

CONSTRUCTION IS UNDERWAY

PREMIER MIXED USE PROJECT ALONG THE DELAWARE RIVER

JOIN **SPROUTS**
FARMERS MARKET
Estimated to open 3rd Quarter 2024



RIVERMARK

NORTHERN LIBERTIES

PHILADELPHIA, PA

RETAIL SPACE AVAILABLE FOR LEASE

1,200 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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Restaurants / other food service businesses are a preferred tenant for locations facing the Delaware River.

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24,740 SF Sprouts estimated to open 3rd Quarter 2024.

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21,807 SF ground floor retail estimated to be delivered 2nd quarter 2024.

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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 anticipated is estimated to be late 2nd Quarter 2024

SPACE DETAILS

North Building
8 Units
1,244 SF - 4,212 SF

Asking Rent:
Please inquire

Site Status:
Active redevelopment

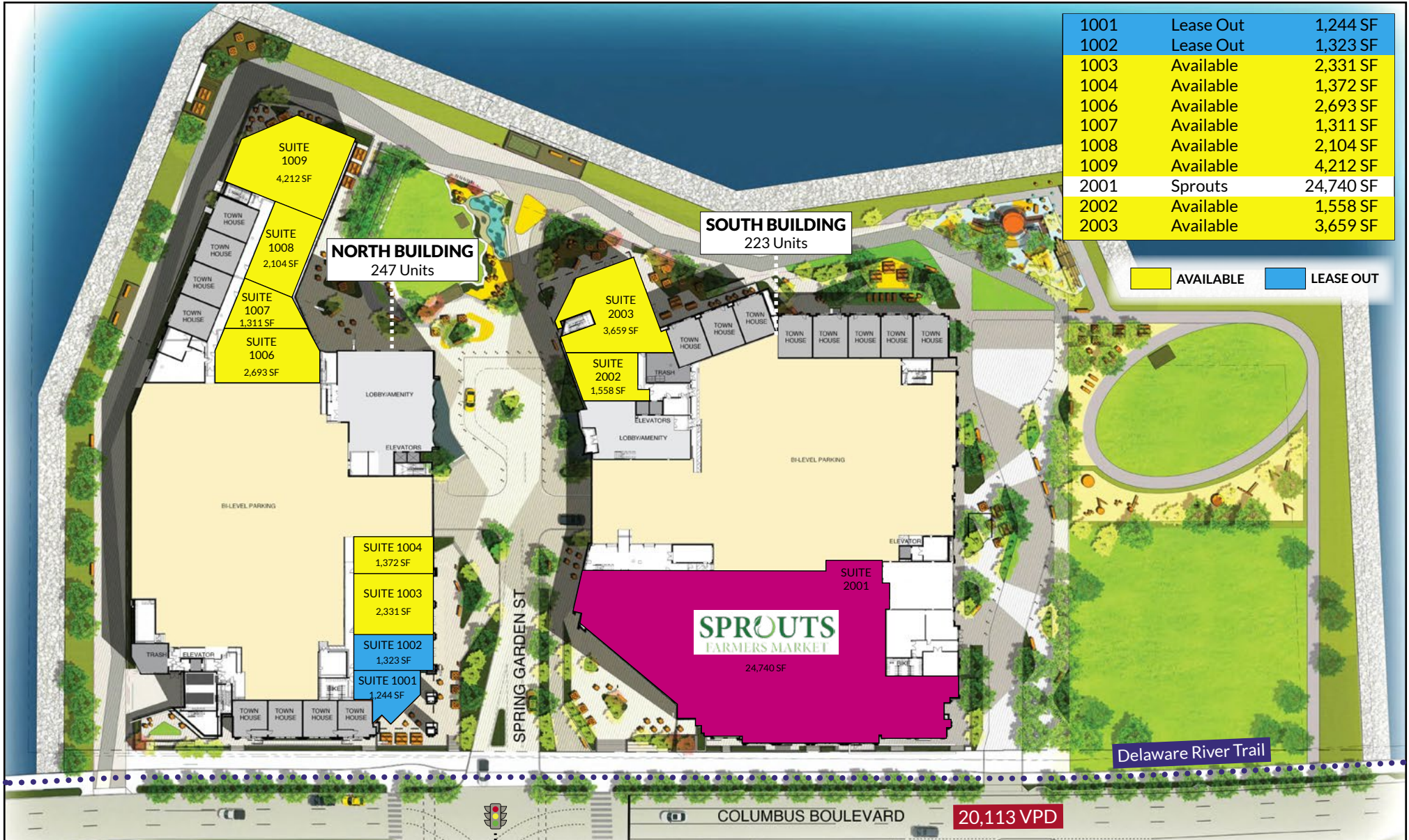
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South Building
Sprouts 24,740 SF
2 Units
1,558 SF - 3,659 SF

