

MSC

**UNDER
NEW
OWNERSHIP!**

**GROUNDBREAKING
PLANNED FOR
Q1 2027**

**RETAIL SPACES TO BE
DELIVERED
Q1 2028**

S COLUMBUS
BOULEVARD

PHILADELPHIA, PA

1,000 - 13,600 SF AVAILABLE

TRANSFORMATIONAL COLUMBUS BLVD
RETAIL DEVELOPMENT

UNDER
NEW
OWNERSHIP!

1505-1525
S COLUMBUS BLVD

JOIN THESE AREA TENANTS

Wawa

Walmart
SUPERCENTER

THE HOME
DEPOT

IKEA

GIANT

TARGET

S COLUMBUS BLVD (32,000 AADT)

Refer to site plan
for retail layout

PROPERTY DETAILS

- ▶ Directly adjacent to a proposed mixed use development with over 448 residential units, including apartments and townhouses
- ▶ Well positioned with great co-tenancy along bustling Columbus Blvd. retail corridor, serving all of South Philadelphia and Center City Philadelphia
- ▶ Unmatched access from three traffic lights along Columbus Blvd. (32,000 AADT)
- ▶ Strong visibility from I-95 (117,000 AADT)
- ▶ Last remaining developable site for new construction retail space along the Columbus Boulevard retail corridor

DEMOGRAPHICS

EST. POPULATION

.5 mi 2,047
1 mi 37,658
1.5 mi 86,442
2 mi 151,078

EST. EMPLOYEES

.5 mi 2,279
1 mi 8,521
1.5 mi 41,843
2 mi 124,596

EST. AVG HH INCOME

.5 mi \$89,316
1 mi \$72,288
1.5 mi \$77,386
2 mi \$78,122

CROSS ACCESS WITH GIANT

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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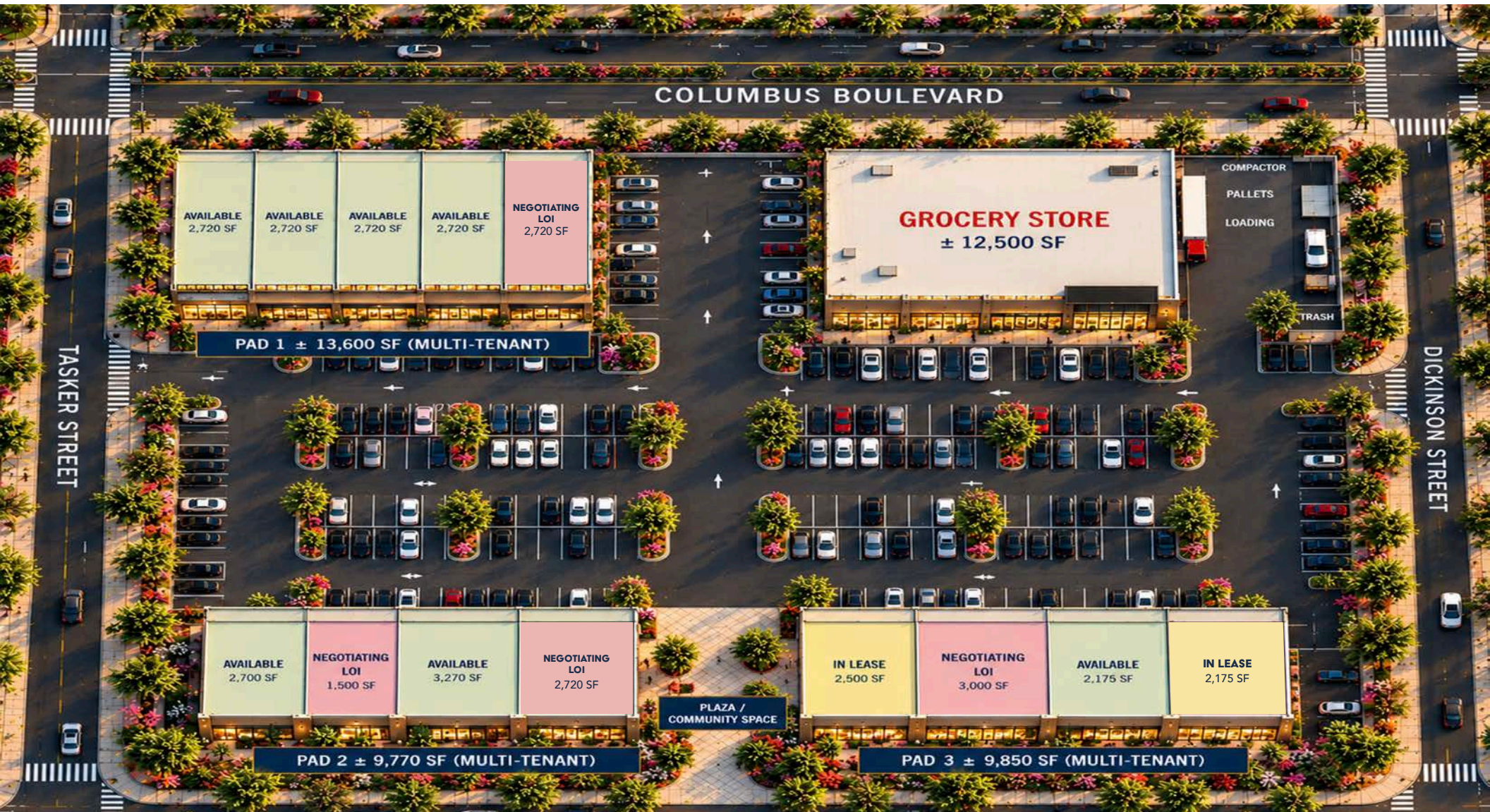
SITE PLAN A - MASTER PLAN CONCEPT



