

An aerial photograph of a city street intersection at dusk. The scene is dominated by a large, multi-story commercial building with a flat roof and a large parking lot. The building has a sign that reads "MOO RESTAURANT". The parking lot is filled with cars. In the background, a dense urban landscape is visible, with many buildings and a prominent skyscraper in the distance. The sky is a mix of orange and blue, indicating the time is either dawn or dusk. Large white text is overlaid on the image, including "MSC" at the top, "SNYDER PLAZA" in the center, and "ONE SPACE REMAINING - 8,400 SF (DIVISIBLE)" in a white box at the bottom.

MSC

SNYDER PLAZA

SNYDER AVENUE & SWANSON STREET | SOUTH PHILADELPHIA
PHILADELPHIA, PA

ONE SPACE REMAINING - 8,400 SF (DIVISIBLE)



SNYDER PLAZA

JOIN THESE TENANTS



PROPERTY DETAILS

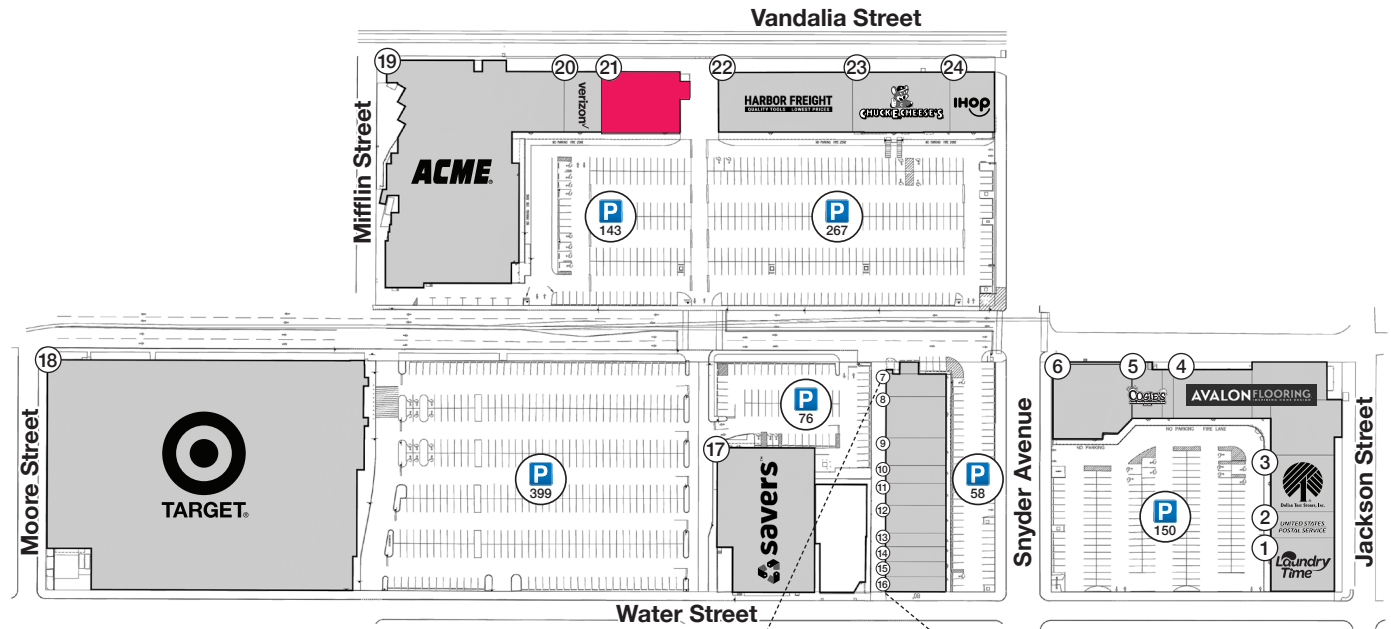
- ▶ Located at the strongest retail hub in South Philadelphia
- ▶ Access to densely populated neighborhoods with excellent vehicular and pedestrian traffic
- ▶ Well positioned with great co-tenancy along bustling Snyder Avenue
- ▶ Access and visibility from I-95, Walt Whitman and Ben Franklin Bridges
- ▶ One space remaining

DEMOGRAPHICS

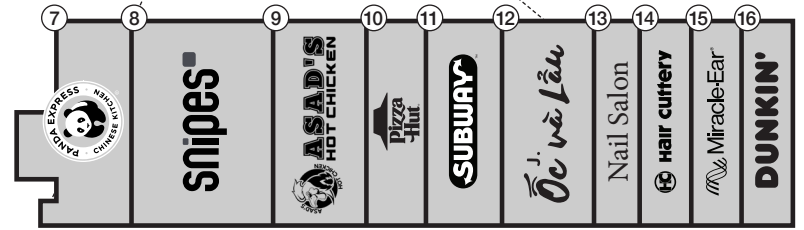
<i>EST. POPULATION</i>		<i>EST. EMPLOYEES</i>	
1 mi	44,643	1 mi	8,183
2 mi	167,691	2 mi	56,361
3 mi	326,004	3 mi	267,644
<i>EST. MED HH INCOME</i>			
1 mi	\$106,276		
2 mi	\$126,445		
3 mi	\$129,668		

