

**SPROUTS FARMERS MARKET IS OPEN FOR BUSINESS**

**OUTSTANDING RESTAURANT SPACE WITH OVERSIZED PATIO AVAILABLE FACING DELAWARE RIVER**

# **PREMIER MIXED USE PROJECT ALONG THE DELAWARE RIVER**



# **RIVERMARK**

**NORTHERN LIBERTIES**

**PHILADELPHIA, PA**

**RETAIL SPACE AVAILABLE FOR LEASE**

**1,224 SF - 6,000 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 is open for business

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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  
8 Units remaining  
1,224 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  
1,443 SF

Possession:  
South Building Retail w/ Sprouts  
North Building Retail

Lease Type:  
Long term NNN lease



# RETAIL LEASING PLAN



1001	Available	1,224 SF
1002	Available	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 - Open for Business	24,740 SF
2002	Available	1,443 SF
2003	Lease Executed	3,773 SF







# DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

## 1 MILE RADIUS:



Total Population: **41,624**  
Households: **21,557**  
Daytime Population: **43,843**  
Median Age: **34.4**



Average Household Income: **\$154,779**  
Median Household Income: **\$110,049**

## 3 MILE RADIUS:



Total Population: **502,809**  
Households: **224,031**  
Daytime Population: **441,377**  
Median Age: **33.2**



Average Household Income: **\$118,853**  
Median Household Income: **\$79,660**

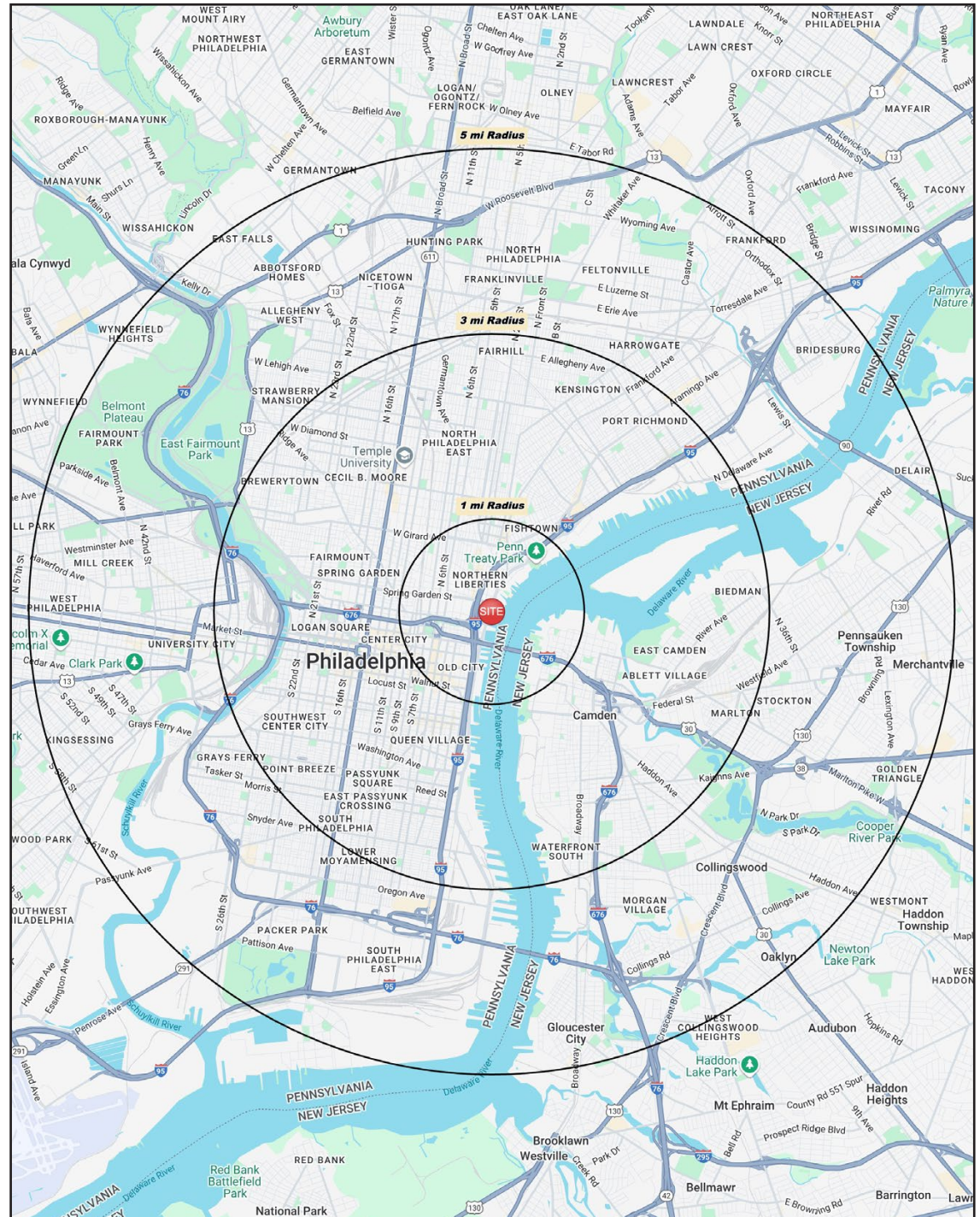
## 5 MILE RADIUS:



Total Population: **948,852**  
Households: **399,809**  
Daytime Population: **742,434**  
Median Age: **33.9**

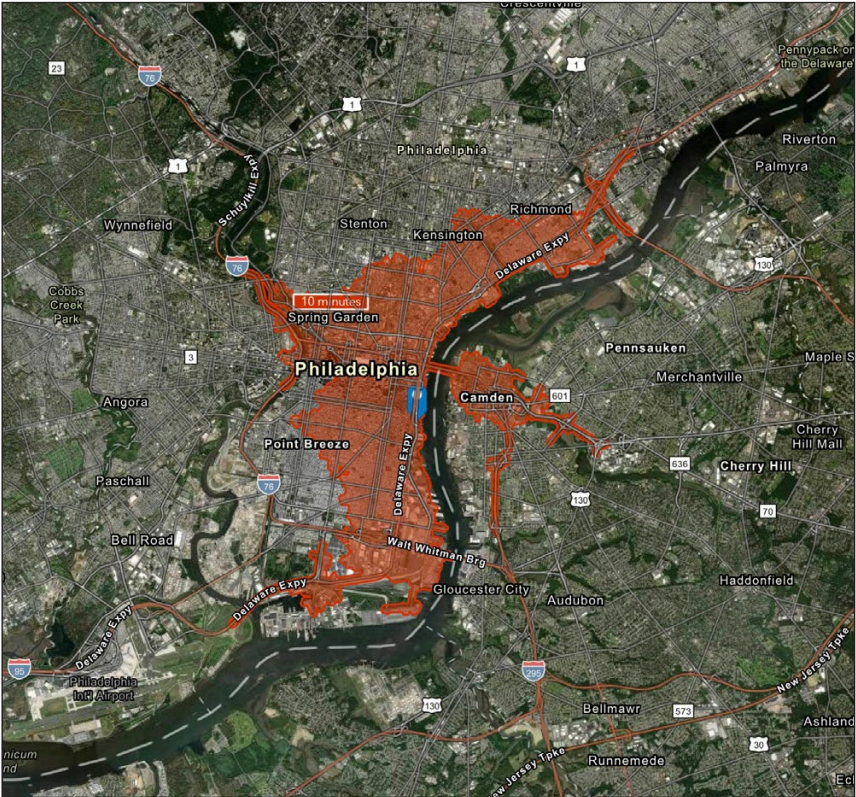


Average Household Income: **\$100,363**  