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SITE PLAN B - CONCEPT SITE PLAN



SITE AERIAL



BUILDING FACADE EXAMPLE



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BUILDING FACADE EXAMPLE



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ADJACENT RESIDENTIAL DEVELOPMENTS



WATERFRONT BOULEVARD:

92 townhomes and
356 multi-family units



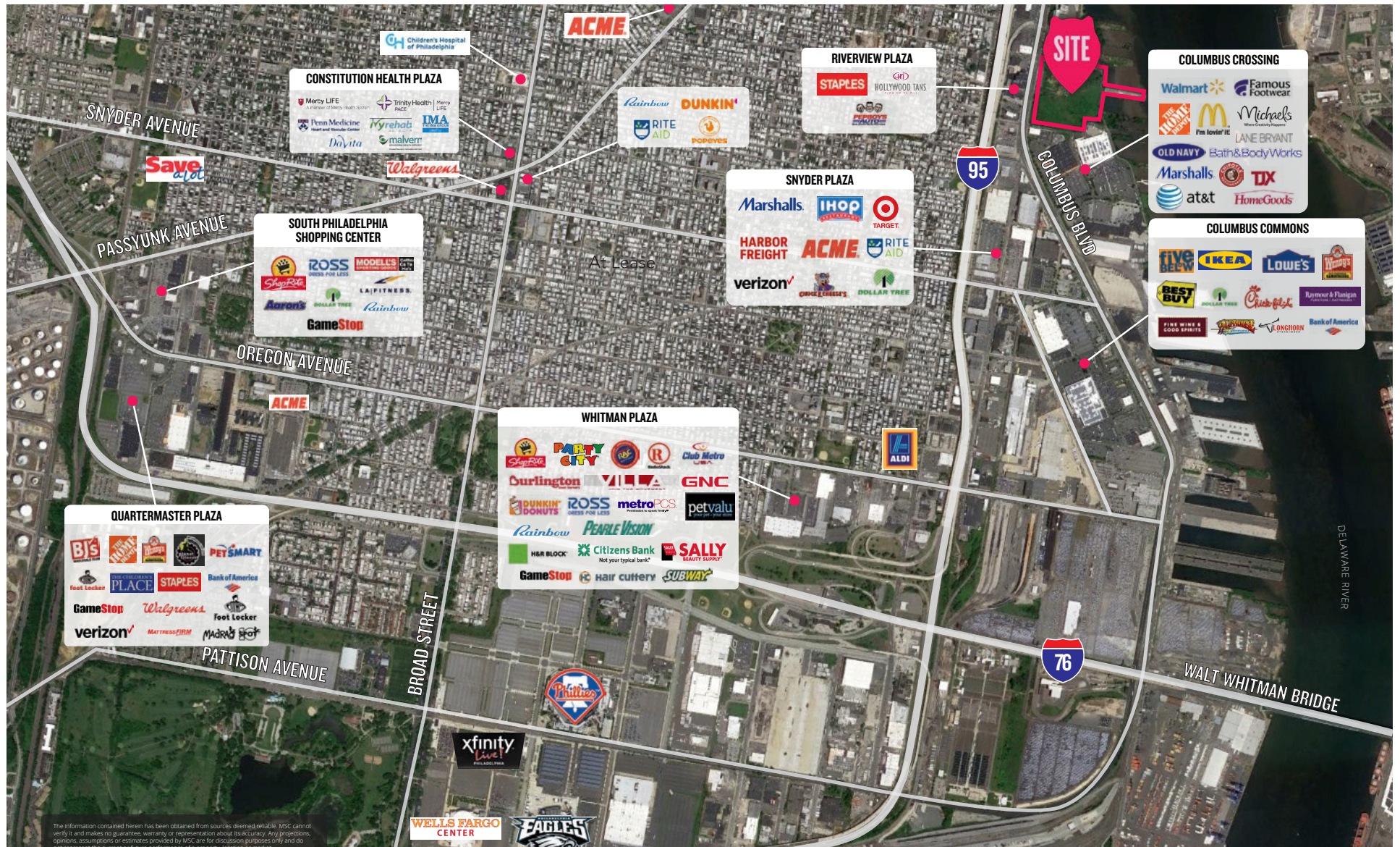
36-story 620 unit residential tower at Wharton Piers is slated to break ground in 2027



