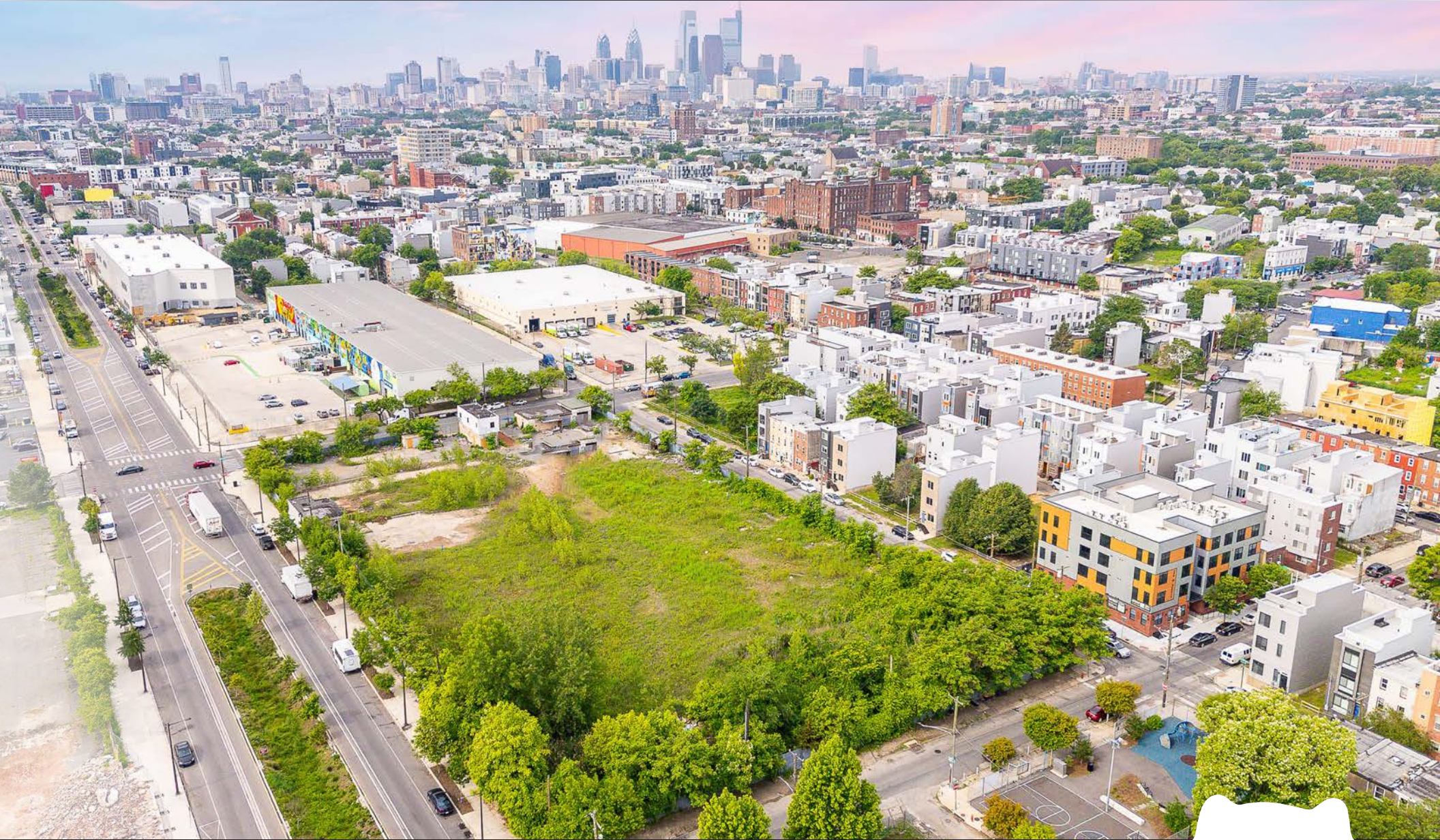


3 ACRES ON NORTH AMERICAN STREET AVAILABLE FOR SALE

COMBINED LOT OF 131,249 SF, ZONED ICMX AND CMX2

**OFFERING
MEMORANDUM**

265 W. BERKS STREET & 272 W. NORRIS STREET, PHILADELPHIA, PA 19122



JACOB COOPER
Partner & Managing Director
215.813.3784
jcooper@hellomsc.com

JESSE DUBROW
Director, Investment Sales
856.745.0744
jdubrow@hellomsc.com

JOSH WEISS
Retail & Investment Sales Specialist
215.605.8355
jweiss@hellomsc.com

MSC



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The information contained herein has been obtained from sources deemed reliable. MSC Retail cannot verify it and makes no guarantee, warranty or representation about its accuracy.

