

MSC

 Midwood

# 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

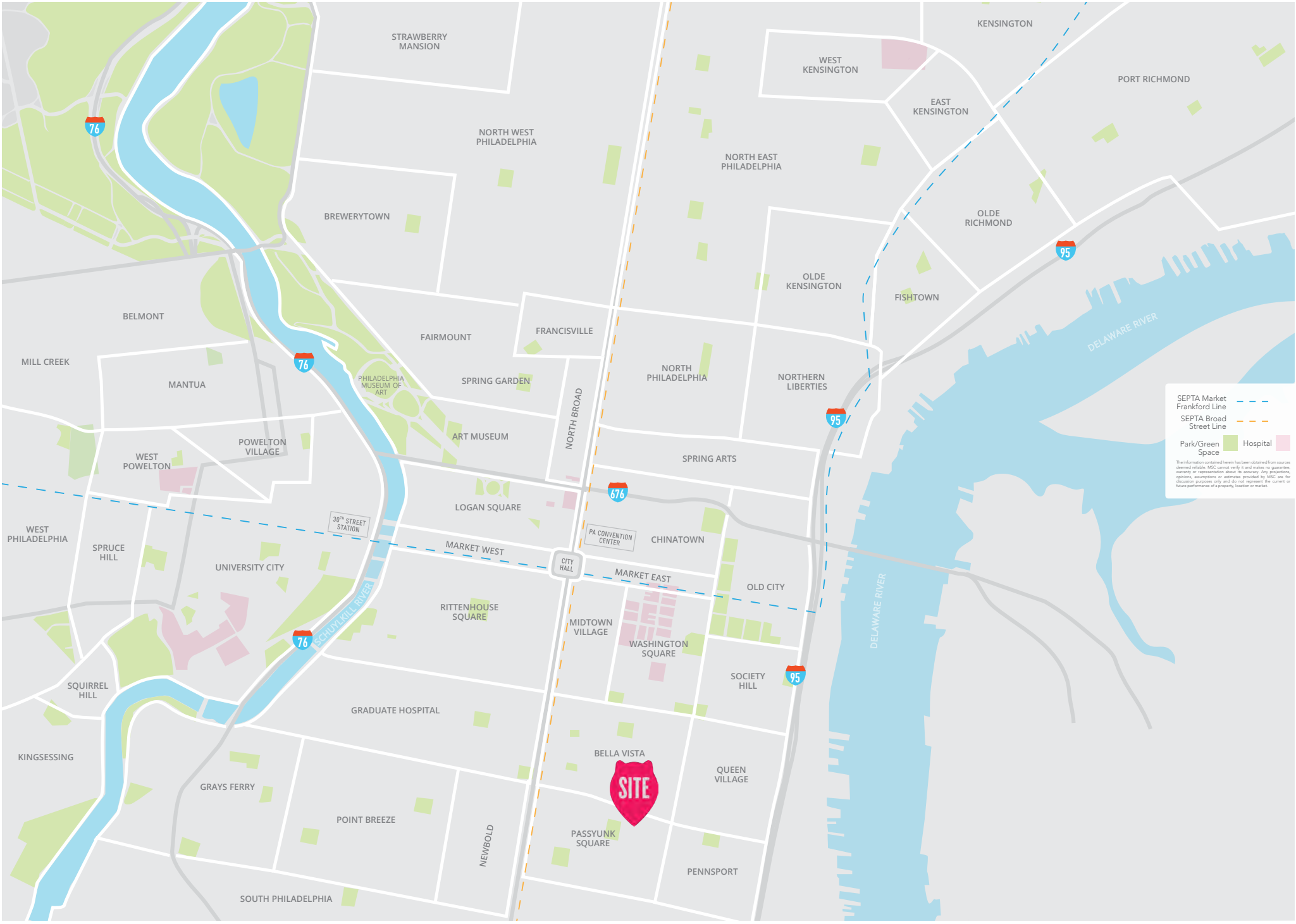
EST. POPULATION	EST. MEDIAN HH INCOME
188,131	\$99,150
EST. MEDIAN AGE	EST. EMPLOYEES
35	258,822