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AERIAL

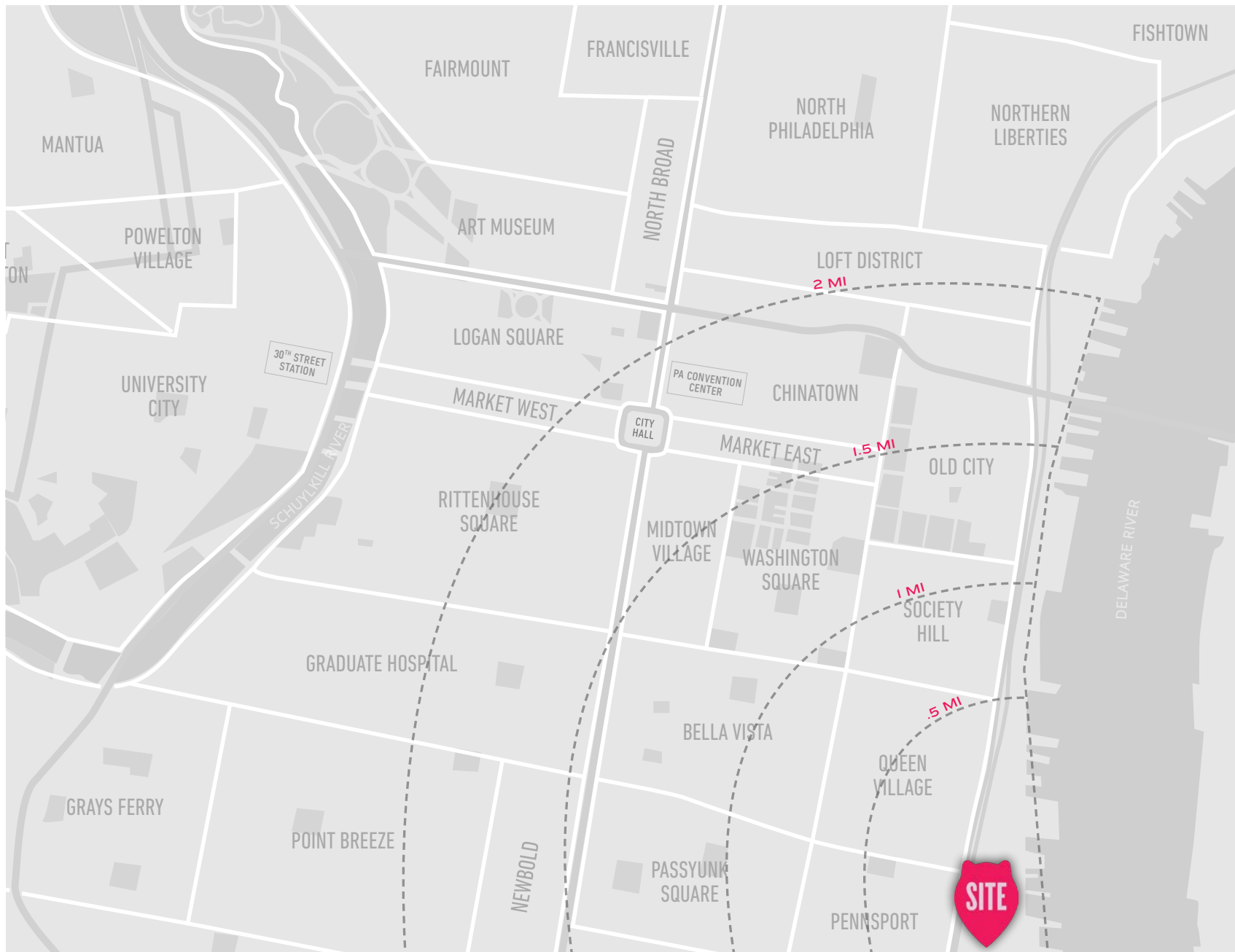


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NEIGHBORHOOD MAP



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