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

RIVERNARK 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.

. . . .

24,740 SF Sprouts is open for business

. . . .

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

. . .

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 <u>Asking Rent:</u> Please inquire <u>Site Status:</u> Active redevelopment

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South Building Sprouts 24,740 SF 1 Unit remaining 1,443 SF <u>Possession:</u> South Building Retail w/ Sprouts North Building Retail

<u>Lease Type:</u> Long term NNN lease





RETAIL LEASING PLAN



SIGNALIZED ENTRANCE TO THE CENTER







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

BALA

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

WEST MOUNT AIRY EAST OAK LANE NORTHEAST Awbury LAWNDALE Arboretum NORTHWEST W Gooffrey Ave LAWN CREST EAST OXFORD CIRCLE LOGAN/ OGONTZ/ FERN ROCK W Olney Av LAWNCREST OLNEY MAYFAIR Belfield Ave ROXBOROUGH-MANAYUNK 5 mi Radiu GERMANTO ATT N rankford Ave MANAYUNK Levick S TACONY C St Wyoming Ave WISSAHICKON WISSINOMING ST FALLS FRANK HUNTING PARK NORTH ala Cynwyd ABBOTSFORD FELTONVILLE CETOWN TIOGA OMES FRANKLINVILLE E Luzerne St the second E Erie Ave ALLEGHENY Bala Ave WEST 3 mi Radius WYNNEFIELD RSEL HARROWGATE FAIRHILL BRIDESBUR E Allegheny Av W Lehigh Ave 5 PENN KENSINGTON MANSION WYNNEFI Belmon Z PORT RICHMON FAIRMOUNT NORTH HILADELPHIA EAST East Fairmour Park Temple O NNSYLVANIA University DELA REWERYTOWN CECIL B. MOORE EW JERSEY 1 mi Radius ä Westminster Ave FAIRMOUNT Treaty Par MILL CREEK SPRING GARDE NORTHERN LIBERTIES BIEDMAN WEST Z 676 XO Pennsauken UNIVERSITY EAST CAMDEN Philadelphia r Ave Clark Park OLD CITY TASNA Pa Mercha ABLETT VILLAGE SHOWS Sandst 6th Federal St 9th St S7th St STOCKTON MARL Camde SOUTHWEST CENTER CITY Grays Ferry Av S NGSESSING QUEEN VILLAGE GRAYS FE DINT BREEZE GOLDEN Tasker St PASSYUNK Reed S EAST PASSYUNK CROSSING ойтн Park Dr Coop River P DELPHIA Spark Q. NOOD PARK WATERFRON Collingswood Oregon Ave MORGAN WESTMONT OUTHWEST Haddon Township PACKER PARK PENNSYL VANIA SOUTH PHILADELPHI EAST Newton Lake Park Oaklyr RSEV WE NEW JER Gloucester City LINGSWOOD Audubon Haddon O Lake Park PENNSYLVANIA nobbel Mt Ephraim County Rd 55 Heights NEW JERSEY spect Ridge Blvd

Brooklawi

park!

Bellmaw

Westville Q

RED BANK

National Park

Red Bank Battlefield

WUVANIA





Barrington

10 MINUTE DRIVE TIME



TOTAL RETAIL SALES	EDUCATION	OWNER OCCUPIED HOME VALUE	Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.		Predominantly singles with average household size of 1		<u> </u>	
Includes F&B	Bachelor's Degree or Higher	Average	Typical Housing Multi-unit Rentals		Typical Housing High-Density Apartment		Typical Housing Multi-unit Rentals; Single Family	
i			ANNUAL HOUSEHOLD SPENDING					
			\$4,631	\$2,804	4 \$8,265	\$333	\$7,843	
\$4,150,907,261	60%	\$443,614	Eating Out	Apparel & Services		Computer & Hardware	Health Care	



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TAPESTRY SEGMENTS

Laptops & Lattes

Socioeconomic Traits

Residents are predominantly

single, well-educated

professionals in business, finance,

legal, computer, and

entertainment occupations.