Any projections, opinions, assumptions or estimates provided by MSC Retail are for discussion purposes only and do not represent the current or future performance of a property, location or market.

★ EXECUTIVE SUMMARY




MSC is pleased to exclusively present the opportunity to acquire 265 W. Berks Street & 272 W. Norris Street, a large-scale development site totaling approximately 131,249 square feet (3.01 acres) located at the heart of Philadelphia's rapidly transforming American Street Corridor. Positioned within three miles of Center City and adjacent to thriving neighborhoods such as Fishtown, Northern Liberties, and Olde Kensington, this site offers investors and developers unparalleled access to one of the city's most active growth zones.

The property is situated in a combined ICMX & CMX-2 commercial zoning district, providing generous by-right density and height allowances suitable for a wide range of development scenarios including mixed-use, commercial, and institutional uses. Its placement within the Mixed-Income Neighborhood (MIN) Overlay encourages affordable housing integration and may unlock incentives for qualifying developers. The property is located in a Qualified Opportunity Zone ("QOZ").

Surrounding the site are significant anchors of culture, retail, and innovation including the Crane Arts Building, The Clay Studio, and NextFab, alongside national retail tenants such as The Learning Experience, Movement Gym, and Grocery Outlet. The property also benefits from excellent public transportation access and walkability, positioning it as a cornerstone of the corridor's next phase of revitalization.

This offering represents a unique chance to control a large-scale, transit-accessible, and development-ready site in one of Philadelphia's most exciting and evolving submarkets.



DETAILS	
PARCEL	885000074, 885000065
CURRENT ZONING	ICMX, CMX-2
OVERLY DISTRICT	American Street Overlay
FRONTAGE	490' of American Street, 268' on Berks Street
LOT SHAPE	Rectangular
LOT SIZE	131,249 SF

