

JOIN SPROUTS FARMERS MARKET EXPECTED TO OPEN SUMMER 2025

RESIDENTS MOVING IN NOW

OUTSTANDING RESTAURANT SPACE WITH OVERSIZED PATIO AREAS FACING DELAWARE RIVER

PREMIER MIXED USE PROJECT ALONG THE DELAWARE RIVER



RIVERMARK

NORTHERN LIBERTIES

PHILADELPHIA, PA

RETAIL SPACE AVAILABLE FOR LEASE

1,311 SF - 5,000 SF





PROPERTY INFORMATION

This new, distinctive development along the historic Delaware River, consists of residential units, a grocery store, multiple retail units, four floors of above ground residential apartments and multiple exterior amenities, including public art installation, public plaza areas and an extension of the Delaware river trail which had an estimated 340,000 users in its first year (April 2022 - April 2023).

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All quality uses will be considered for the retail units, with the ability to vent.

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24,740 SF Sprouts estimated to open summer 2025.

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21,807 SF ground floor ready to be delivered immediately.

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470 first class luxury apartments with extensive interior and exterior amenity packages that include stainless appliances, quartz countertops and extensive amenity package.

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Apartment occupancy moving in now!

SPACE DETAILS

North Building
7 Units remaining
1,311 SF - 6,000 SF

Asking Rent:
Please inquire

Site Status:
Active redevelopment

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South Building
Sprouts 24,740 SF
1 Unit remaining
1,558 SF

Possession:
South Building Retail w/ Sprouts
North Building Retail

Lease Type:
Long term NNN lease

RETAIL LEASING PLAN



1001/1002	Coffee / Bakery Lease Out	3,080 SF
1003	Available	2,331 SF
1004	Available	1,372 SF
1006	Available	2,693 SF
1007	Available	1,311 SF
1008	Available	2,104 SF
1009	Available Restaurant	4,212 SF
2001	Sprouts	24,740 SF
2002	Available	1,558 SF
2003	Restaurant - Lease Out	3,659 SF



DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **31,051**

Households: **15,958**

Daytime Population: **39,986**

Median Age: **34.7**



Average Household Income: **\$156,591**

Median Household Income: **\$117,660**

3 MILE RADIUS:



Total Population: **472,508**

Households: **208,581**

Daytime Population: **440,792**

Median Age: **33.3**



Average Household Income: **\$111,412**

Median Household Income: **\$79,364**

5 MILE RADIUS:



Total Population: **922,388**

Households: **383,660**

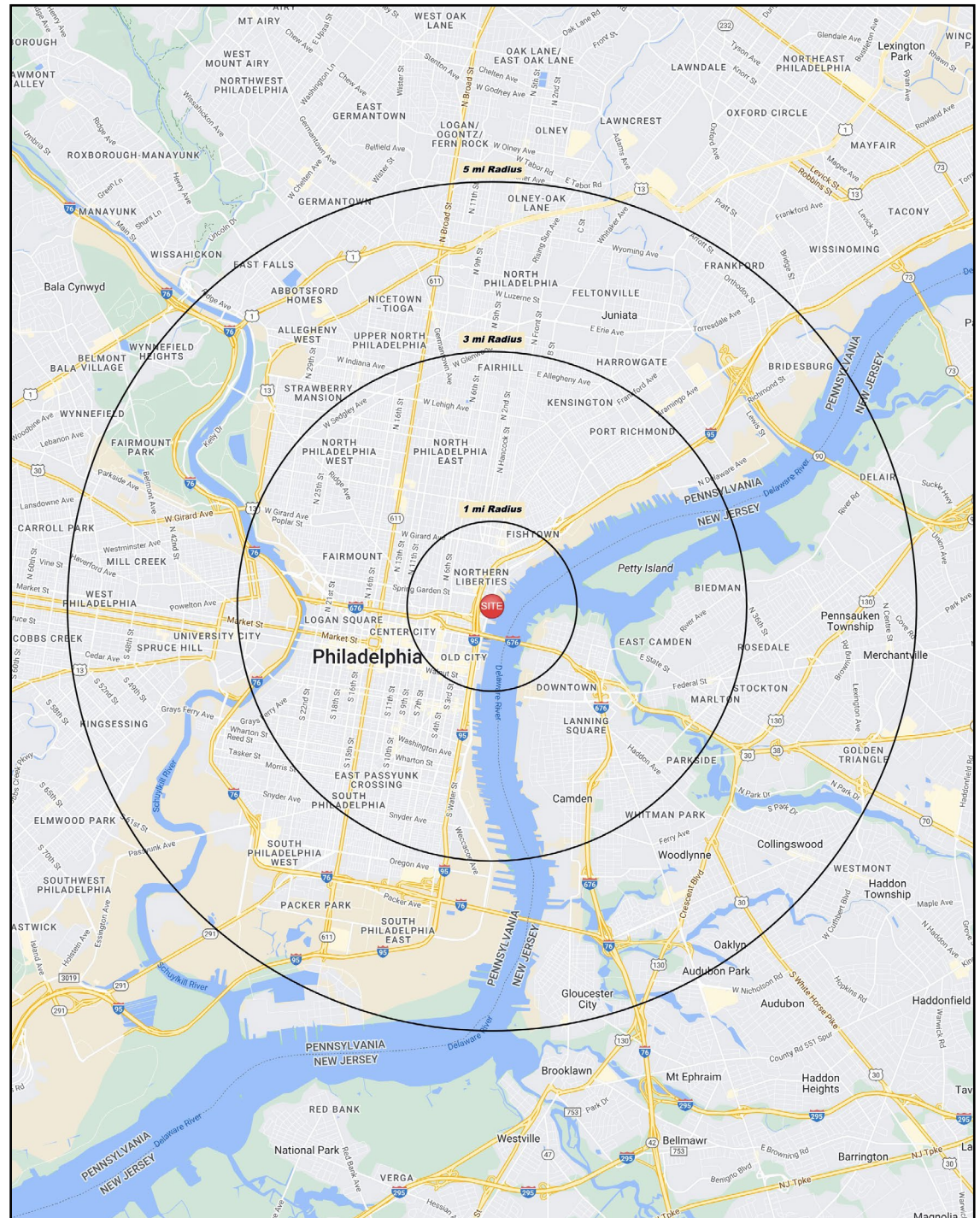
Daytime Population: **740,735**

Median Age: **33.6**

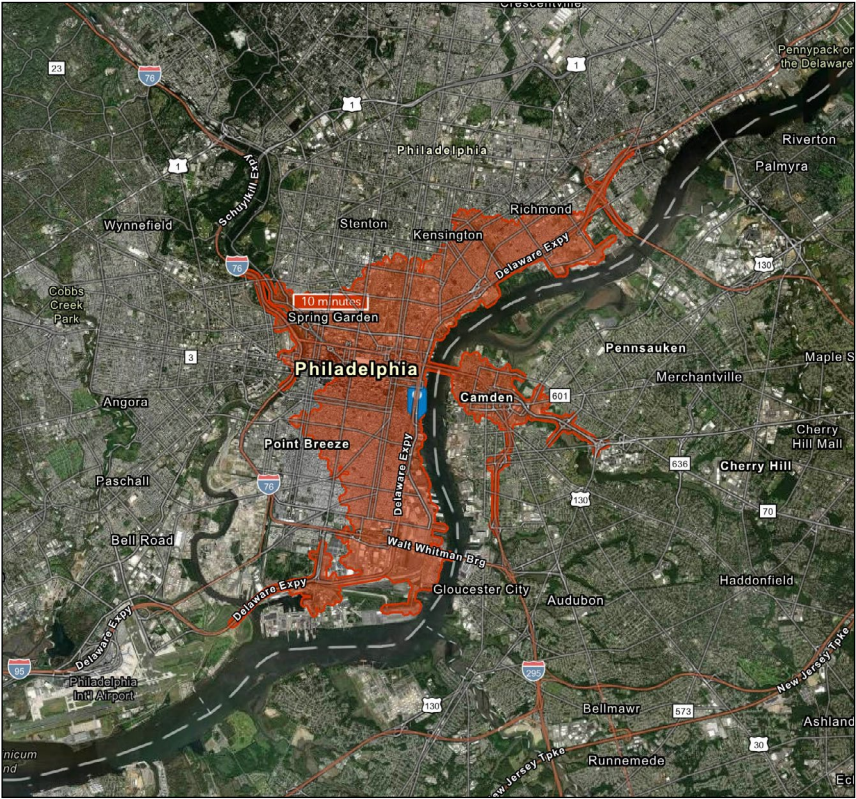


Average Household Income: **\$94,352**

Median Household Income: **\$66,726**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B