Household Types

303,653

Population

\$84,084

Median Household Income

Metro Renters

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

35.7

Median Age

490,442

Daytime Population

Socioeconomic Traits

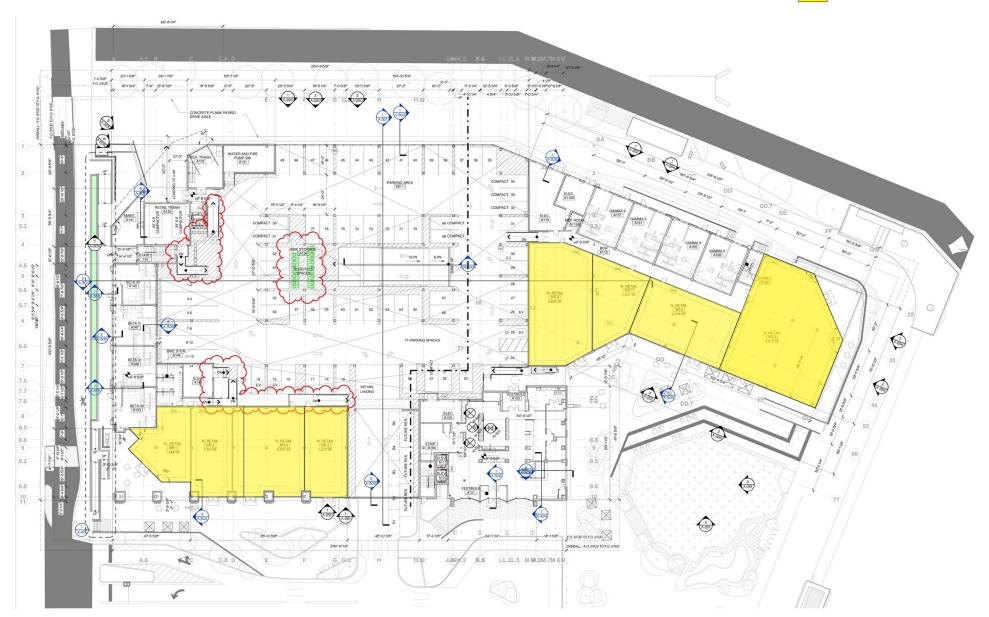
Fresh Ambitions

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

Household Types

FIRST FLOOR RETAIL PLAN - NORTH BUILDING

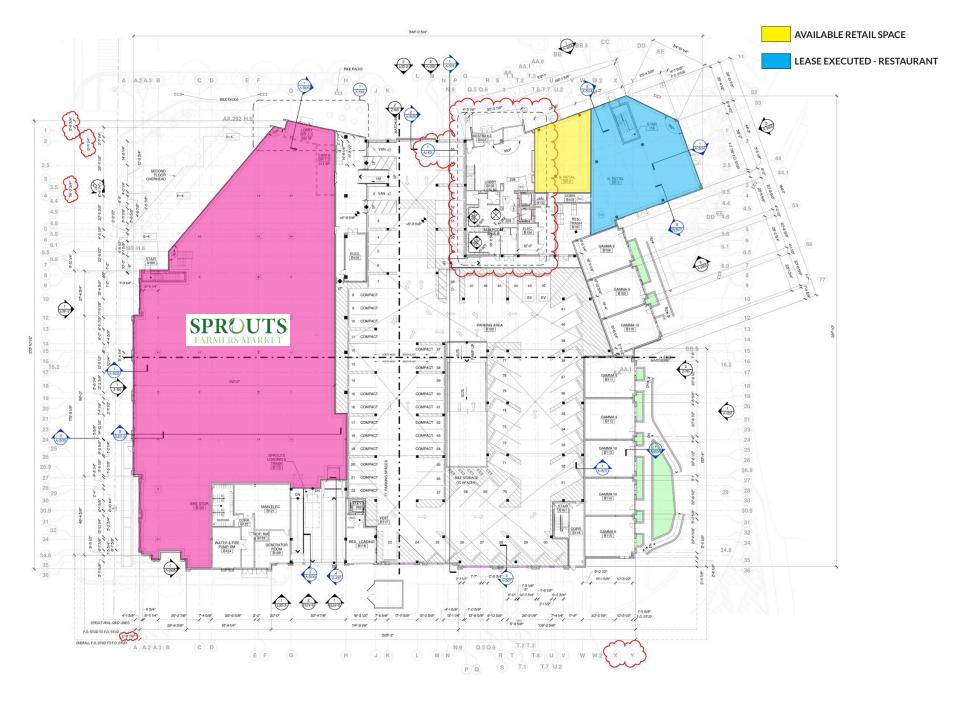
AVAILABLE RETAIL SPACE







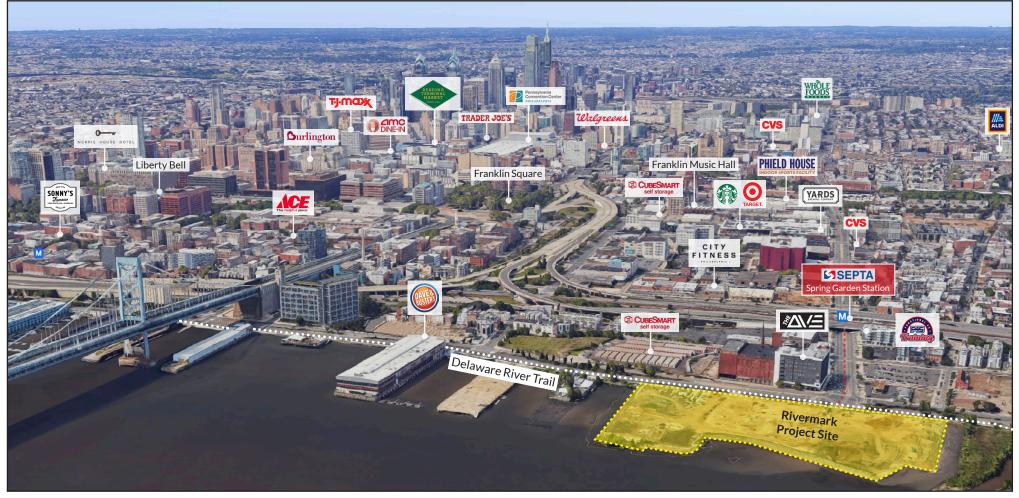
FIRST FLOOR RETAIL PLAN - SOUTH BUILDING