Median Household Income: **\$69,257**





# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$4,150,907,261

## EDUCATION

Bachelor's Degree or Higher



60%

## OWNER OCCUPIED HOME VALUE

Average



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

## ANNUAL HOUSEHOLD SPENDING

\$4,631

Eating Out

\$2,804

Apparel & Services

\$8,265

Groceries

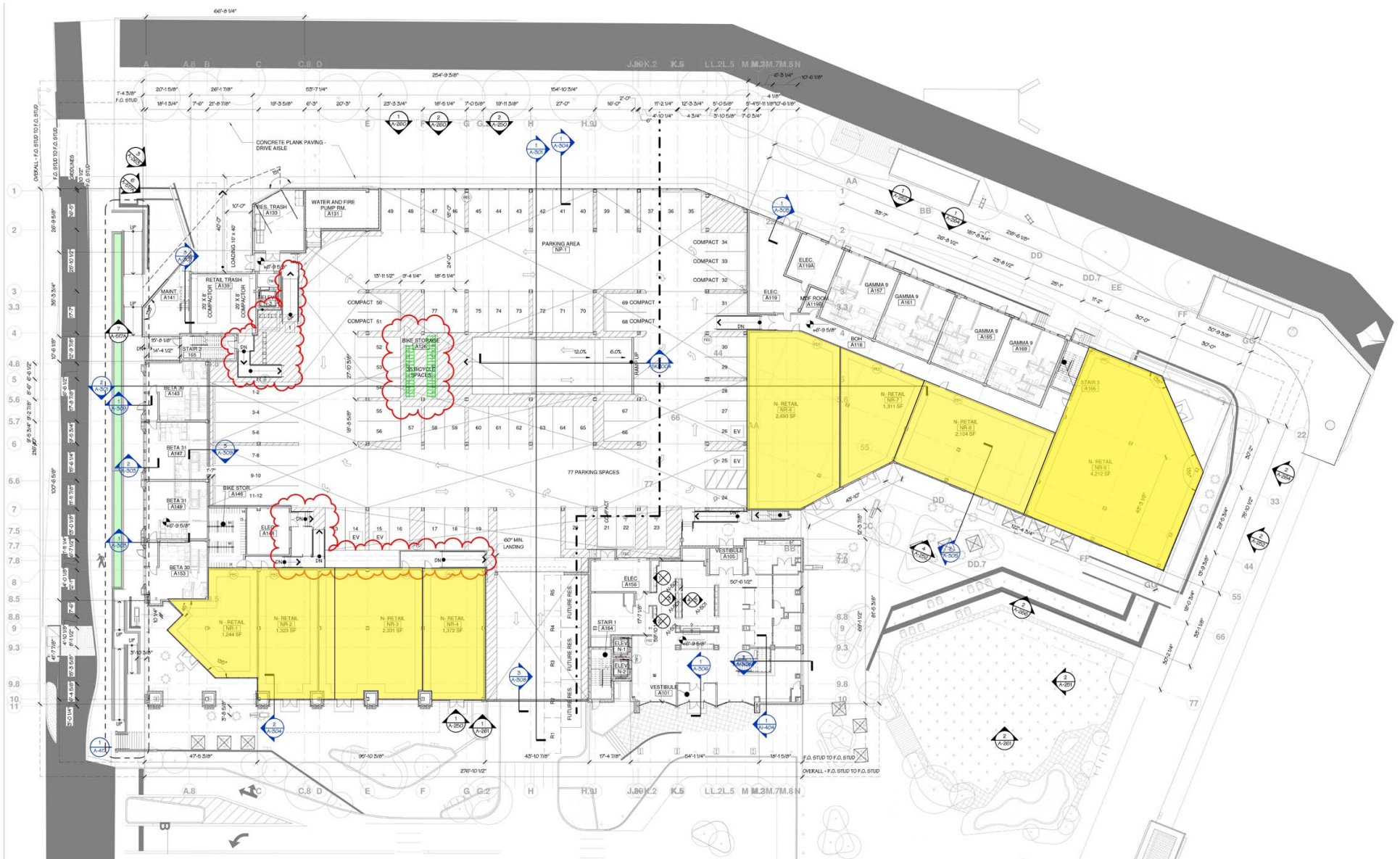
\$333

Computer & Hardware

\$7,843

