

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

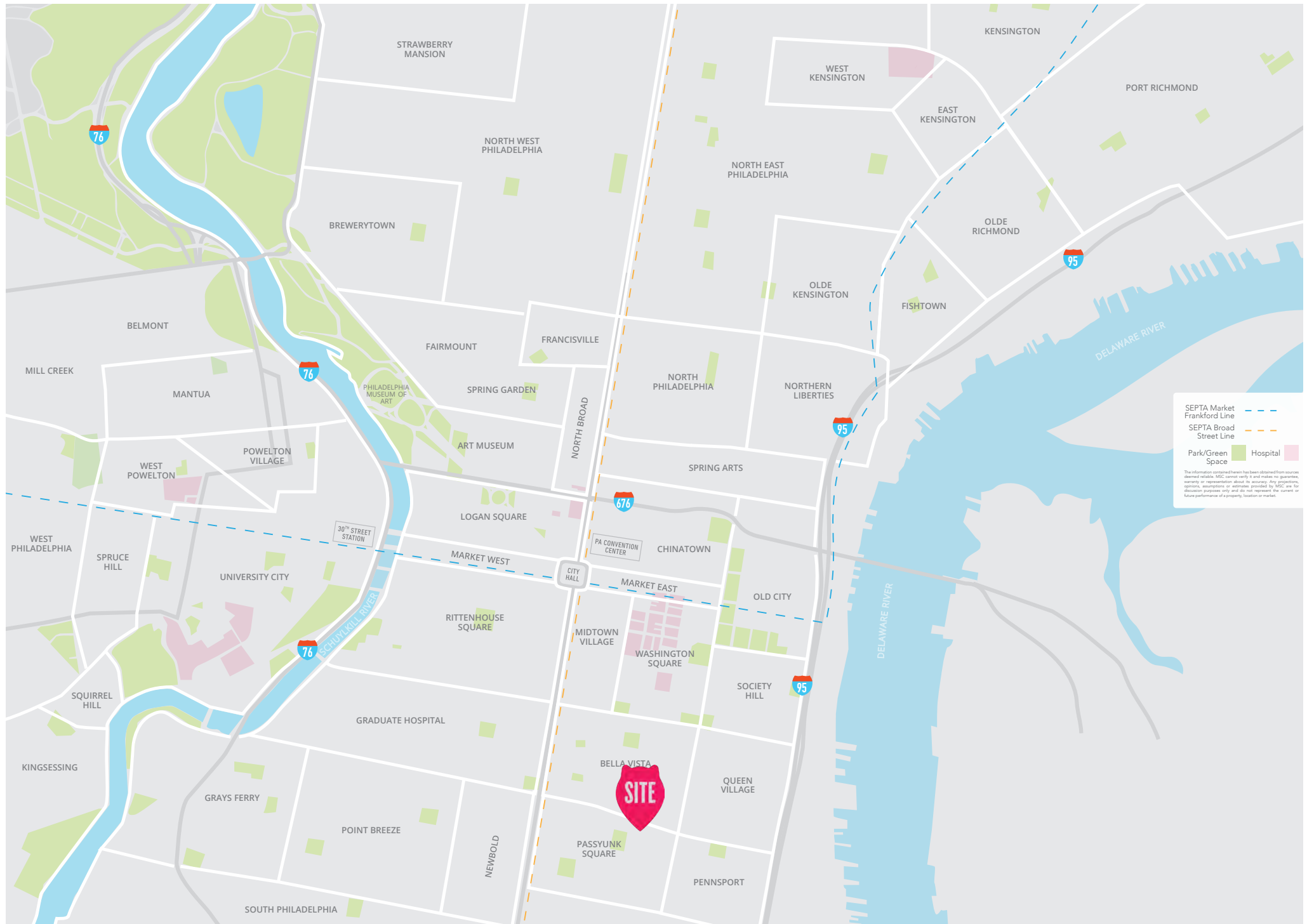
258,822

JOIN THESE AREA TENANTS