BIRD'S-EYE VIEW



N 3RD STREET

272 W. NORRIS STREET

ZONING = CMX-2

76 RESIDENTIAL UNITS BY-RIGHT WITH ALLOWABLE BONUSES
45' MAXIMUM HEIGHT WITH ALLOWABLE BONUSES

265 W. BERKS STREET

ZONING = ICMX

MAX. OCCUPIED AREA (100%) AND FAR (500%) = 556,320 SF
60' MAXIMUM HEIGHT

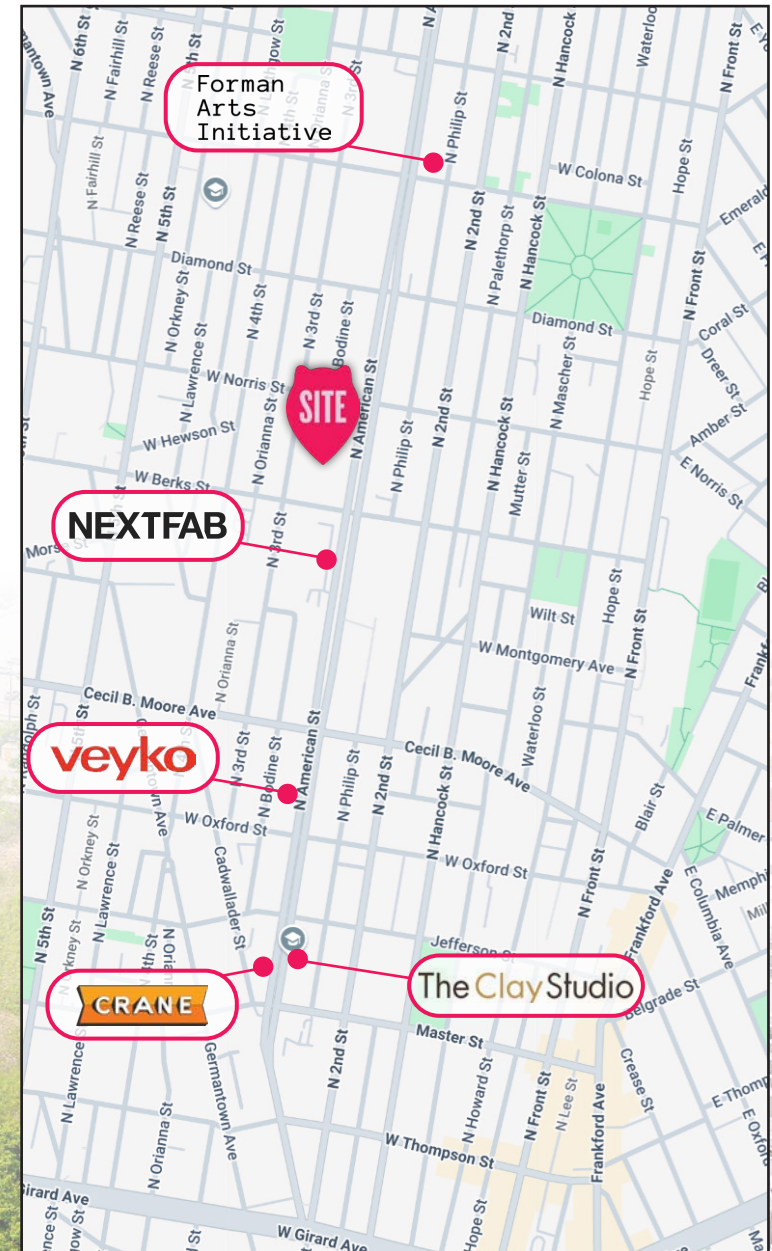
BERKS STREET

268'

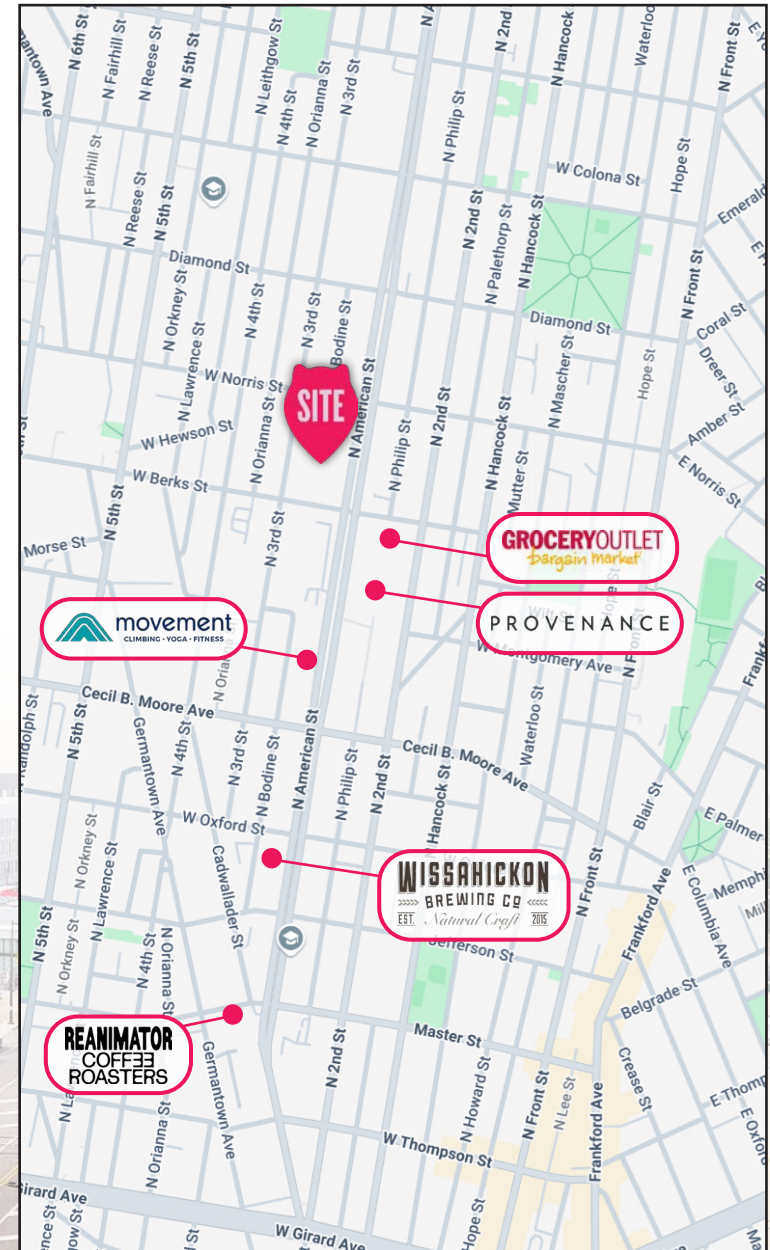
NORRIS STREET

490'