CITY AERIAL

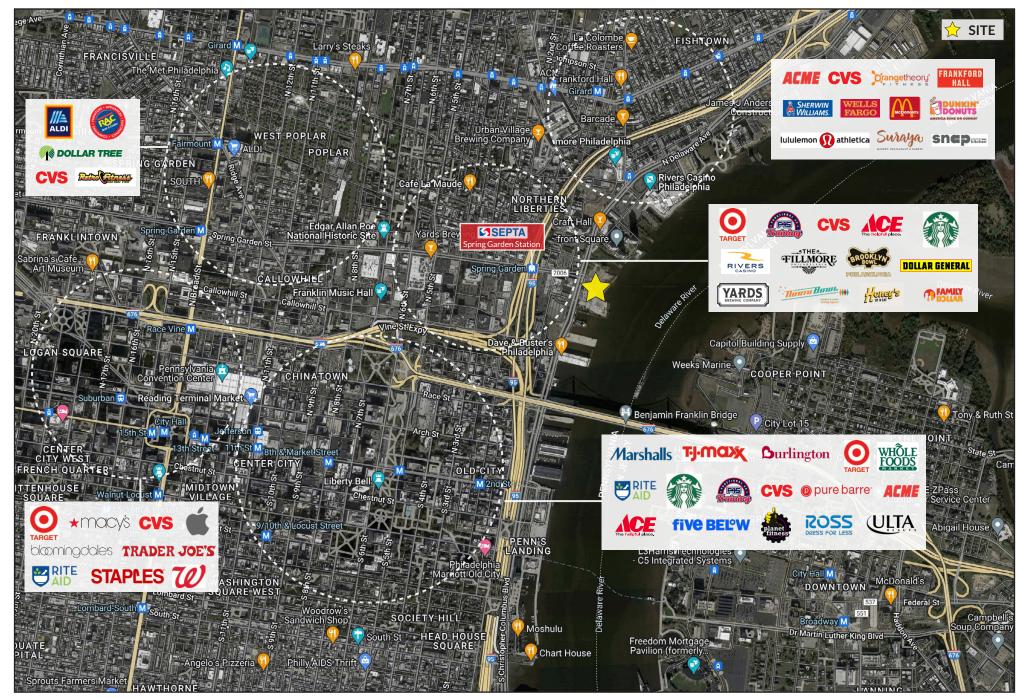








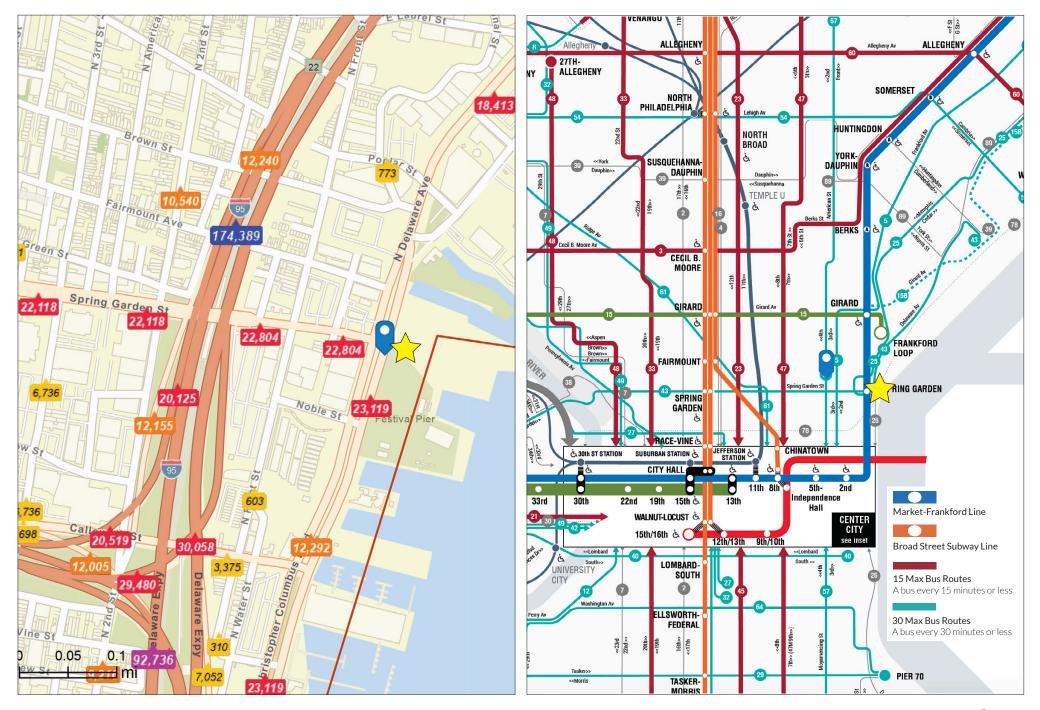
LOCAL RETAIL







TRAFFIC COUNTS & PUBLIC TRANSIT







LOCAL PROJECT: PARK AT PENN'S LANDING

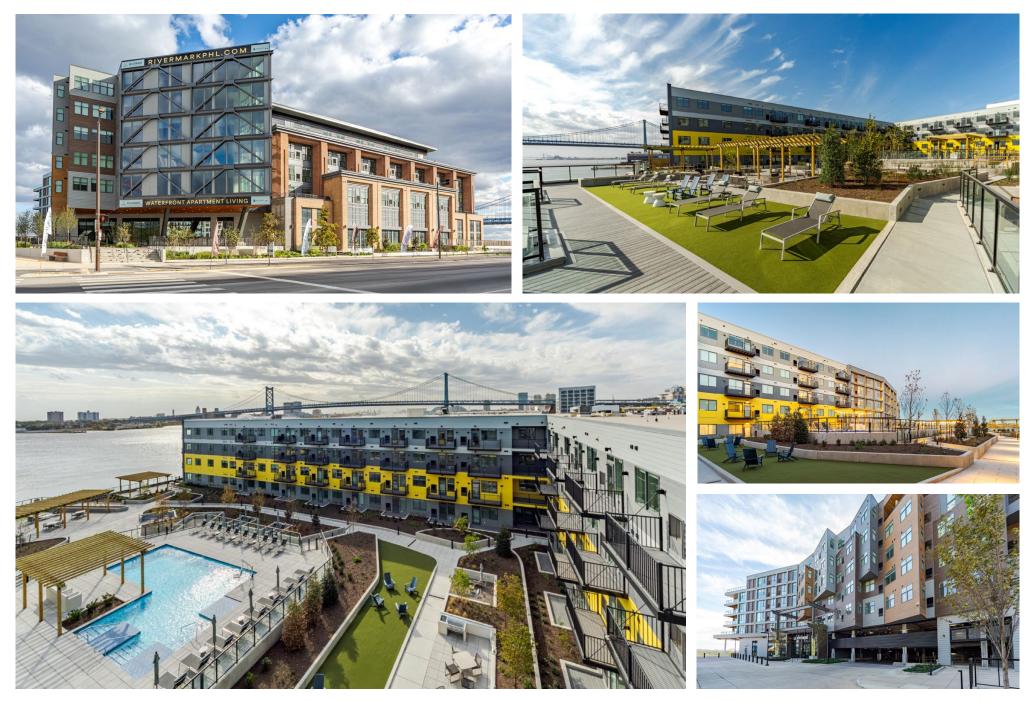
Park at Penn's Landing - 11.5-acre public space that will reconnect Center City to the waterfront with a multi-use plaza arcing above the highway from Chestnut to Walnut streets. The \$329 million project also includes a new, separate bridge that lets people walk or bike from South Street to the Delaware 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











CHARTER PALLC

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