EDUCATION

Bachelor's Degree or Higher

OWNER OCCUPIED HOME VALUE

Average


\$4,150,907,261


60%


\$443,614

KEY FACTS

303,653
Population

35.7
Median Age

\$84,084
Median Household Income

490,442
Daytime Population

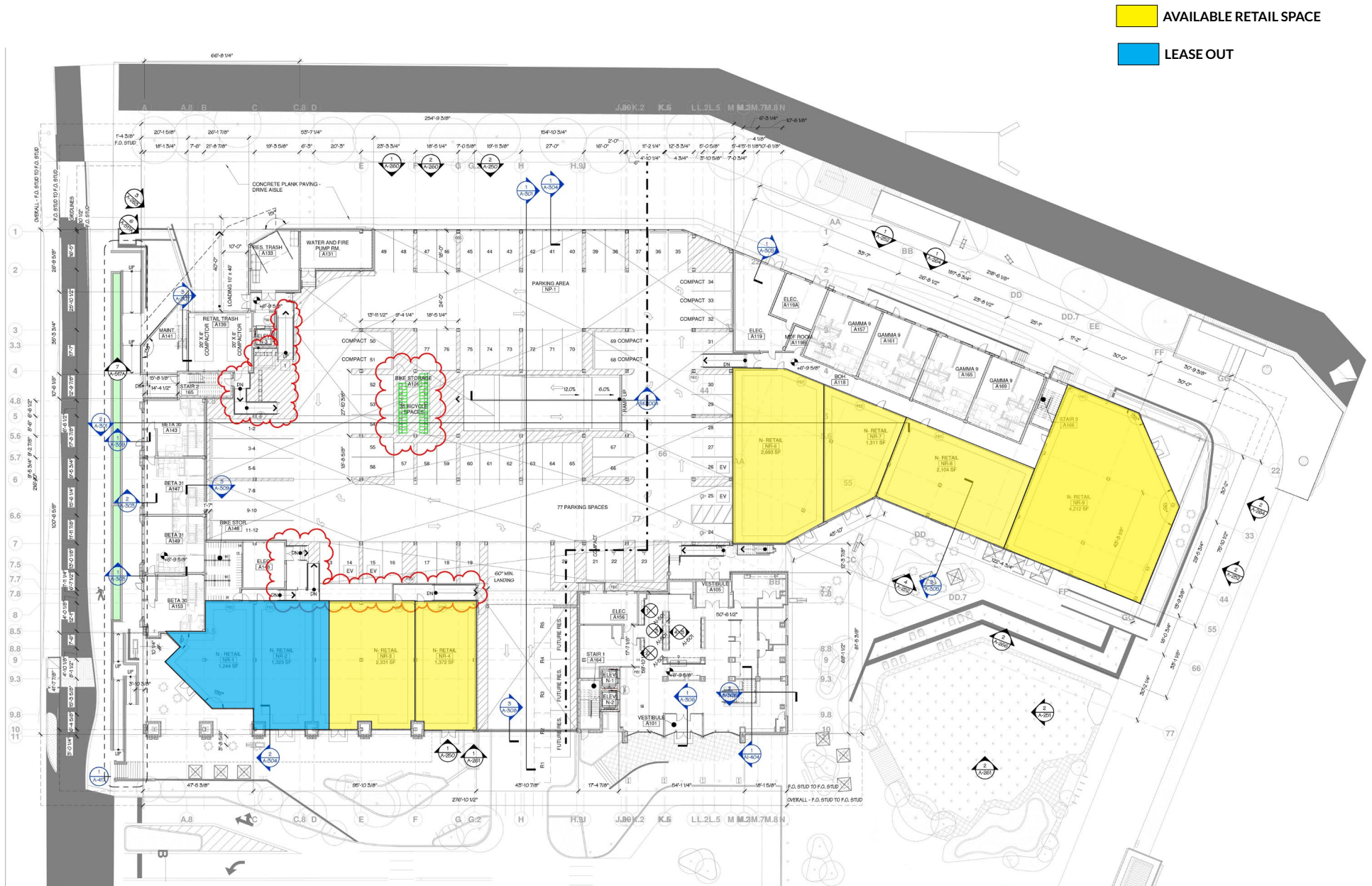
TAPESTRY SEGMENTS

Metro Renters 42,543 Households	Laptops & Lattes 15,523 Households	Fresh Ambitions 13,271 Households
Socioeconomic Traits Well-educated consumers, many currently enrolled in college. Willing to take risks and work long hours to get to the top of their profession.	Socioeconomic Traits Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations.	Socioeconomic Traits Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.
Household Types Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.	Household Types Predominantly singles with low average household size of 1.87.	Household Types More single-parent than married-couple families.
Typical Housing Multi-unit Rentals	Typical Housing High-Density Apartments	Typical Housing Multi-unit Rentals; Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,631 Eating Out	\$2,804 Apparel & Services	\$8,265 Groceries	\$333 Computer & Hardware	\$7,843 Health Care
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FIRST FLOOR RETAIL PLAN - NORTH BUILDING