AMERICAN STREET



Movement Gym is a state-of-the-art indoor rock climbing and fitness facility, offering bouldering, top-rope, and lead climbing alongside yoga and strength training classes. Located in a repurposed industrial building, it attracts a diverse community of athletes and enthusiasts.

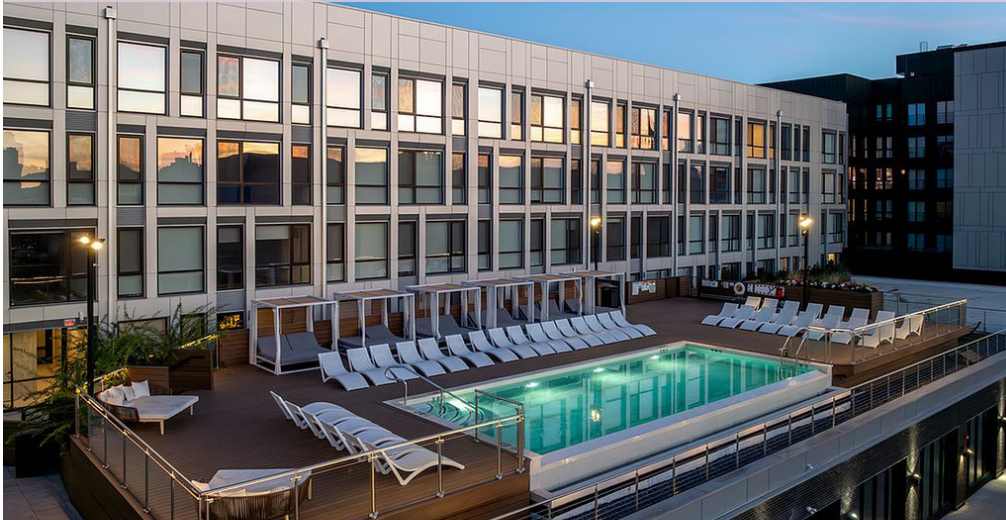




NEARBY RESIDENTIAL DEVELOPMENT



THE AMERICANA (110 RESIDENTIAL UNITS)



1775 N AMERICAN STREET

THE LUXE (179 RESIDENTIAL UNITS)



1705 N AMERICAN STREET

RAY PHILLY (110 RESIDENTIAL UNITS)



