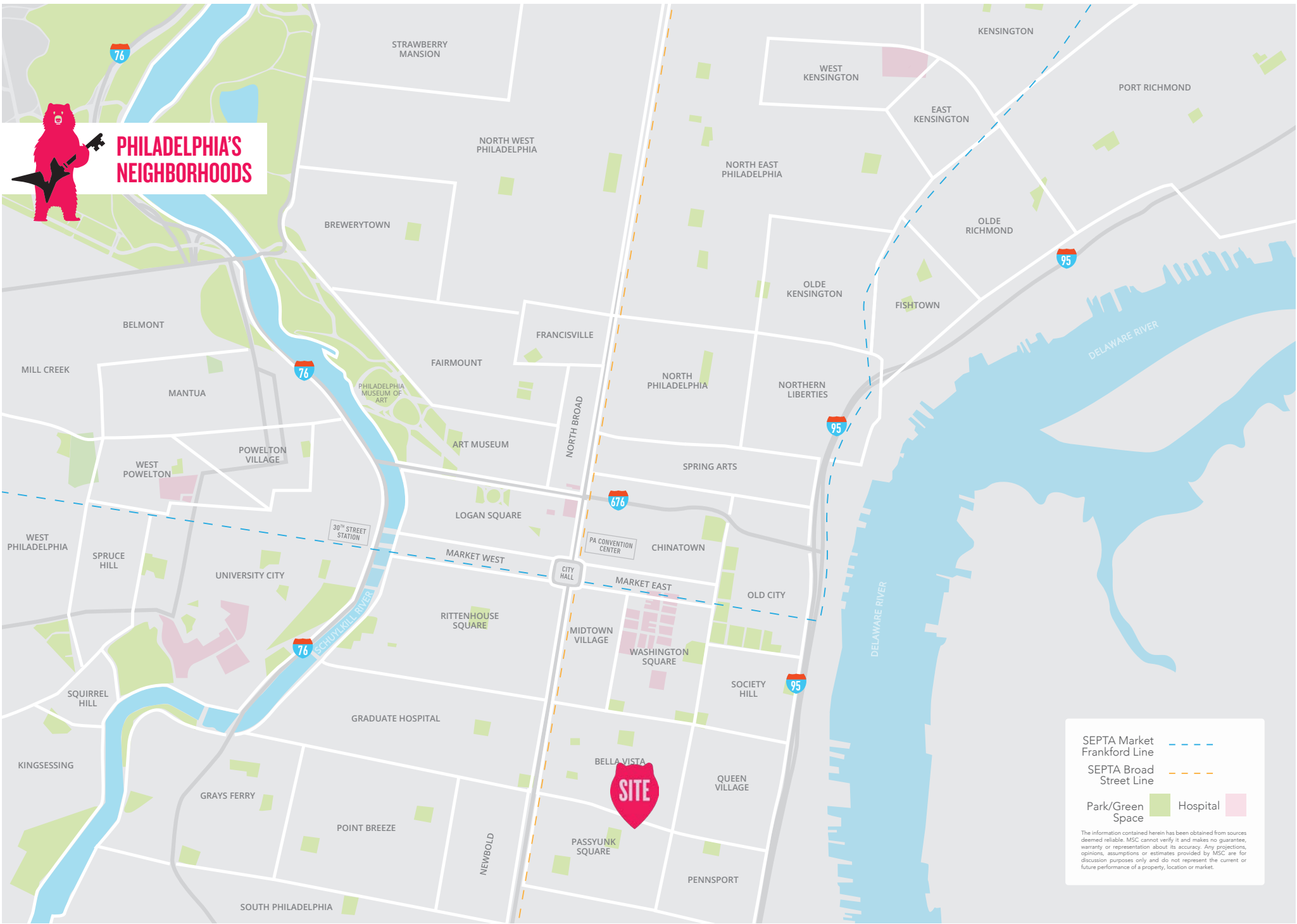
258,822

JOIN THESE AREA TENANTS



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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PHILADELPHIA'S NEIGHBORHOODS

