

MSC



1501 -  
1525

**GROUNDBREAKING  
PLANNED FOR  
1ST QUARTER**

**RETAIL SPACES TO BE  
DELIVERED SPRING  
OF 2027**

S COLUMBUS  
BOULEVARD

PHILADELPHIA, PA

**1,000 - 13,600 SF AVAILABLE  
UNDER NEW OWNERSHIP**



**1505-1525**  
S COLUMBUS BLVD

JOIN THESE AREA TENANTS



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

<i>EST. POPULATION</i>		<i>EST. EMPLOYEES</i>	
.5 mi	<b>2,047</b>	.5 mi	<b>2,279</b>
1 mi	<b>37,658</b>	1 mi	<b>8,521</b>
1.5 mi	<b>86,442</b>	1.5 mi	<b>41,843</b>
2 mi	<b>151,078</b>	2 mi	<b>124,596</b>

*EST. AVG HH INCOME*

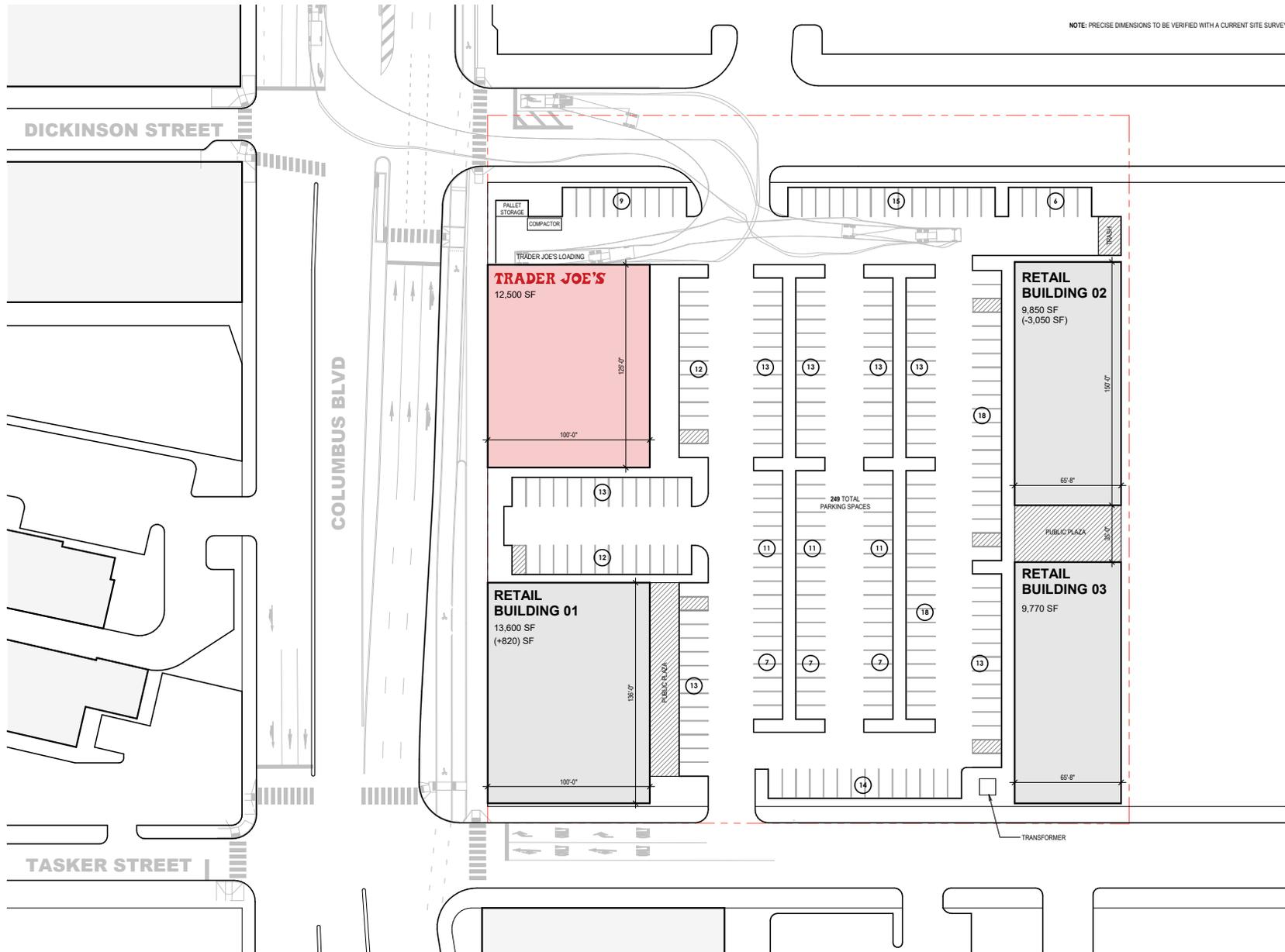
.5 mi	<b>\$89,316</b>
1 mi	<b>\$72,288</b>
1.5 mi	<b>\$77,386</b>
2 mi	<b>\$78,122</b>

**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.



# SITE PLAN



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.