1525 N AMERICAN STREET

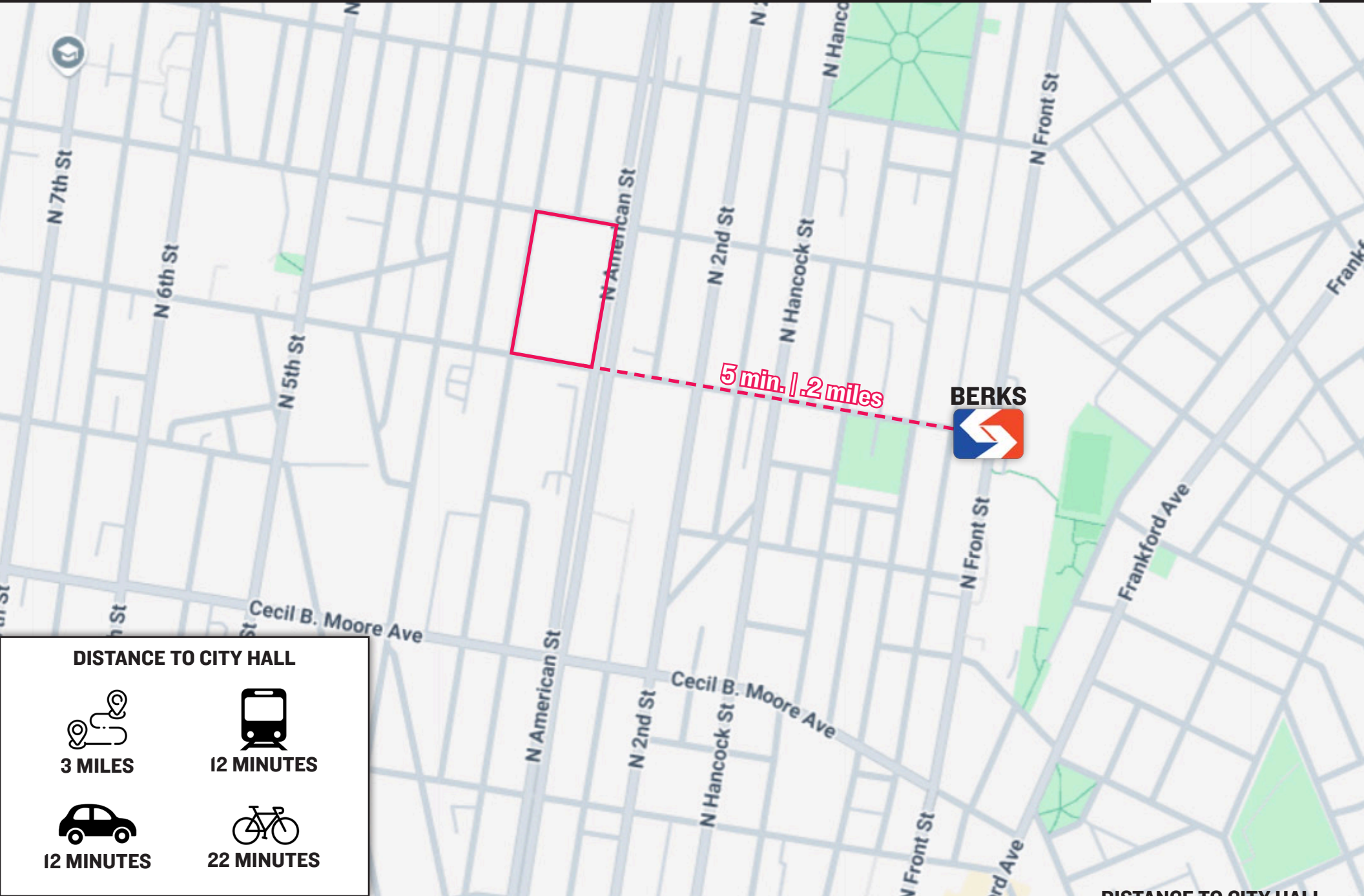
THE RALLY (88 RESIDENTIAL UNITS)