SITE PLAN

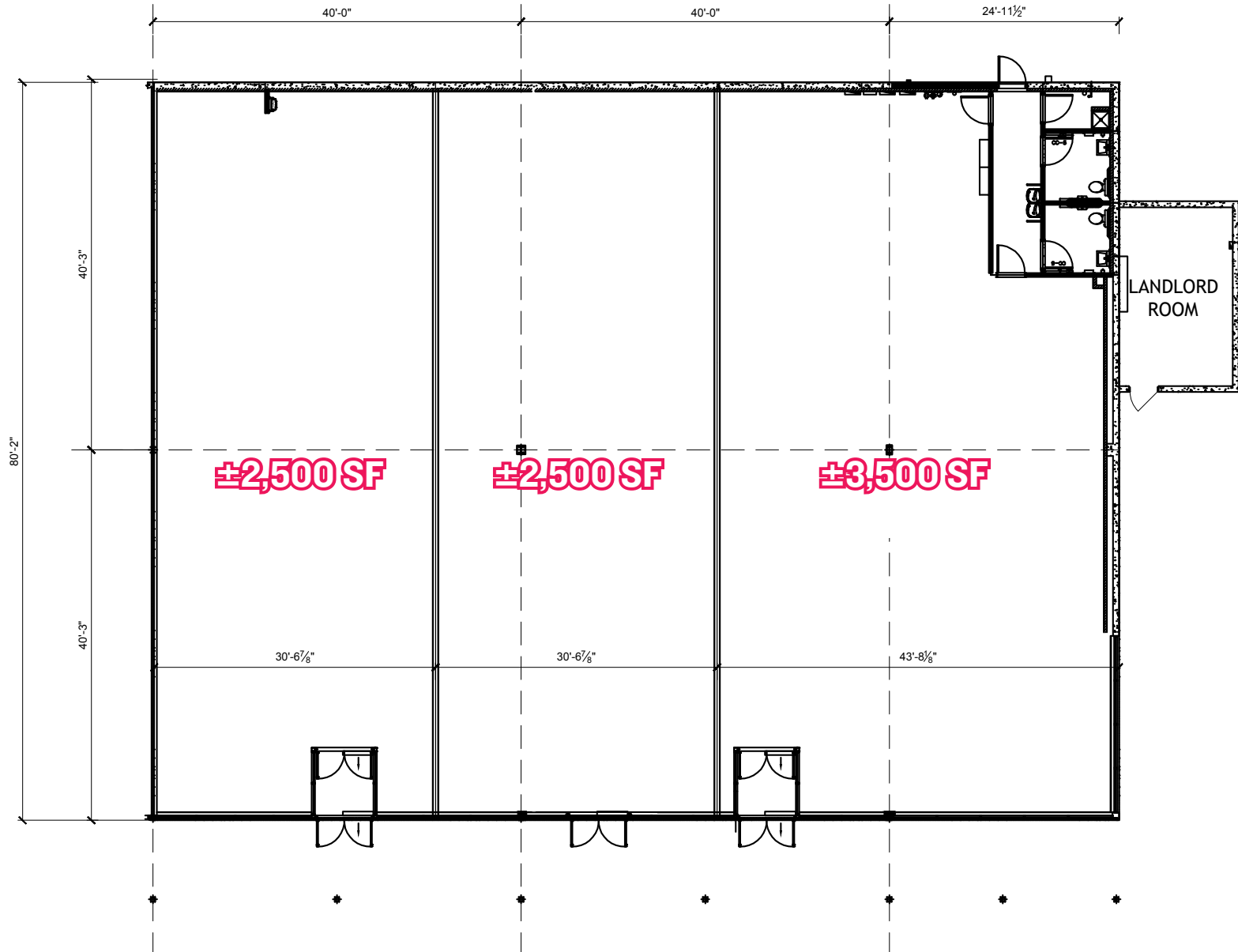
1	Laundry Time	6,035 SF
2	USPS	2,975 SF
3	Dollar Tree	6,375 SF
4	Avalon Flooring	20,215 SF
5	Uncle Oogie's	2,800 SF
6	AT LEASE	10,385 SF
7	Panda Express	2,400 SF
8	Snipes	4,400 SF
9	Asad's Hot Chicken	2,880 SF
10	Pizza Hut	1,920 SF
11	Subway	2,400 SF
12	J. Lounge	2,885 SF
13	Nail Salon	1,520 SF
14	Hair Cuttery	1,600 SF
15	Miracle Ear	1,600 SF
16	Dunkin'	1,600 SF
17	Savers	23,800 SF
18	Target	124,500 SF
19	ACME	53,530 SF
20	Verizon	4,000 SF
21	AVAILABLE	8,400 SF
22	Harbor Freight	14,240 SF
23	Chuck E. Cheese's	10,392 SF
24	IHOP	4,800 SF



INTERSTATE 95 115,840 AADT



POTENTIAL DEMISING PLAN



AERIAL



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MSC



AKIVA GOLDSTEIN
agoldstein@hellomsc.com
610.457.2583