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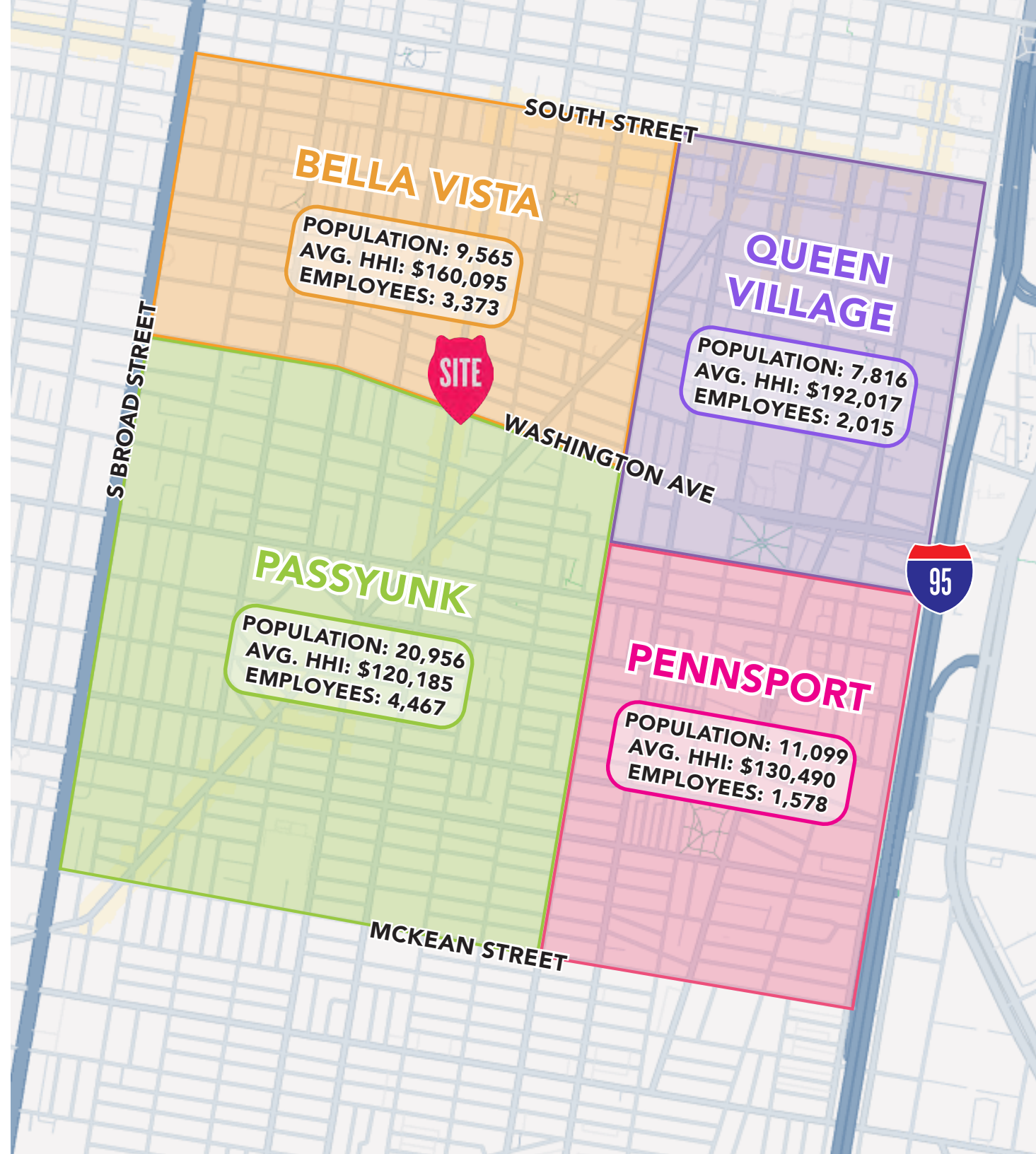
NEIGHBORHOOD
DEMOGRAPHICS

COMBINED TRADE AREA:

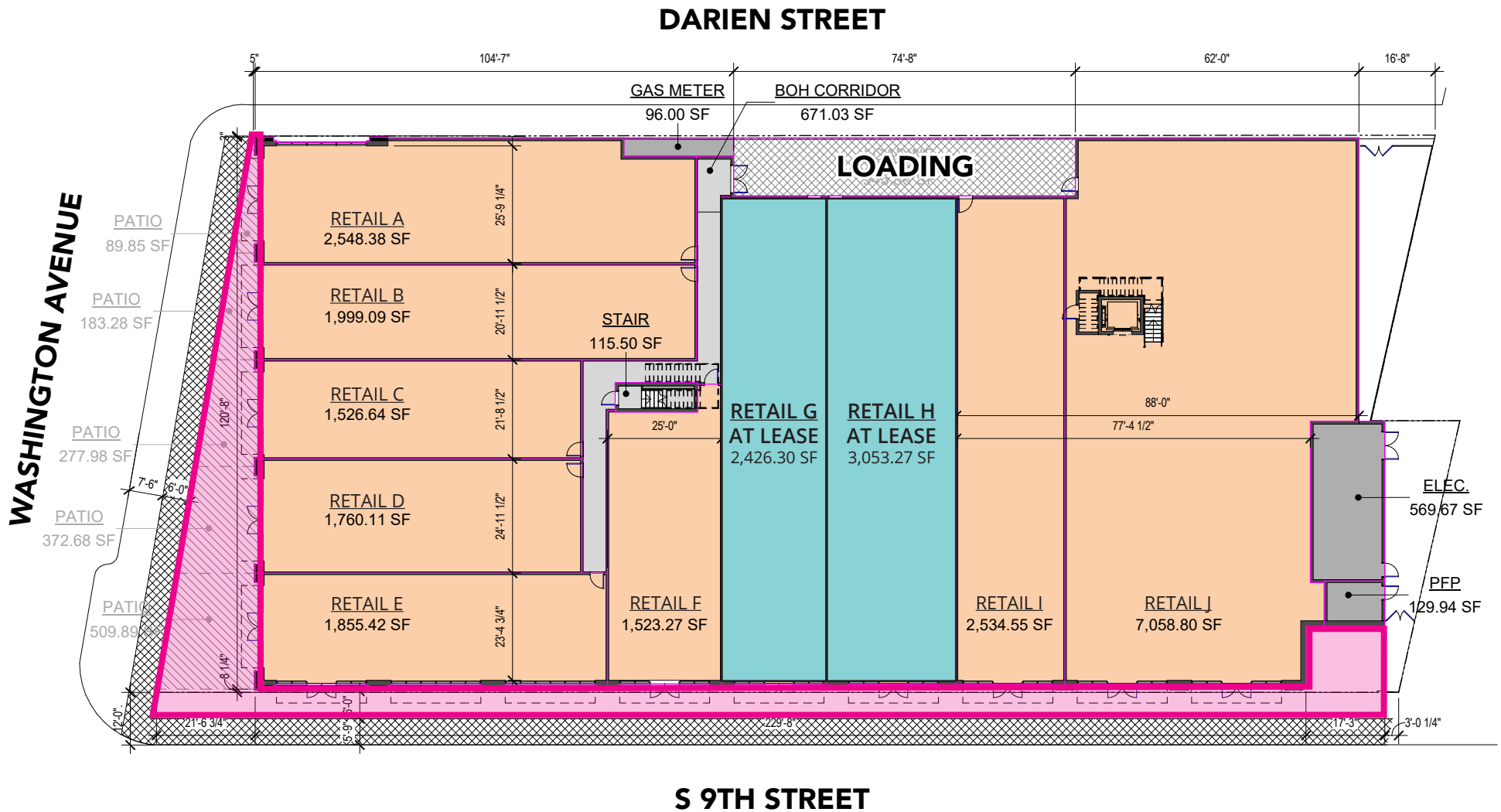
POPULATION: 49,435

AVG HH INCOME: \$142,725

EMPLOYEES: 11,388

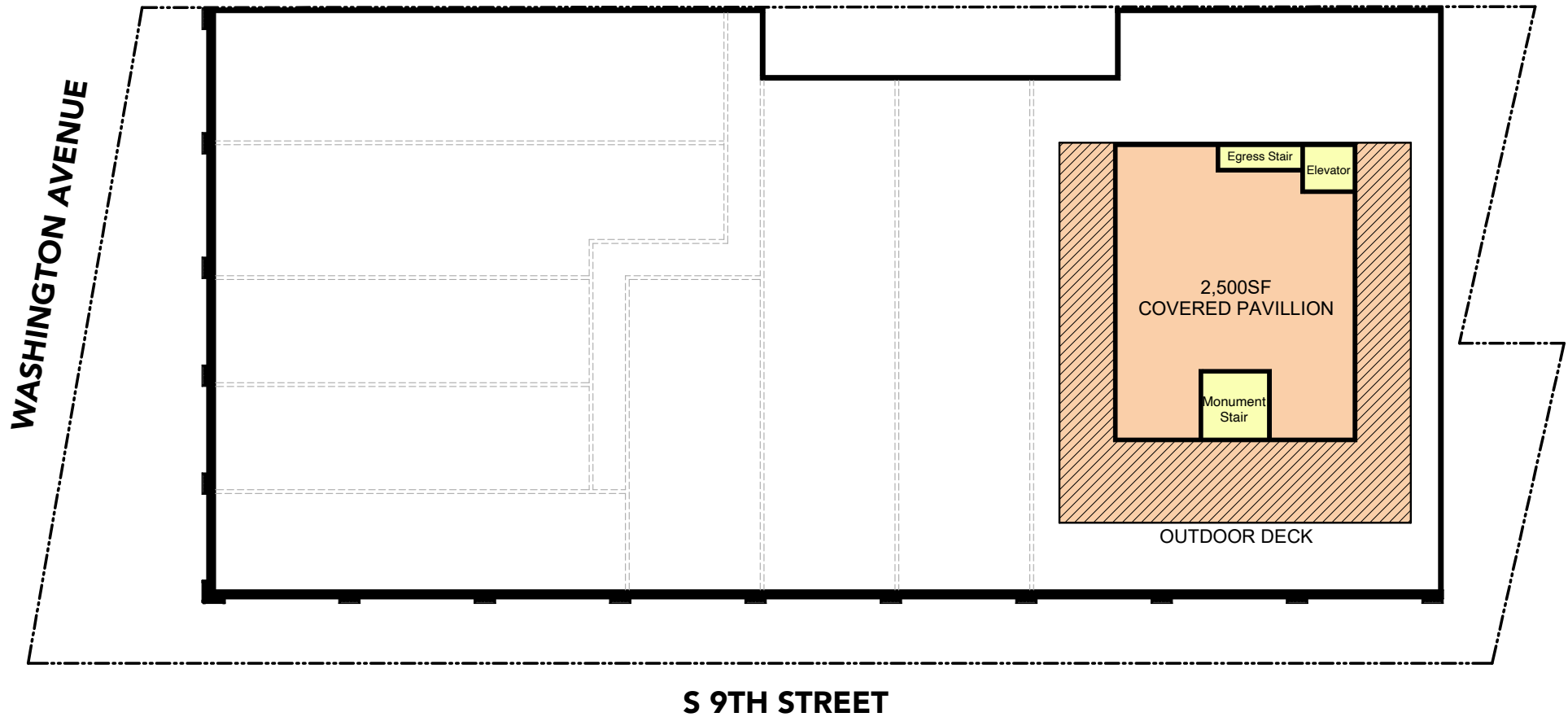


GROUND FLOOR - SAMPLE DEMISING PLAN

