MSC

1501-1525 S COLUMBUS BOULEVARD

PHILADELPHIA, PA

GROUNDBREAKING PLANNED FOR 1ST QUARTER

RETAIL SPACES TO BE DELIVERED SPRING OF 2027

PROPOSED

1,000 - 13,600 SF AVAILABLE

TO BE DEVELOPED
UNDER NEW OWNERSHIP

1505-1525
S COLUMBUS BLVD

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 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	EST. EMPLOYEES
.5 mi	2,047	2,279
1 mi	37,658	8,521
1.5 mi	86,442	41,843
2 mi	151,078	124,596

	EST. AVG HH INCOME
.5 mi	$89,316
1 mi	$72,288
1.5 mi	$77,386
2 mi	$78,122

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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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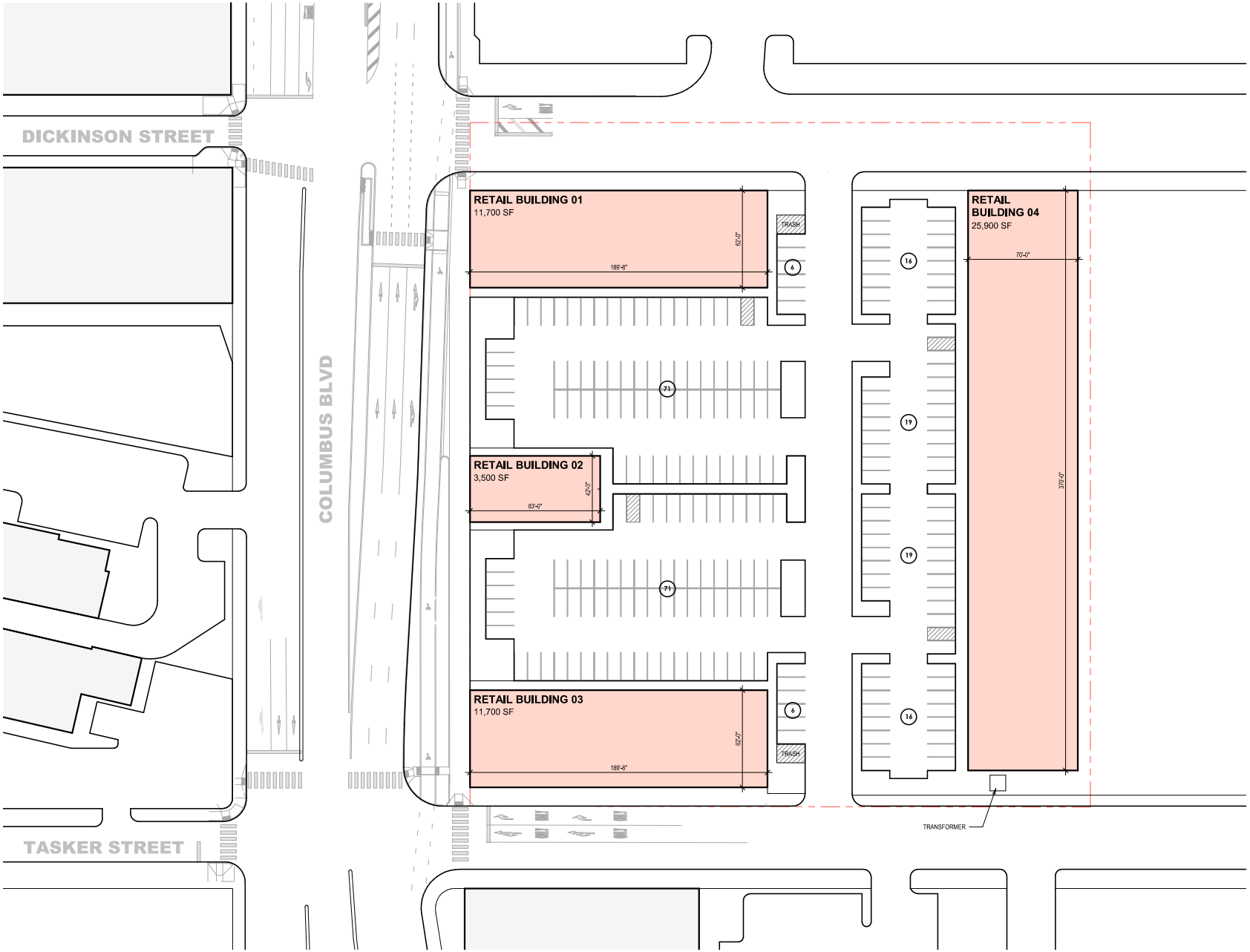
SITE PLAN