## JOIN THESE AREA TENANTS



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

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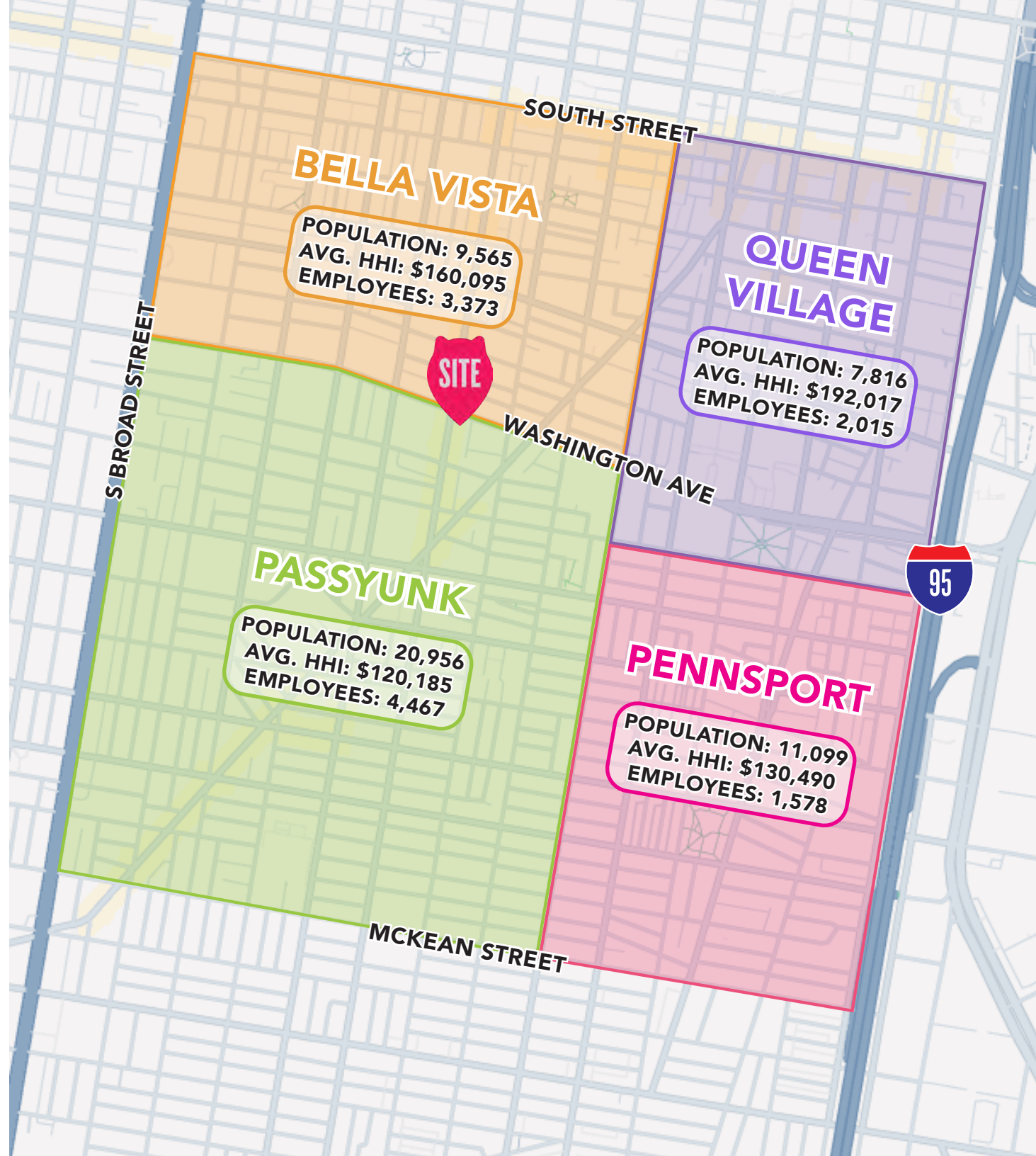
NEIGHBORHOOD  
DEMOGRAPHICS