Possession:
South Building Retail w/ Sprouts - Jan 2024
North Building Retail - March/April 2024

Lease Type:
Long term NNN lease

RETAIL LEASING PLAN



1001	Lease Out	1,244 SF
1002	Lease Out	1,323 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	4,212 SF
2001	Sprouts	24,740 SF
2002	Available	1,558 SF
2003	Available	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**

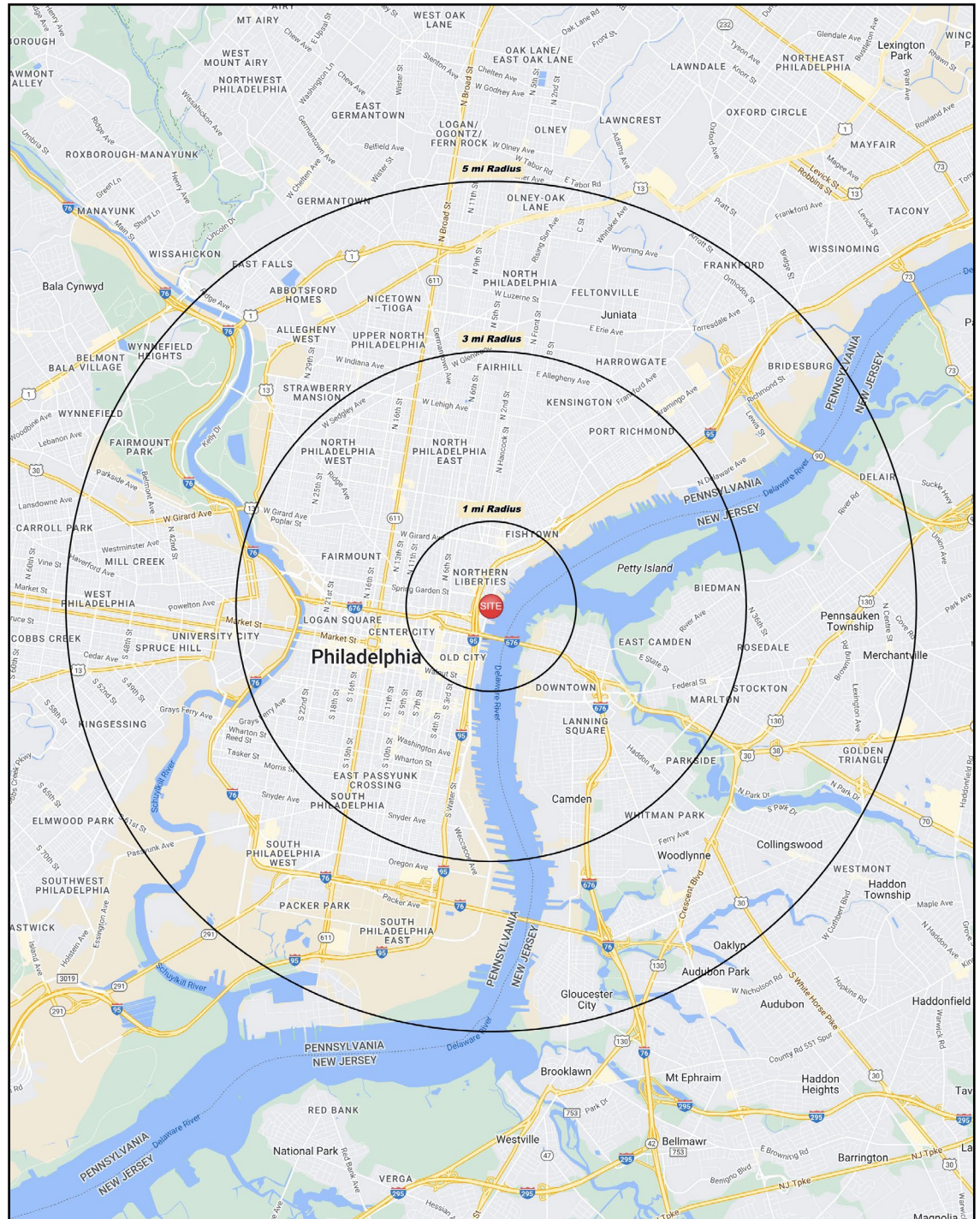
5 MILE RADIUS:



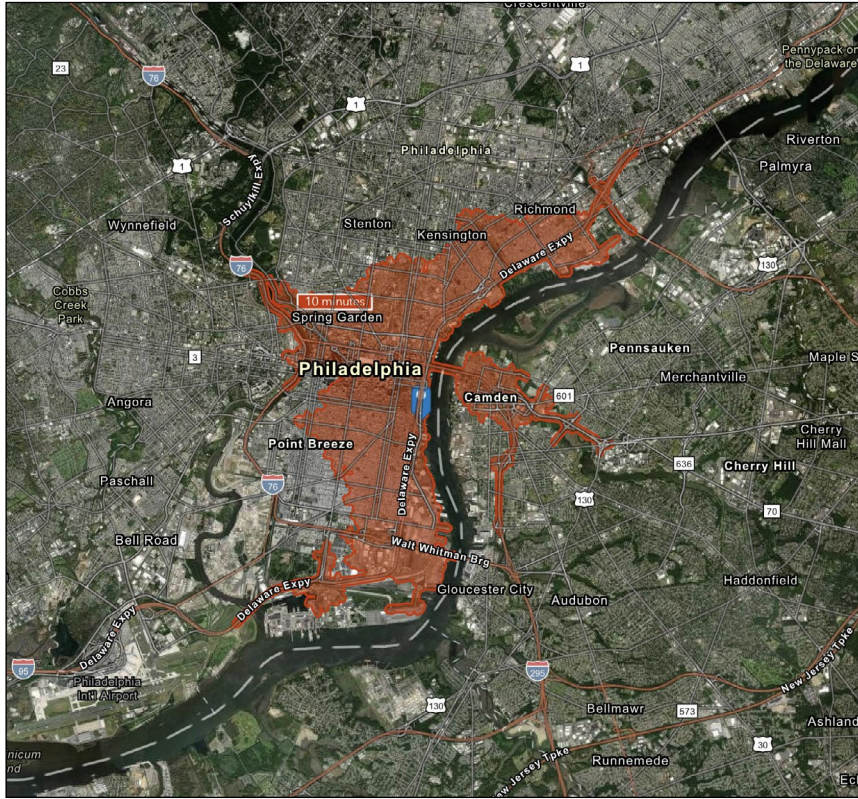
Total Population: **922,388**
Households: **383,660**
Daytime Population: **740,735**
Median Age: **33.6**



Average Household Income: **\$94,352**
Median Household Income: **\$66,726**



10 MINUTE DRIVE TIME



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

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.

Household Types

Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.

Typical Housing

Multi-unit Rentals

Laptops & Lattes

15,523 Households

Socioeconomic Traits

Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations.

Household Types

Predominantly singles with low average household size of 1.87.

Typical Housing

High-Density Apartments

Fresh Ambitions

13,271 Households

Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Household Types

More single-parent than married-couple families.