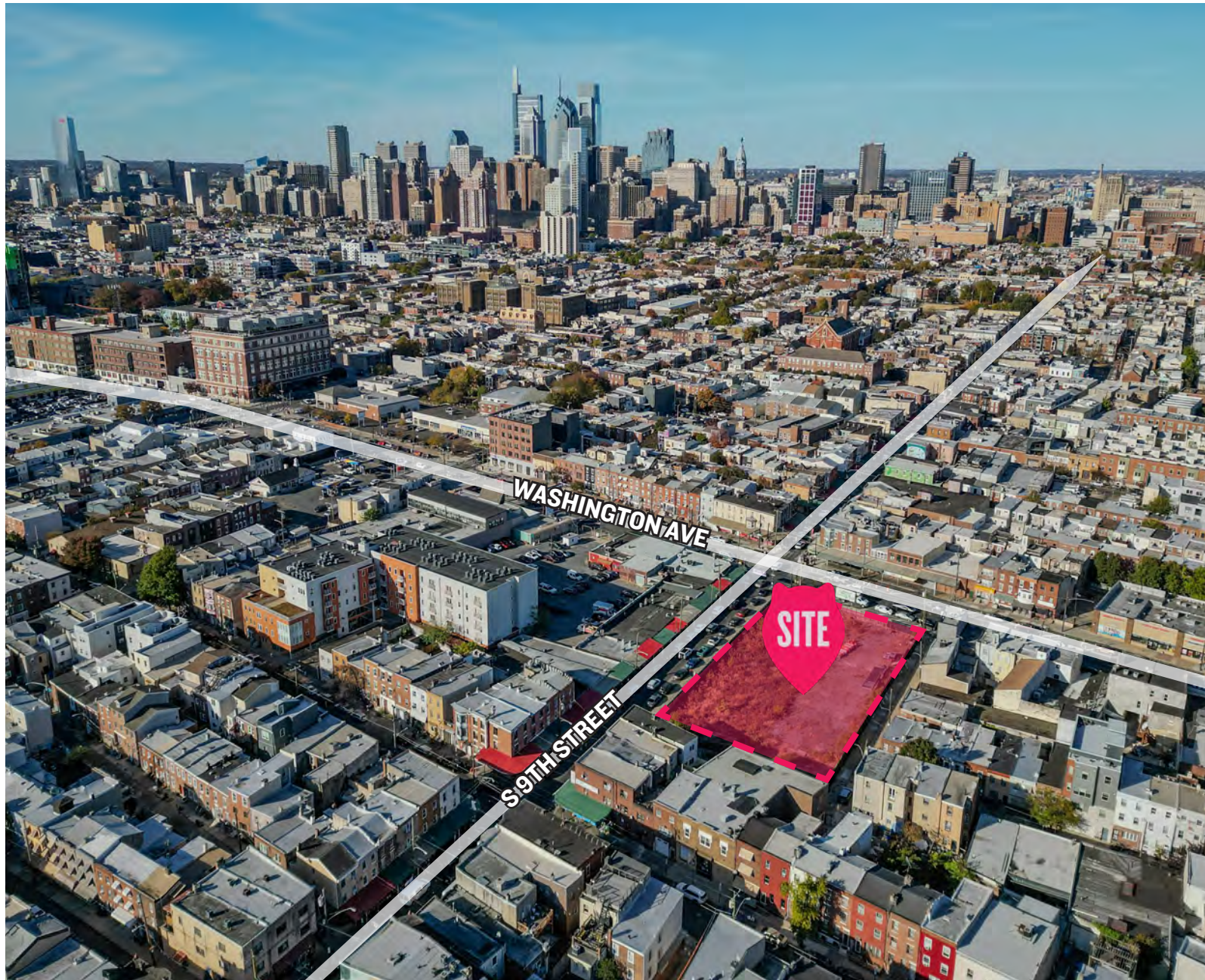


OFF-STREET OUTDOOR DINING SPACE

ROOFTOP PLAN



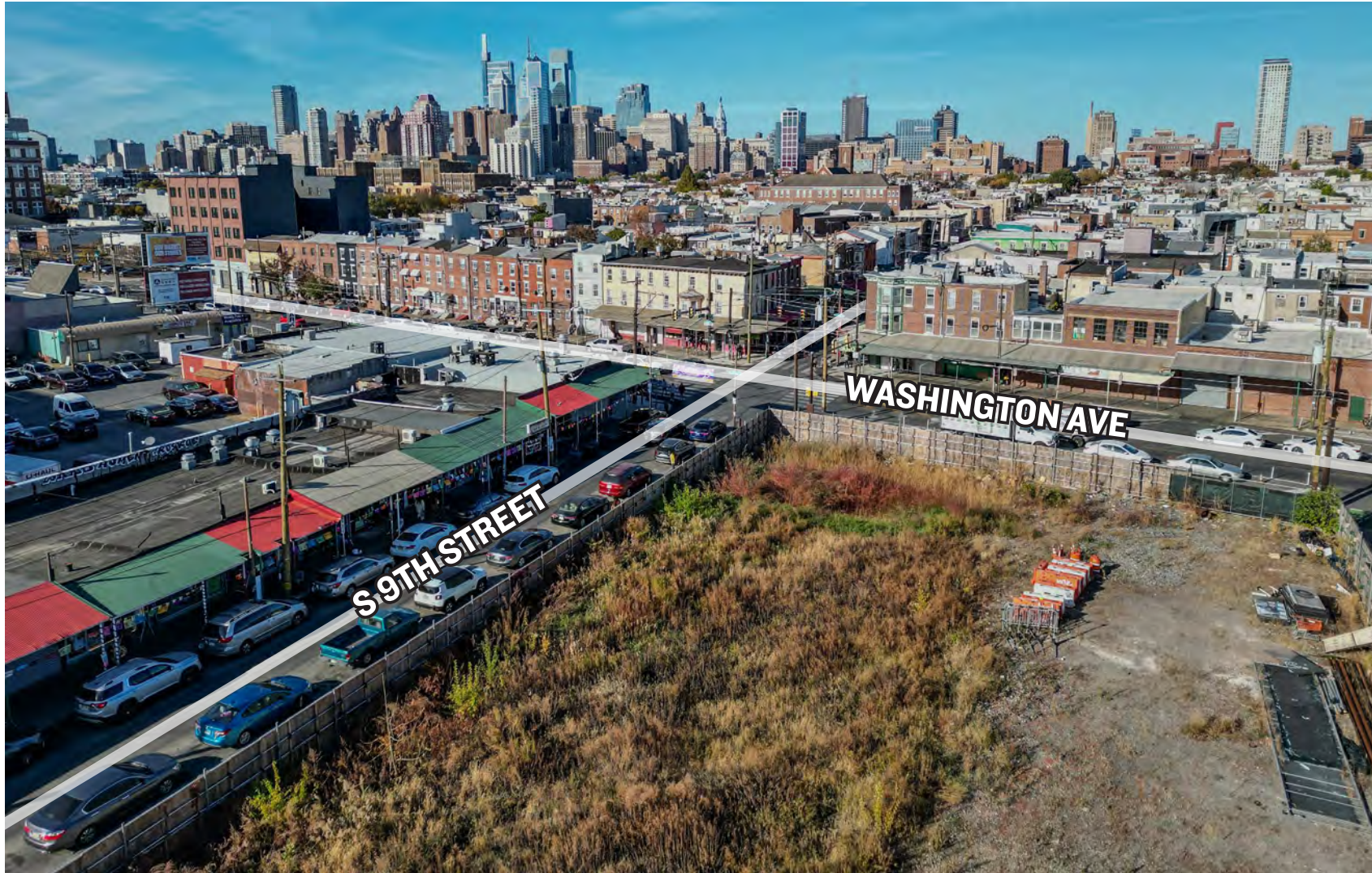
AERIAL OVERVIEW



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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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THE PHILADELPHIA INQUIRER, NOVEMBER 2024

MSC

 Midwood

DOUGLAS GREEN
PRINCIPAL
dgreen@hellomsc.com
215.883.7400

BRITTANY GOLDBERG
EXECUTIVE VICE PRESIDENT
bgoldberg@hellomsc.com
215.883.7405



 @HELLOMSC_
HELLOMSC.COM