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

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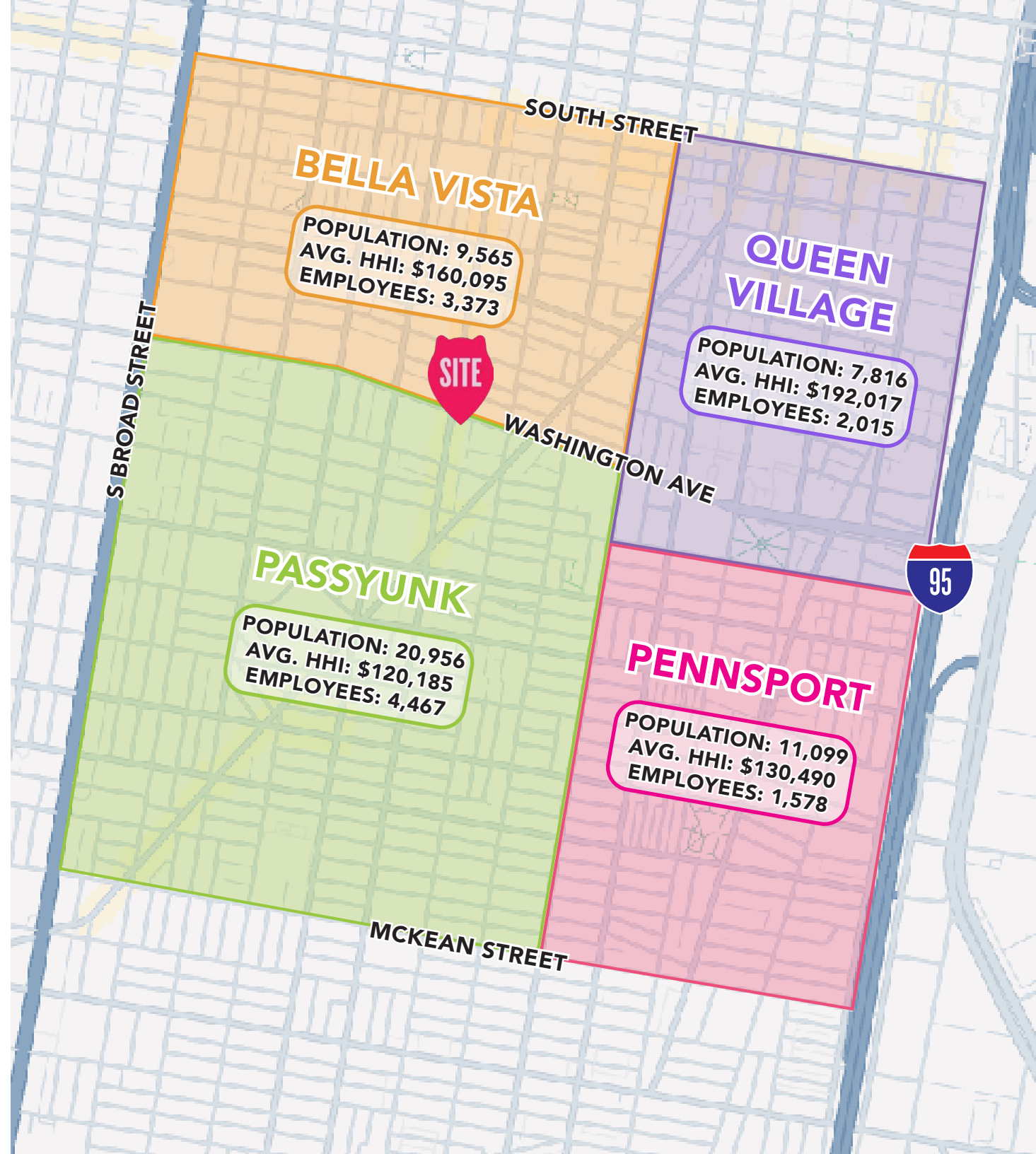
NEIGHBORHOOD
DEMOGRAPHICS