Typical Housing

Multi-unit Rentals; Single Family

TOTAL RETAIL SALES

Includes F&B



\$4,150,907,261

EDUCATION

Bachelor's Degree or Higher



60%

OWNER OCCUPIED HOME VALUE

Average



\$443,614

ANNUAL HOUSEHOLD SPENDING

\$4,631

Eating Out

\$2,804

Apparel & Services

\$8,265

Groceries

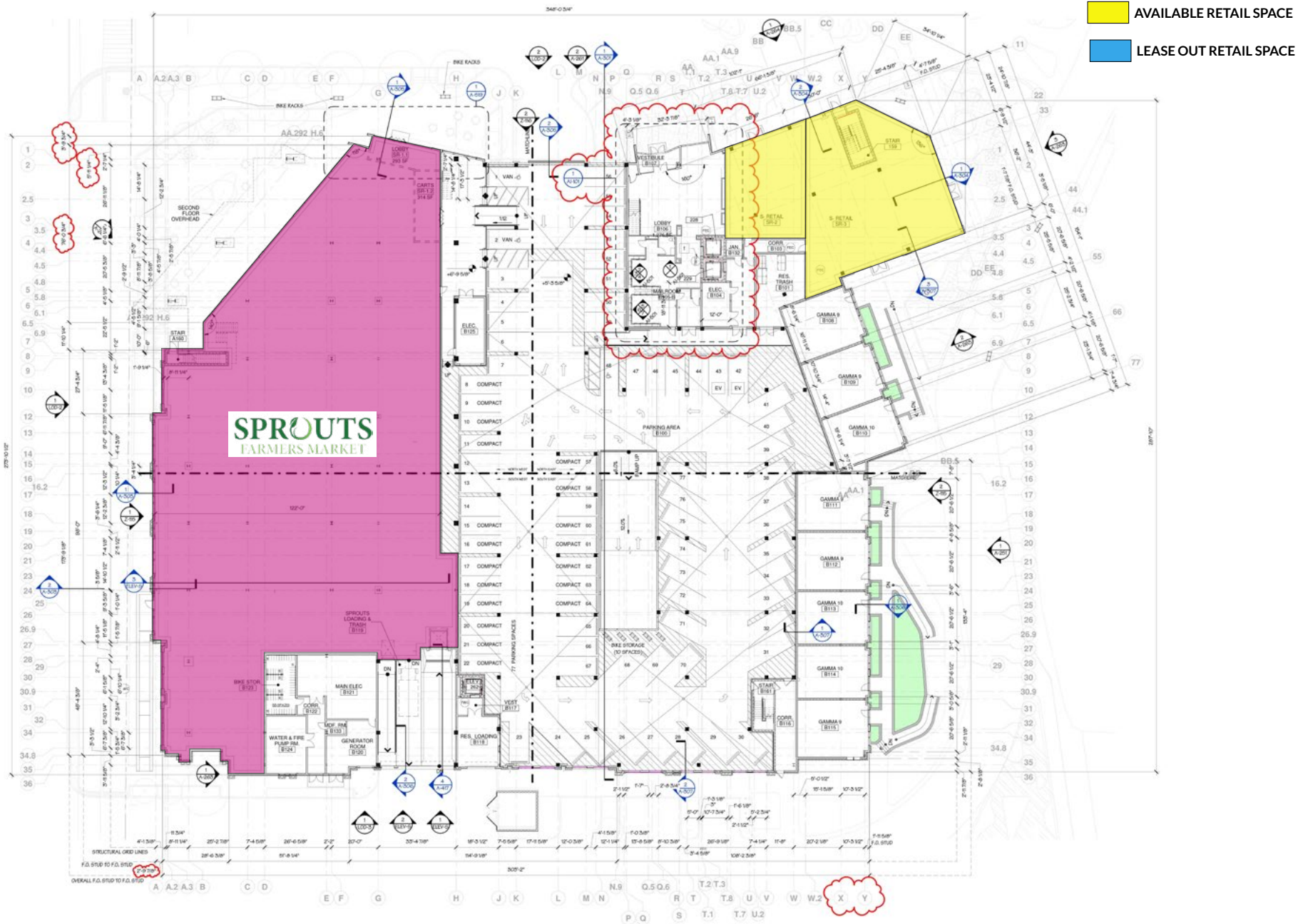
\$333

Computer & Hardware

\$7,843

Health Care