1701 N 2ND STREET



PROXIMITY TO PUBLIC TRANSIT



DISTANCE TO CITY HALL



3 MILES



12 MINUTES



12 MINUTES

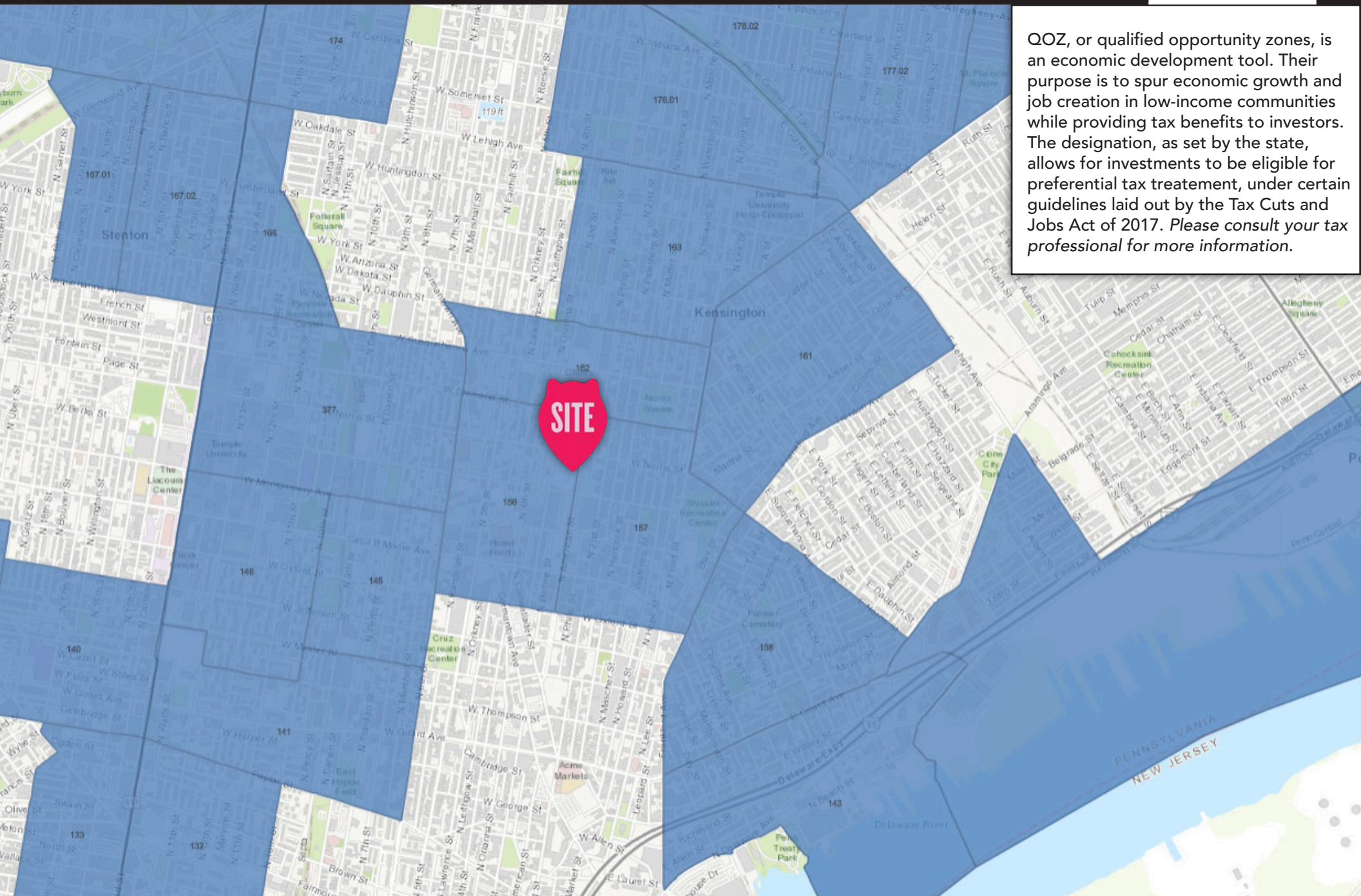
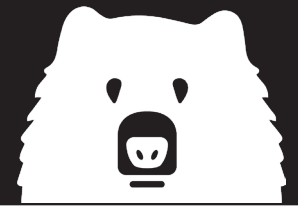