**COMBINED  
TRADE AREA:**

**POPULATION: 49,435**

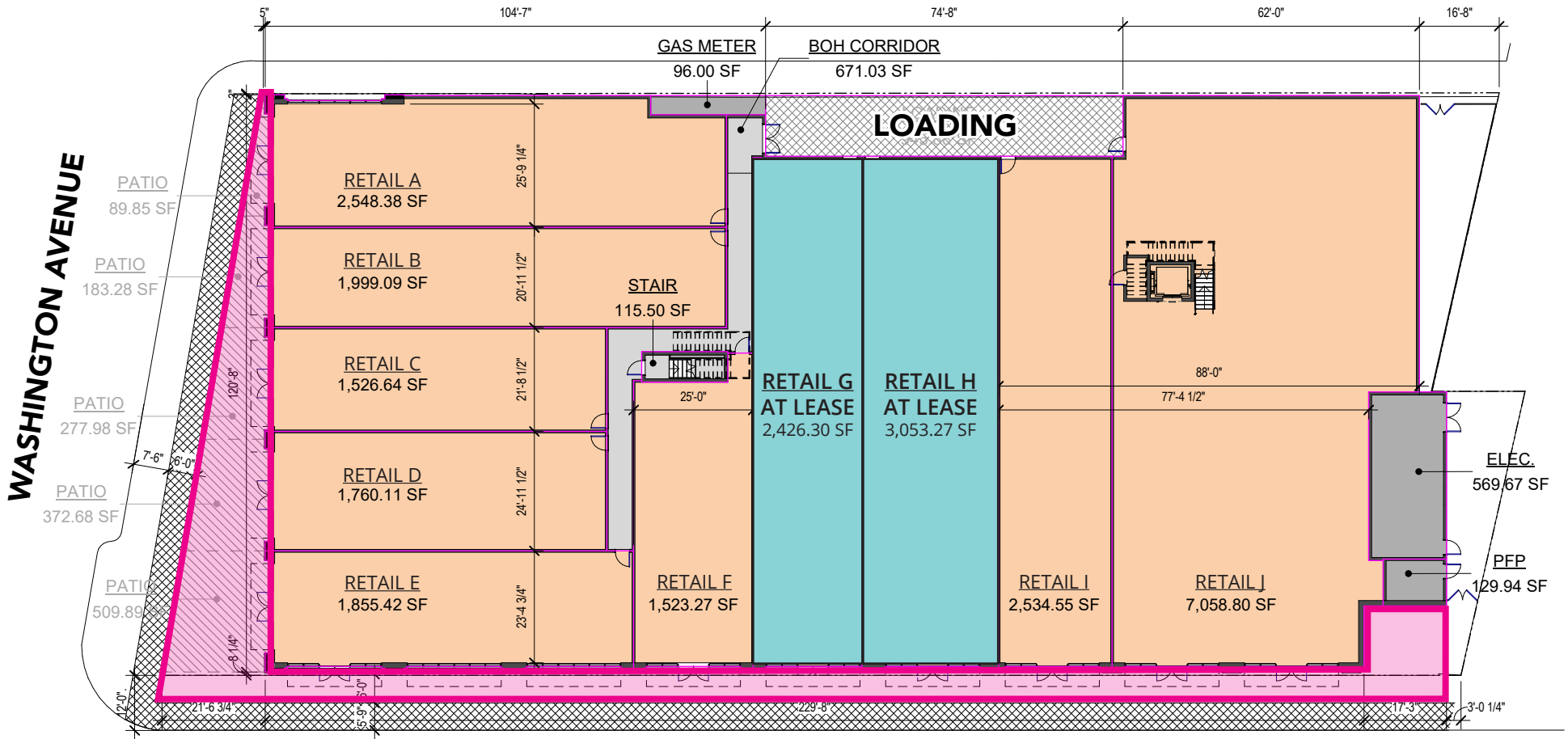
**AVG HH INCOME: \$142,725**

**EMPLOYEES: 11,388**



# GROUND FLOOR - SAMPLE DEMISING PLAN