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SITE AERIAL

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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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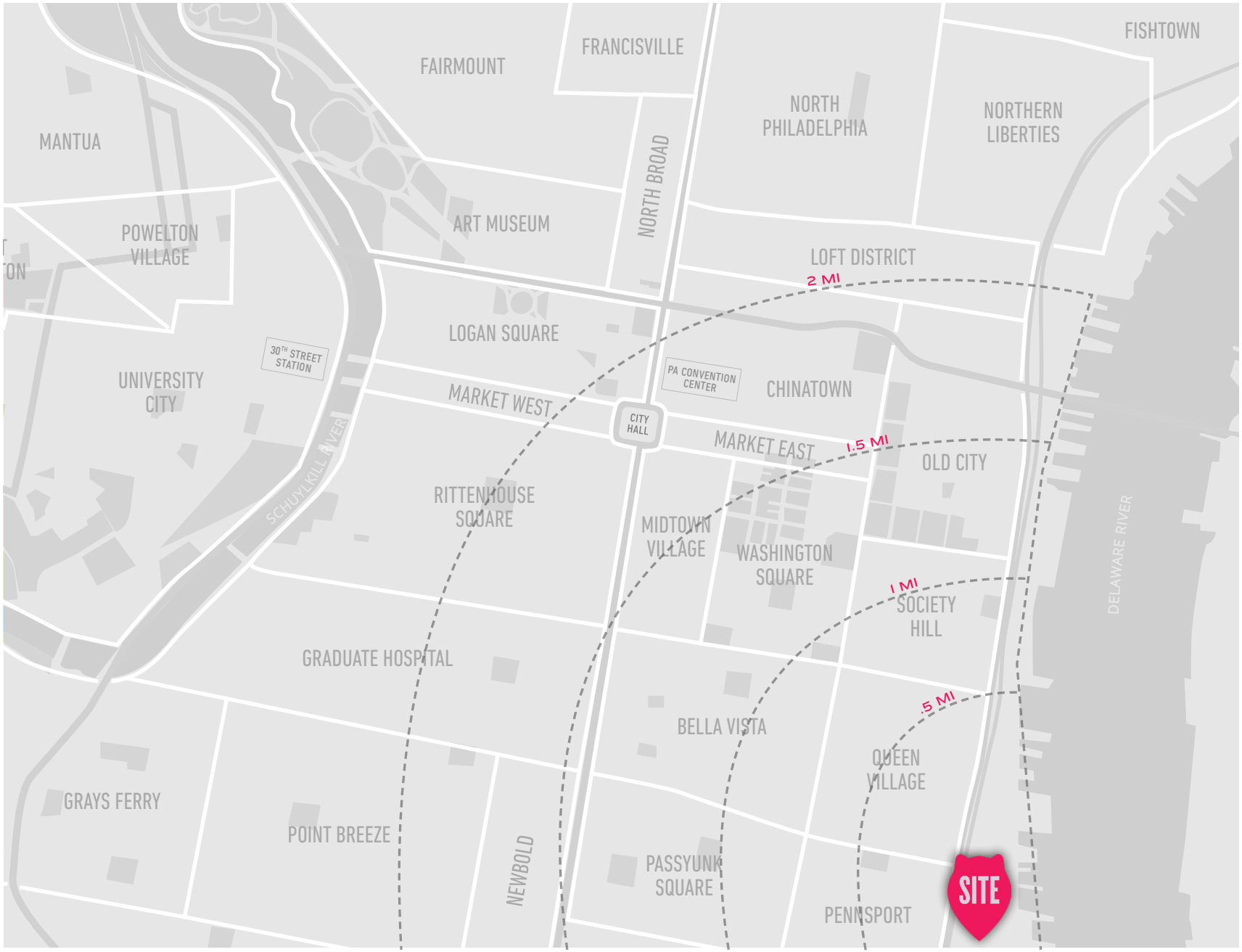
NEIGHBORHOOD MAP



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