COMBINED TRADE AREA:

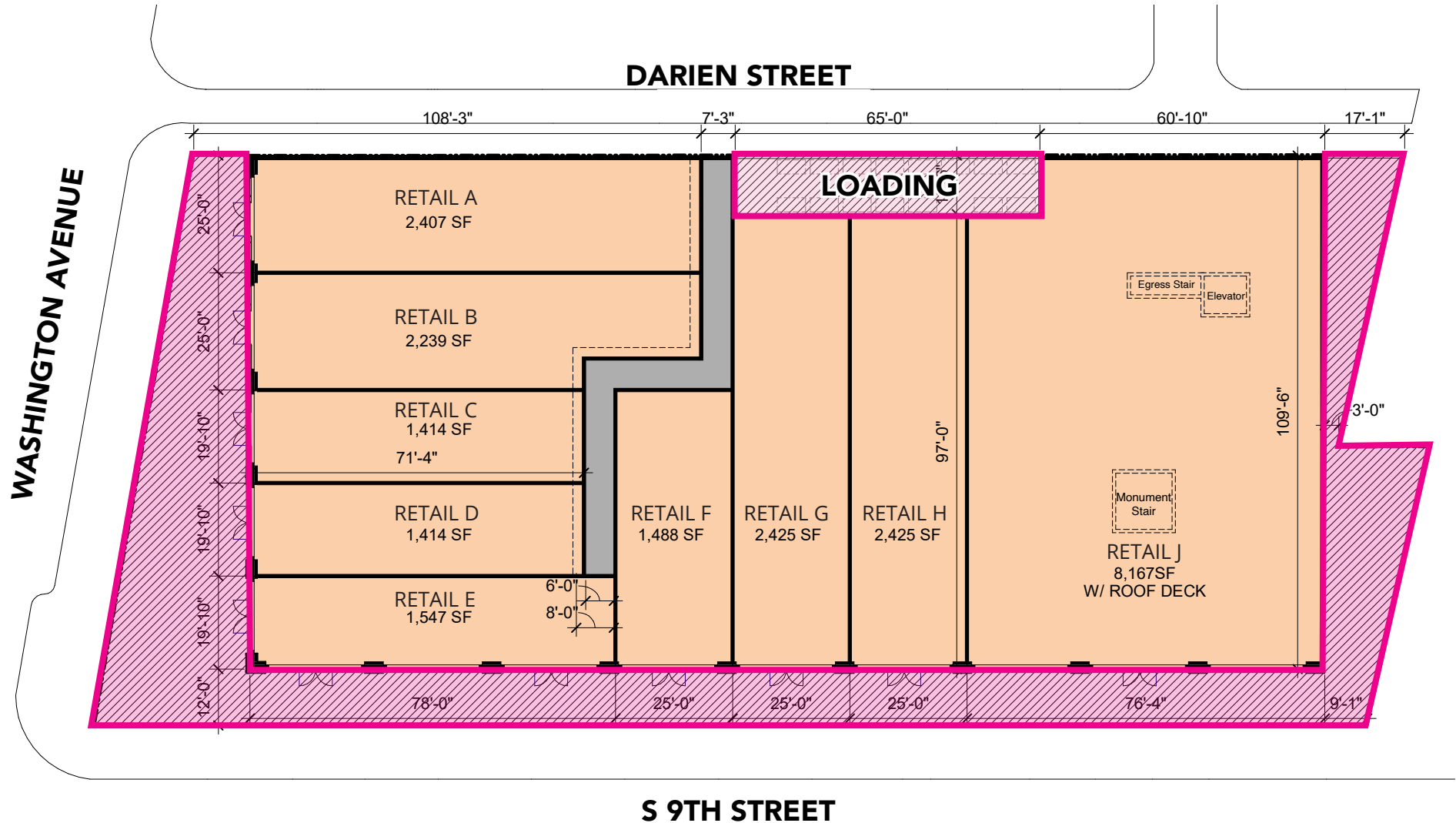
POPULATION: 49,435

AVG HH INCOME: \$142,725

EMPLOYEES: 11,388

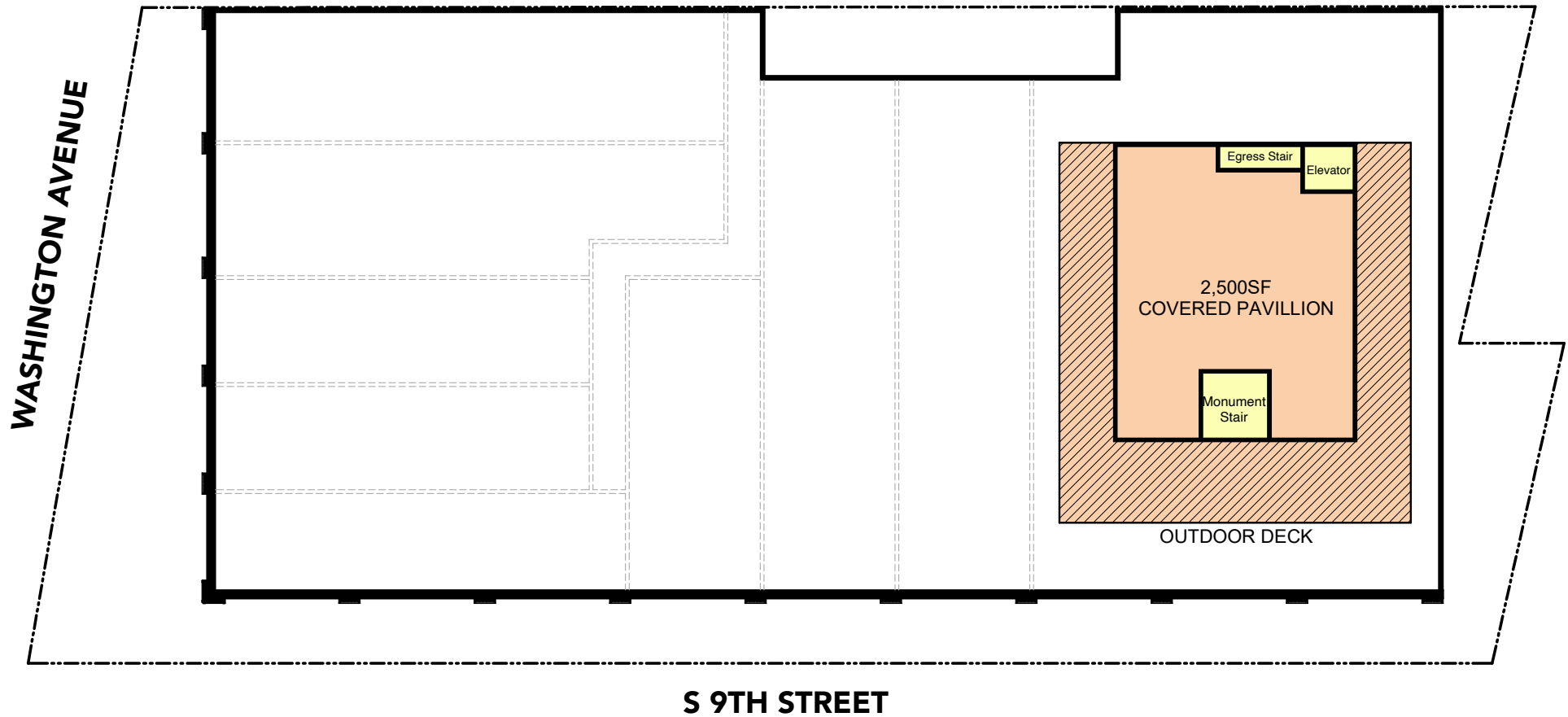