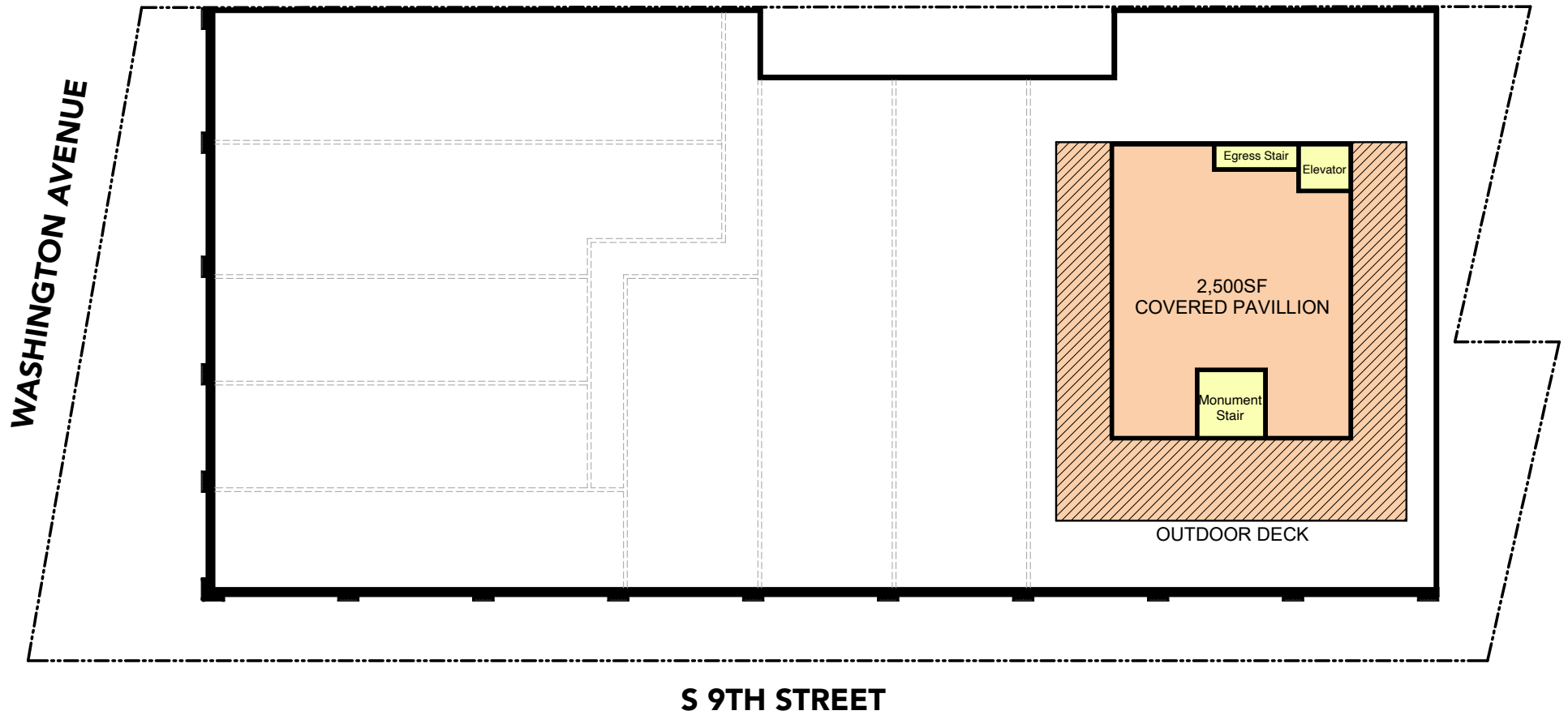
## DARIEN STREET



## S 9TH STREET

 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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