

A Transformative Development

Join the innovative waterfront neighborhood at The Navy Yard, an expanding community home to ±40,000 SF of retail opportunity along with hospitality, corporate HQs, and soon, a private residential community. The Navy Yard is Philadelphia's premier mixed-use development, situated in a campus-like environment within walking distance to Philly's stadium district. The street level retail offers a significant chance for retail development to meet the growing needs of the community.



±40,000 SF

RETAIL SPACE AVAILABLE 2.5 MSF

PLANNED LIFE SCIENCE & OFFICE 1,000+
SOON-TO-BE
RESIDENTS

500+
HOTEL
GUESTS

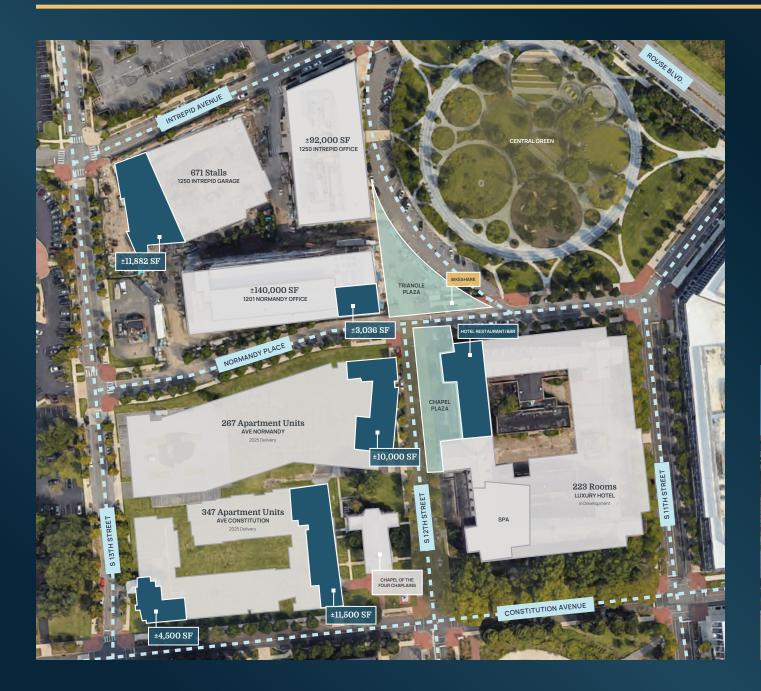
150 COMPANIES

17,000
DAYTIME POPULATION



The Navy Yard's strategic location near the Sports Complex has contributed to its reputation as the "Coolest Shipyard in America," as recognized by Politico. It is conveniently accessibile to I-95, I-76, and SEPTA's Broad Street Line, along with ample free parking. The Navy Yard also offers two daily rotating bus loops, one from Center City and one from SEPTA's NRG Station, that allow both employees and visitors easy access.

A Dynamic Mix of Uses



With ±40,000 SF of retail in the center of the Navy Yard, this is a significant opportunity for restaurants, boutiques, and a wide variety of retailers to thrive amongst a blend of historic and contemporary architecture along tree-lined sidewalks and signature public spaces. Employees, visitors, and soon-to-be-residents offer a promising consumer base ready to explore and engage with new retail offerings.



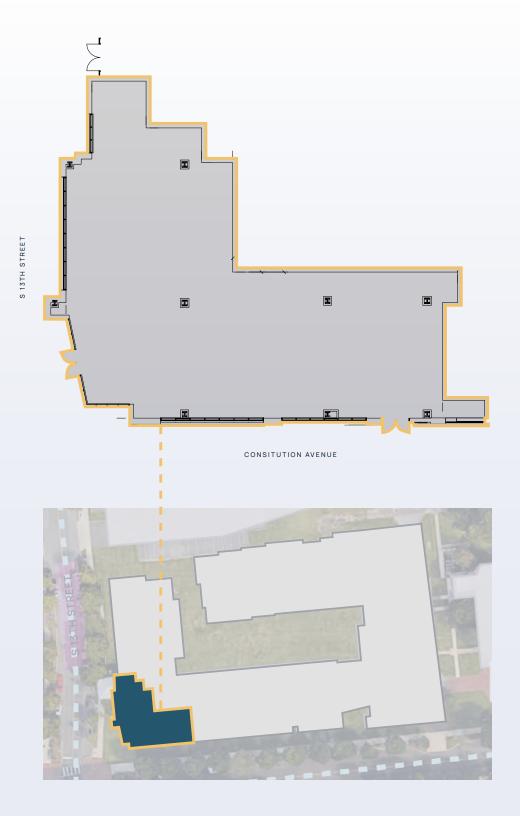


AVE I CONSTITUTION

4,500 Total SF Demisable to 1,200-4,085 SF







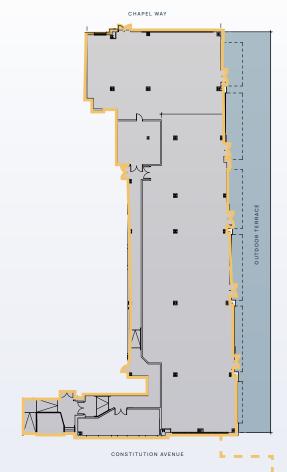


AVE I CONSTITUTION

11,500 Total SF Demisable to 1,000-5,000











AVE I NORMANDY

10,000 Total SF Demisable to 1,200-8,000 SF









1250 INTREPID GARAGE

11,882 Total SF Demisable to 3,000-11,882

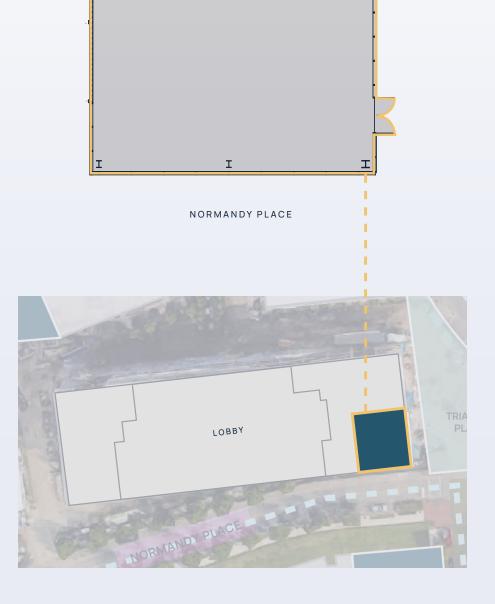






1201 NORMANDY PLACE

3,036 Total SF





An Established Neighborhood

DRIVE TIMES (MINUTES)	10	15	20
Population	150,086	606,030	1,289,193
Daytime Population	181,431	801,540	1,449,442
Businesses	6,095	28,640	47,271
Household Income	\$115,639	\$112,222	\$99,008
Median Age	36.7	35.0	35.4
Employees	92,030	454,009	708,364











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