GROUND FLOOR - SAMPLE DEMISING PLAN

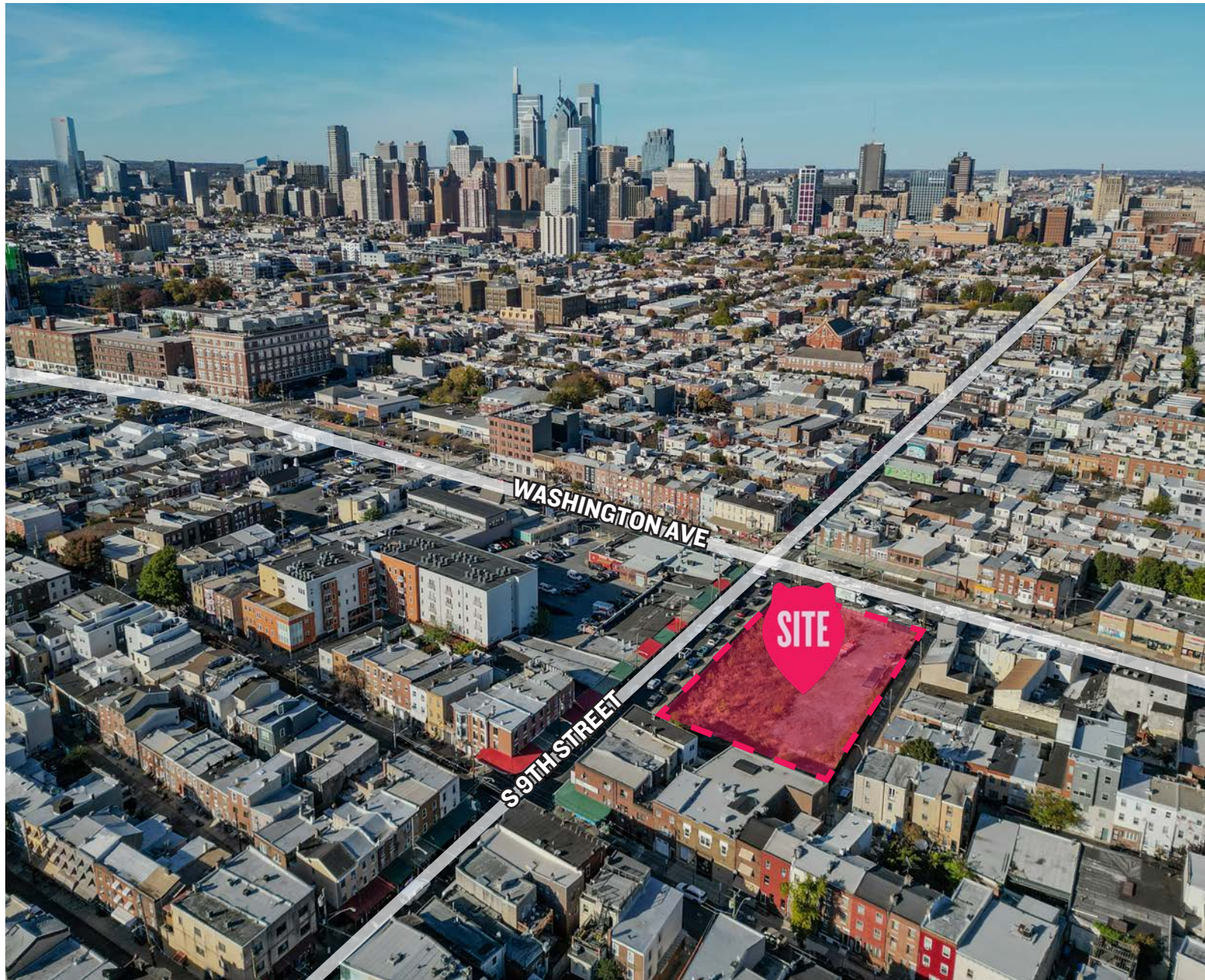


OFF-STREET OUTDOOR DINING SPACE

ROOFTOP PLAN



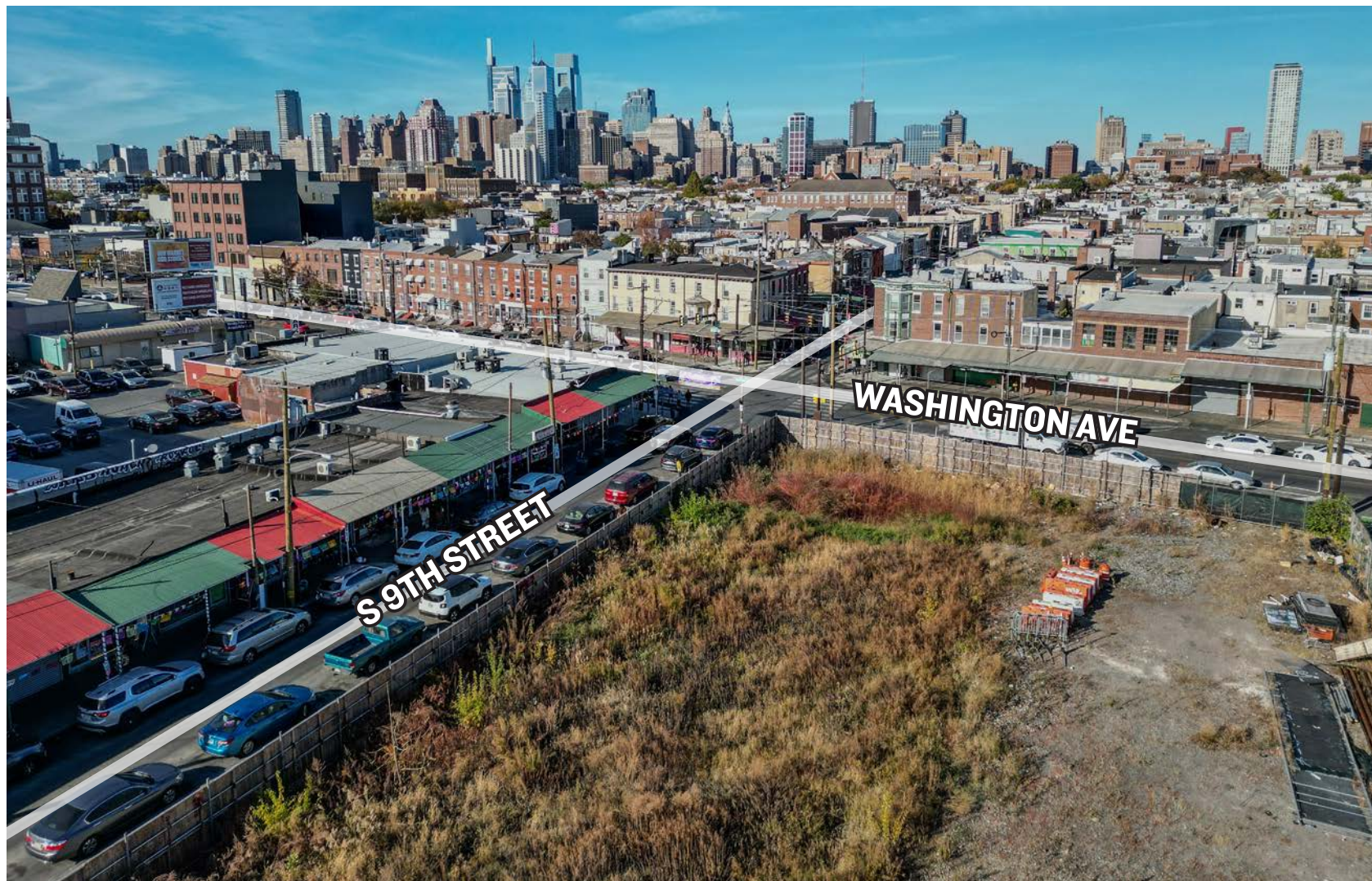
AERIAL OVERVIEW



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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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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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THE PHILADELPHIA INQUIRER, NOVEMBER 2024

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