FIRST FLOOR RETAIL PLAN - SOUTH BUILDING



CITY AERIAL



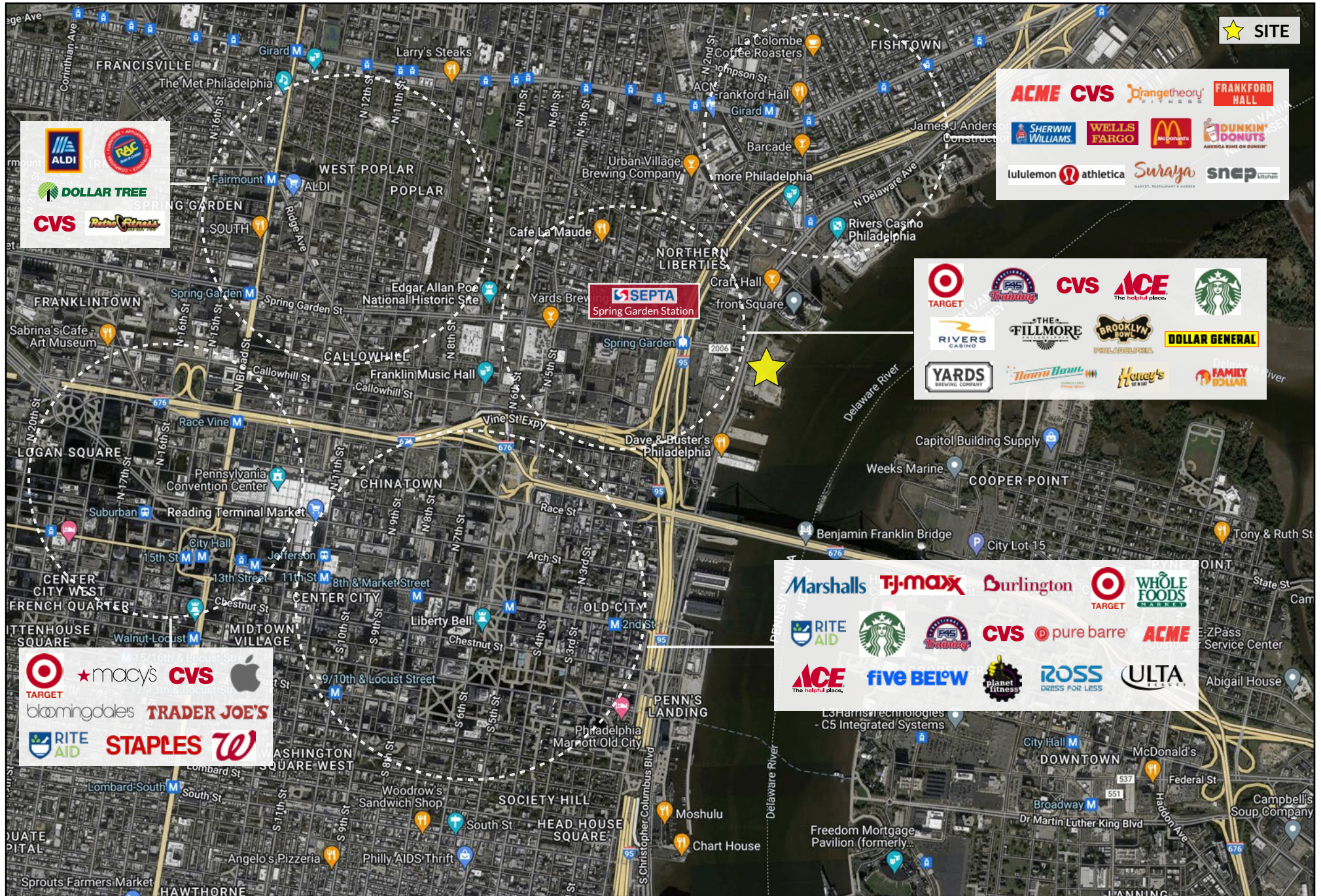
CITY AERIAL



LOCATION OVERVIEW



LOCAL RETAIL



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





RIVERMARK

NORTHERN LIBERTIES



CHARTER REALTY & DEVELOPMENT

Jason Hess | (610) 212-0781 | Jason@CharterRealty.com

www.CharterRealty.com

Rivermark | 601 N Christopher Columbus Blvd, Philadelphia, PA 19123