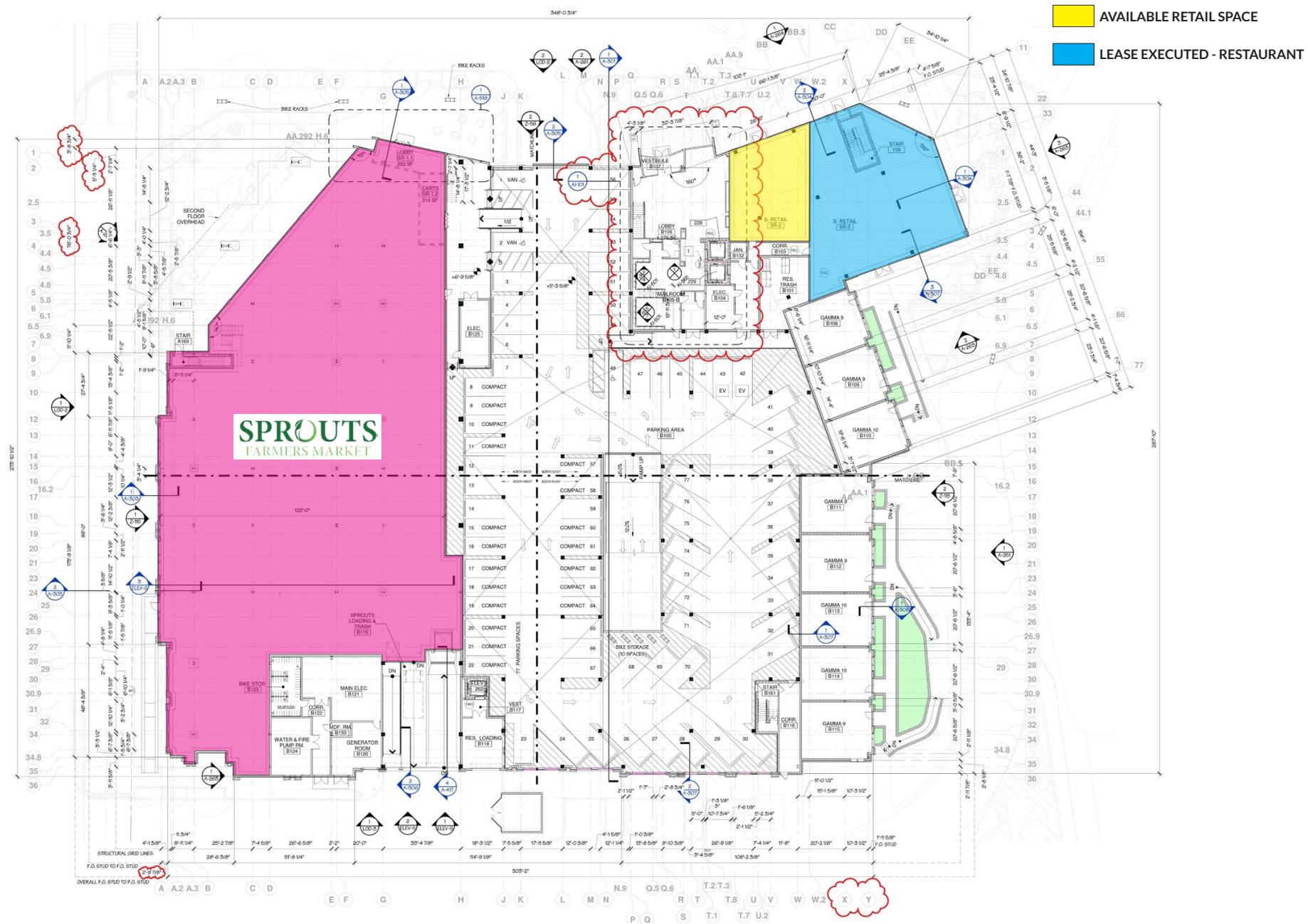
Health Care



 AVAILABLE RETAIL SPACE



# FIRST FLOOR RETAIL PLAN - SOUTH BUILDING



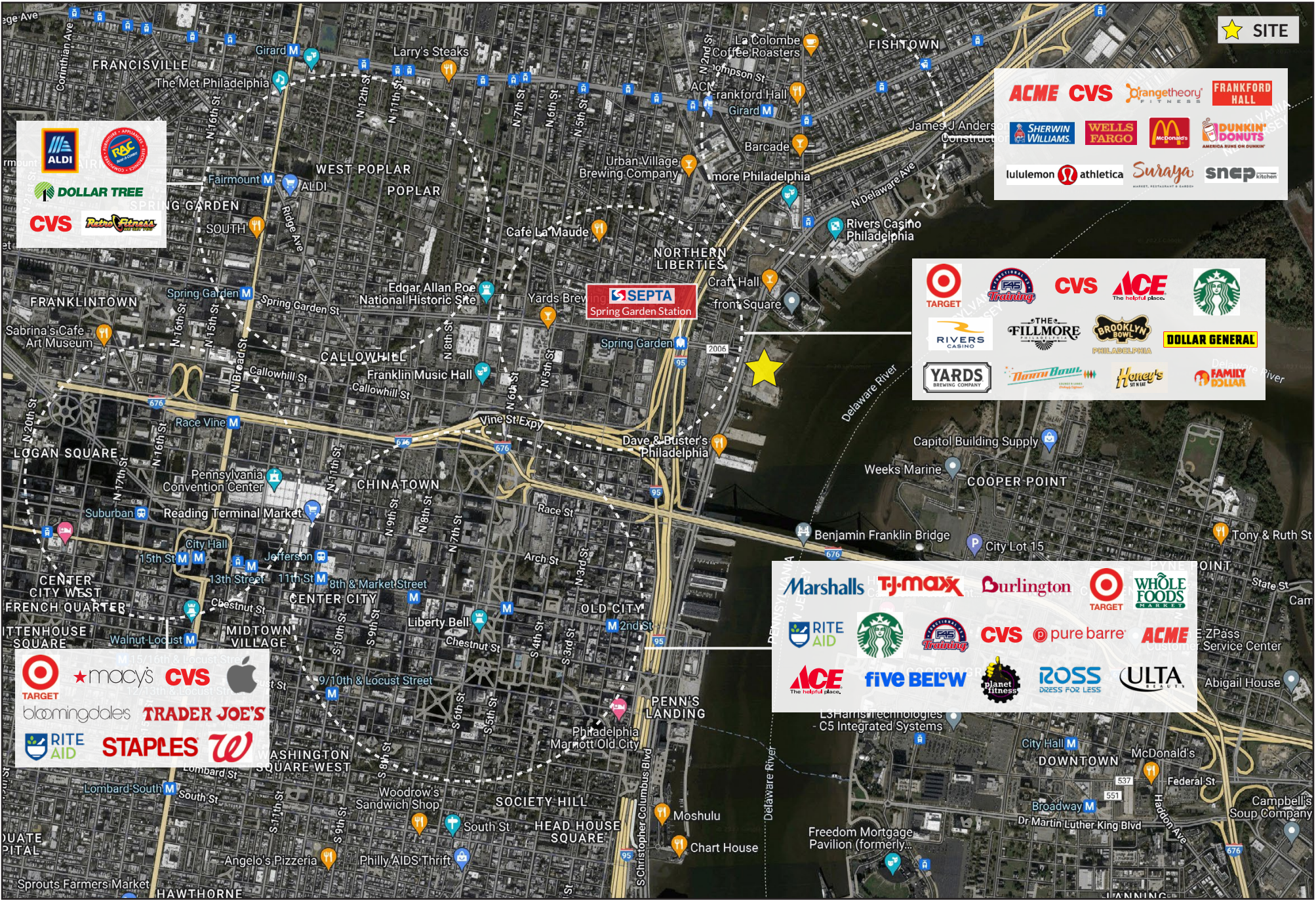


# CITY AERIAL



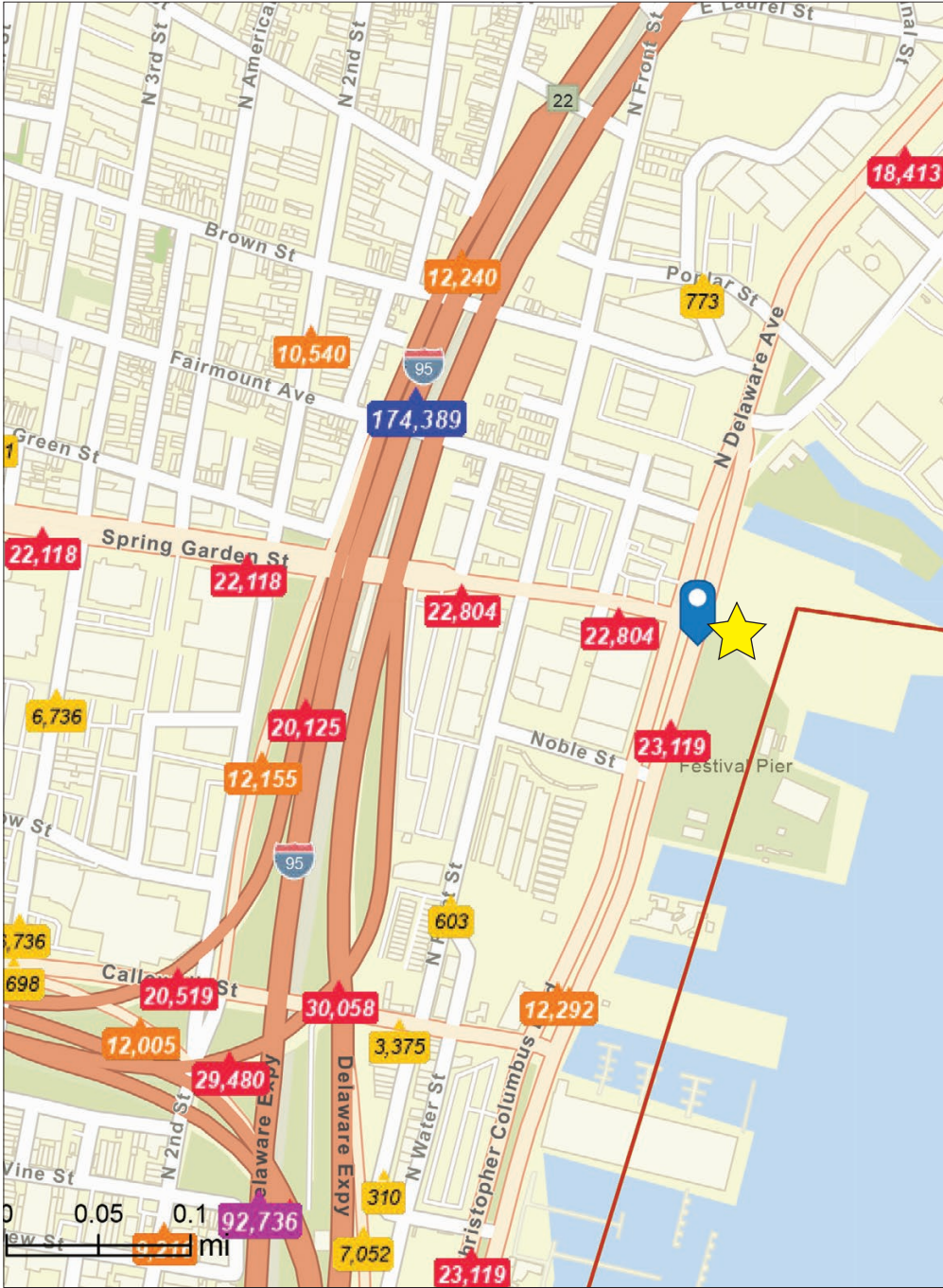


# LOCAL RETAIL





# 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.





# RECENT PROJECT PHOTOS







# RIVERMARK

NORTHERN LIBERTIES



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