22 MINUTES

DISTANCE TO CITY HALL

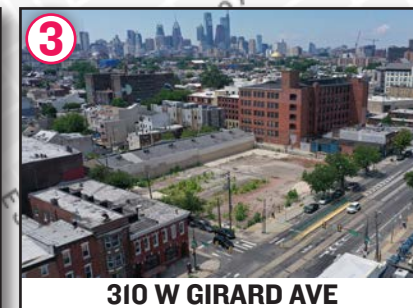
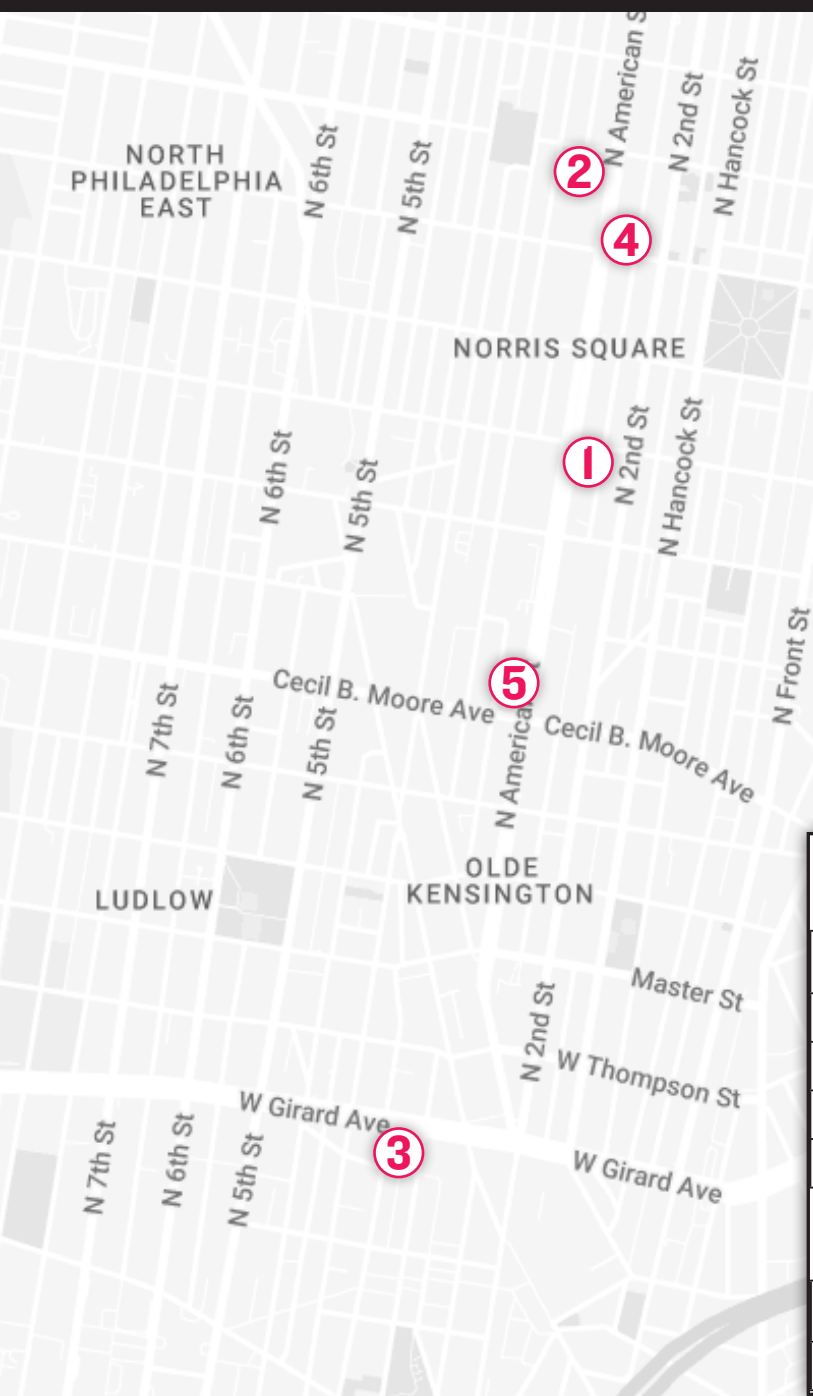


QUALIFIED OPPORTUNITY ZONE



QOZ, or qualified opportunity zones, is an economic development tool. Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors. The designation, as set by the state, allows for investments to be eligible for preferential tax treatment, under certain guidelines laid out by the Tax Cuts and Jobs Act of 2017. *Please consult your tax professional for more information.*

★ COMPARABLES



SALE

PROPERTY	PRICE	ZONING	LOT SF	PRICE/LOT SF
1901 N American St	\$5,400,000	ICMX	60,000	\$90 PSF
2200 N American St	\$5,000,000	ICMX	47,847	\$104 PSF
310 W Girard Ave	\$5,400,000	ICMX	30,000	\$180 PSF
2201 N American St	\$12,975,000	ICMX	63,568	\$204 PSF

LEASE

PROPERTY	RENT	DELIVERY	SIZE	TENANT
1700 N American St	\$30 PSF Gross	BTS	41,326 SF	Movement Gym

★ PHILADELPHIA REGIONAL OVERVIEW



\$490 BILLION
Gross Regional Product

#6
Largest City in the Country

7.2 MILLION
9th Largest MSA Population

 **#13**
Millennial Growth Rate Over
the Nation's 30 Largest Cities

 **#1**
Housing Value & Opportunity
(*National Association of Builders*)

 **#1**
City for Culture
(*Travel & Leisure Magazine*)

104
Colleges &
Universities

#22
Nation's Population Growth

\$2.93 BILLION
Philadelphia School Capital Projects
Over Next 5 Years

PHILADELPHIA MSA

Philadelphia is the largest city in the Commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of 1,576,251 as of 2024. The greater Philadelphia region, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries in the region to thrive.

DISCLAIMER



This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the herein referenced "Property".

This brochure was prepared by MSC Retail, Inc., and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of MSC Retail, Inc. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, MSC Retail, Inc. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor MSC Retail, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

All zoning information, including but not limited to, use and buildable footage must be independently verified.

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