SITE AERIAL



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

WATERFRONT BOULEVARD  
Fully Approved Mixed-Use  
Project - 448 Residential Units

FULL ACCESS AT  
TRAFFIC LIGHT

GIANT

Future  
TRADER  
JOE'S

Refer to site plan  
for retail layout



FULL ACCESS AT  
TRAFFIC LIGHT

I-95  
117,000 AADT

COLUMBUS BLVD (32,000 AADT)

FULL ACCESS AT  
TRAFFIC LIGHT



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.

# BUILDING FACADE EXAMPLE



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.

**MSC**

# BUILDING FACADE EXAMPLE



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.

**MSC**

# 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



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.

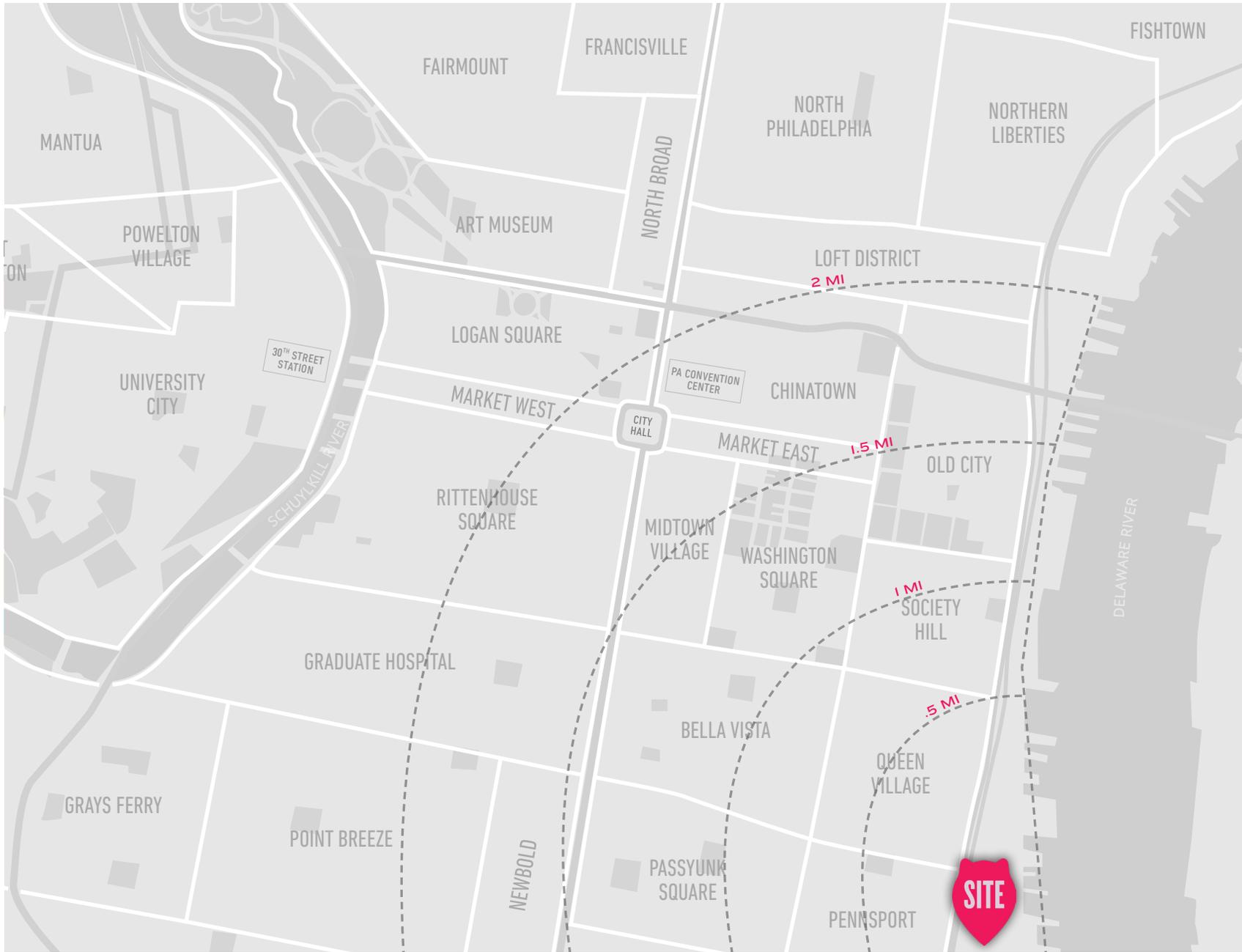
# AERIAL



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.

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.

# NEIGHBORHOOD MAP



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.

**SCOTT WEISS**

sweiss@hellomsc.com  
215.883.7396

**JASON BOCK**

jbock@hellomsc.com  
215.883.7403

**MSC**