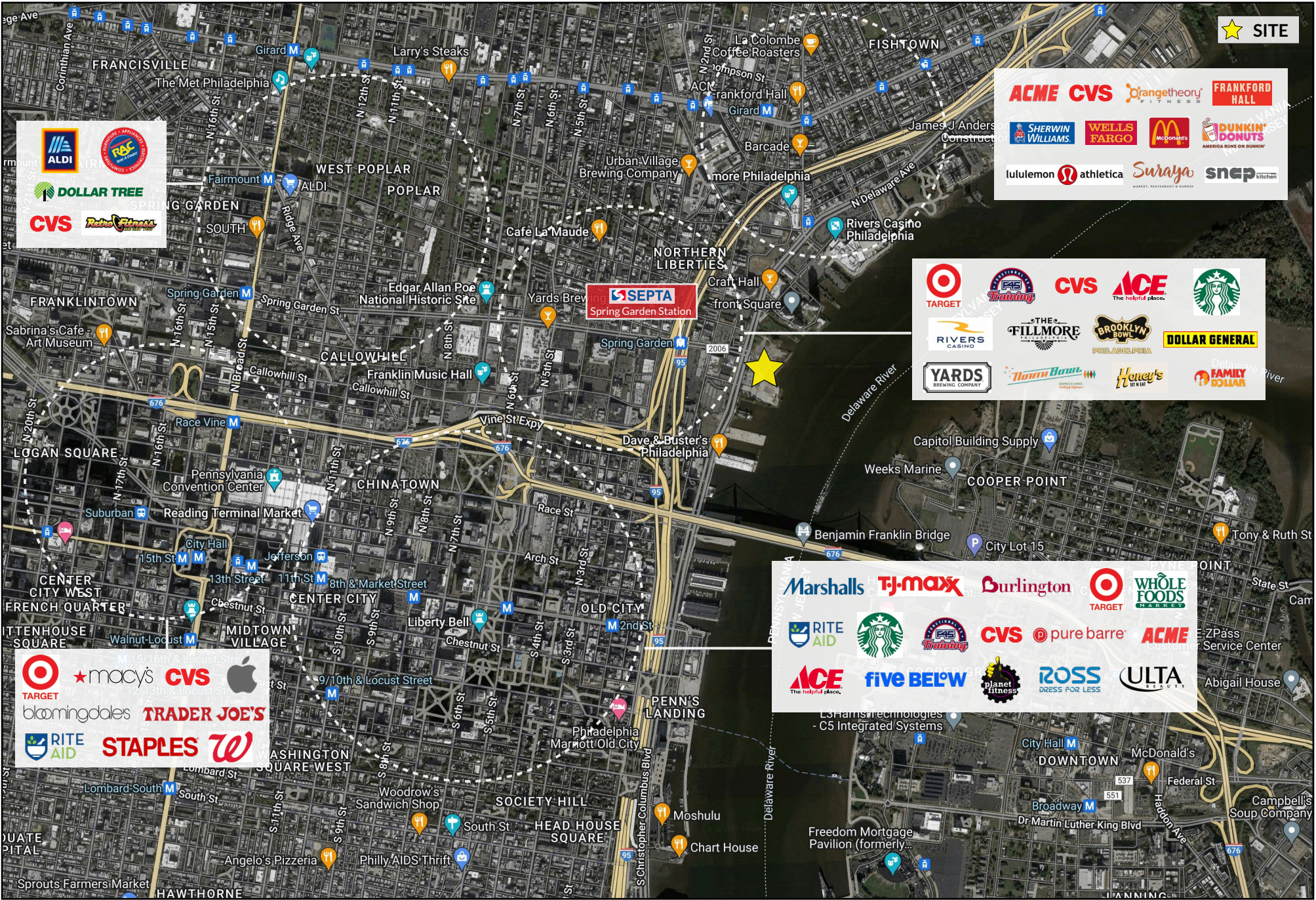
CITY AERIAL



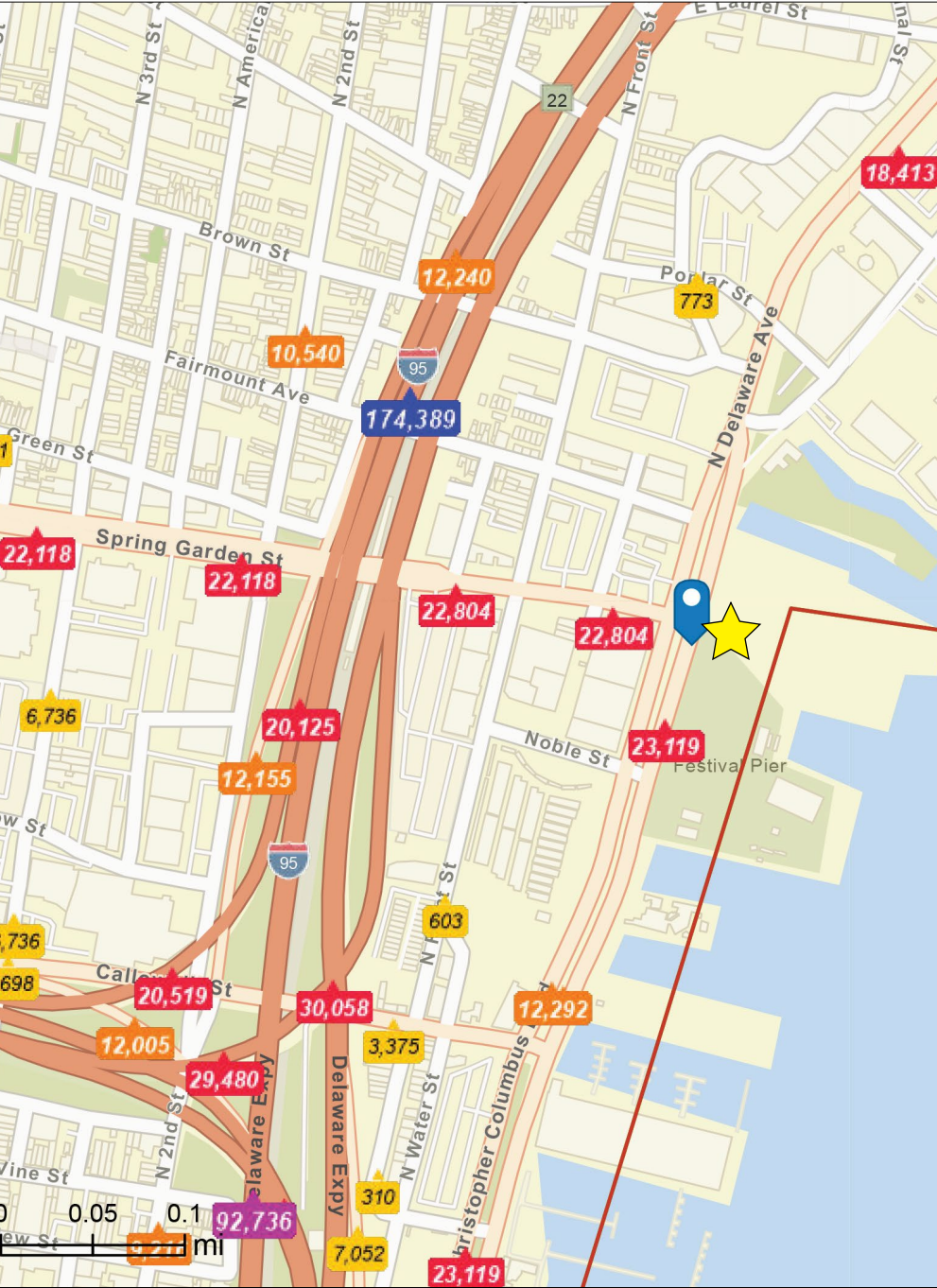
CITY AERIAL



LOCAL RETAIL



TRAFFIC COUNTS & PUBLIC TRANSIT



LOCAL PROJECT: PARK AT PENN'S LANDING

Park at Penn's Landing - 11.5-acre public space that will reconnect Center City to the waterfront with a multi-use plaza arcing above the highway from Chestnut to Walnut streets. The \$329 million project also includes a new, separate bridge that lets people walk or bike from South Street to the Delaware River Trail. Lots of green space, but also a stage for concerts, a play area, and multiple cafes. Renderings also show a "flex-use" plaza that could be used by food trucks, for movie nights, roller skating, festivals, farmer's markets and more. The city is also thinking about adding interactive art in and around the park. At the park's center will be a mass timber structure that's slated to be Philly's first net-zero carbon building (meaning construction and operations are carbon-neutral). It'll house the cafe and an open-air pavilion.



RIVERMARK RENDERINGS





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