

3 ACRES ON NORTH AMERICAN STREET AVAILABLE FOR SALE

COMBINED LOT OF 131,249 SF, ZONED ICMX AND CMX2

OFFERING MEMORANDUM

265 W. BERKS STREET & 272 W. NORRIS STREET, PHILADELPHIA, PA 19122



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MSC



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EXECUTIVE SUMMARY



MSC is pleased to exclusively present the opportunity to acquire 265 W. Berks Street & 272 W. Norris Street, a large-scale development site totaling approximately 131,249 square feet (3.01 acres) located at the heart of Philadelphia's rapidly transforming American Street Corridor. Positioned within three miles of Center City and adjacent to thriving neighborhoods such as Fishtown, Northern Liberties, and Olde Kensington, this site offers investors and developers unparalleled access to one of the city's most active growth zones.

The property is situated in a combined ICMX & CMX-2 commercial zoning district, providing generous by-right density and height allowances suitable for a wide range of development scenarios including mixed-use, commercial, and institutional uses. Its placement within the Mixed-Income Neighborhood (MIN) Overlay encourages affordable housing integration and may unlock incentives for qualifying developers.

Surrounding the site are significant anchors of culture, retail, and innovation including the Crane Arts Building, The Clay Studio, and NextFab, alongside national retail tenants such as The Learning Experience, Movement Gym, and Grocery Outlet. The property also benefits from excellent public transportation access and walkability, positioning it as a cornerstone of the corridor's next phase of revitalization.

This offering represents a unique chance to control a large-scale, transit-accessible, and development-ready site in one of Philadelphia's most exciting and evolving submarkets.

DETAILS	
PARCEL	885000074, 885000065
CURRENT ZONING	ICMX, CMX-2
OVERLY DISTRICT	American Street Overlay
FRONTAGE	490' of American Street, 268' on Berks Street
LOT SHAPE	Rectangular



BIRD'S-EYE VIEW



N 3RD STREET

BERKS STREET

268'

NORRIS STREET

265 W. BERKS STREET

ZONING = ICMX

MAX. OCCUPIED AREA (100%) AND FAR (500%) = 556,320 SF
60' MAXIMUM HEIGHT

272 W. NORRIS STREET

ZONING = CMX-2

76 RESIDENTIAL UNITS BY-RIGHT WITH ALLOWABLE BONUSES
45' MAXIMUM HEIGHT WITH ALLOWABLE BONUSES

490'

AMERICAN STREET

★ NEIGHBORHOOD - THE ARTS



The Clay Studio

The Clay Studio is a nationally recognized ceramics institution offering artist residencies, community classes, and contemporary exhibitions. Its new headquarters on North American Street serves as a vibrant hub for ceramic arts and inclusive cultural programming.

CRANE

The Crane Arts Building is a historic warehouse transformed into a creative complex featuring artist studios, galleries, and event space. It serves as a cornerstone for the artistic community in the South Kensington neighborhood.

Forman Arts Initiative

The Forman Arts Initiative is a philanthropic organization dedicated to supporting creative communities through grants, partnerships, and artist-centered programming. Its forthcoming campus on North American Street underscores its mission to foster cultural equity and innovation in Philadelphia.

NEXTFAB

NextFab is a membership-based makerspace that provides access to high-end fabrication equipment, workshops, and collaborative studio space. It supports entrepreneurs, artists, and inventors with training and tools in digital design, woodworking, electronics, and more.

veyko

Veyko Design is a modern architectural metal fabrication studio known for producing custom staircases, railings, and sculptural elements. With a reputation for craftsmanship and collaboration, Veyko serves architects and designers from its North American Street location.

★ NEIGHBORHOOD - RETAIL



GROCERYOUTLET bargain market

Grocery Outlet is a discount supermarket offering brand-name groceries, fresh produce, and household items at deeply reduced prices. Its North American Street location provides affordable shopping options to the surrounding communities in a convenient and accessible format.

REANIMATOR COFFEE ROASTERS

ReAnimator Coffee is a specialty coffee roaster and café known for its meticulously sourced beans and minimalist design aesthetic. Its Master Street location serves as both a retail café and roasting facility, anchoring the corridor's creative and artisanal energy.

WISSAHICKON BREWING CO. EST. Natural Craft 2015

Wissahickon Brewing Company is a family-owned craft brewery known for its rotating selection of small-batch beers and a lively taproom atmosphere. Its brand new North American Street location includes indoor and outdoor seating and regularly hosts food trucks and community events.

PROVENANCE

Provenance is a reclaimed materials and architectural salvage company specializing in vintage building elements, custom fabrication, and sustainable design solutions. Its expansive warehouse on North American Street showcases one-of-a-kind pieces for residential and commercial projects.

movement CLIMBING • YOGA • FITNESS

(formerly The Cliffs at Callowhill)

Movement Gym is a state-of-the-art indoor rock climbing and fitness facility, offering bouldering, top-rope, and lead climbing alongside yoga and strength training classes. Located in a repurposed industrial building, it attracts a diverse community of athletes and enthusiasts.



★ NEARBY RESIDENTIAL DEVELOPMENT



THE AMERICANA (110 RESIDENTIAL UNITS)



1775 N AMERICAN STREET

THE LUXE (179 RESIDENTIAL UNITS)



1705 N AMERICAN STREET

RAY PHILLY (110 RESIDENTIAL UNITS)



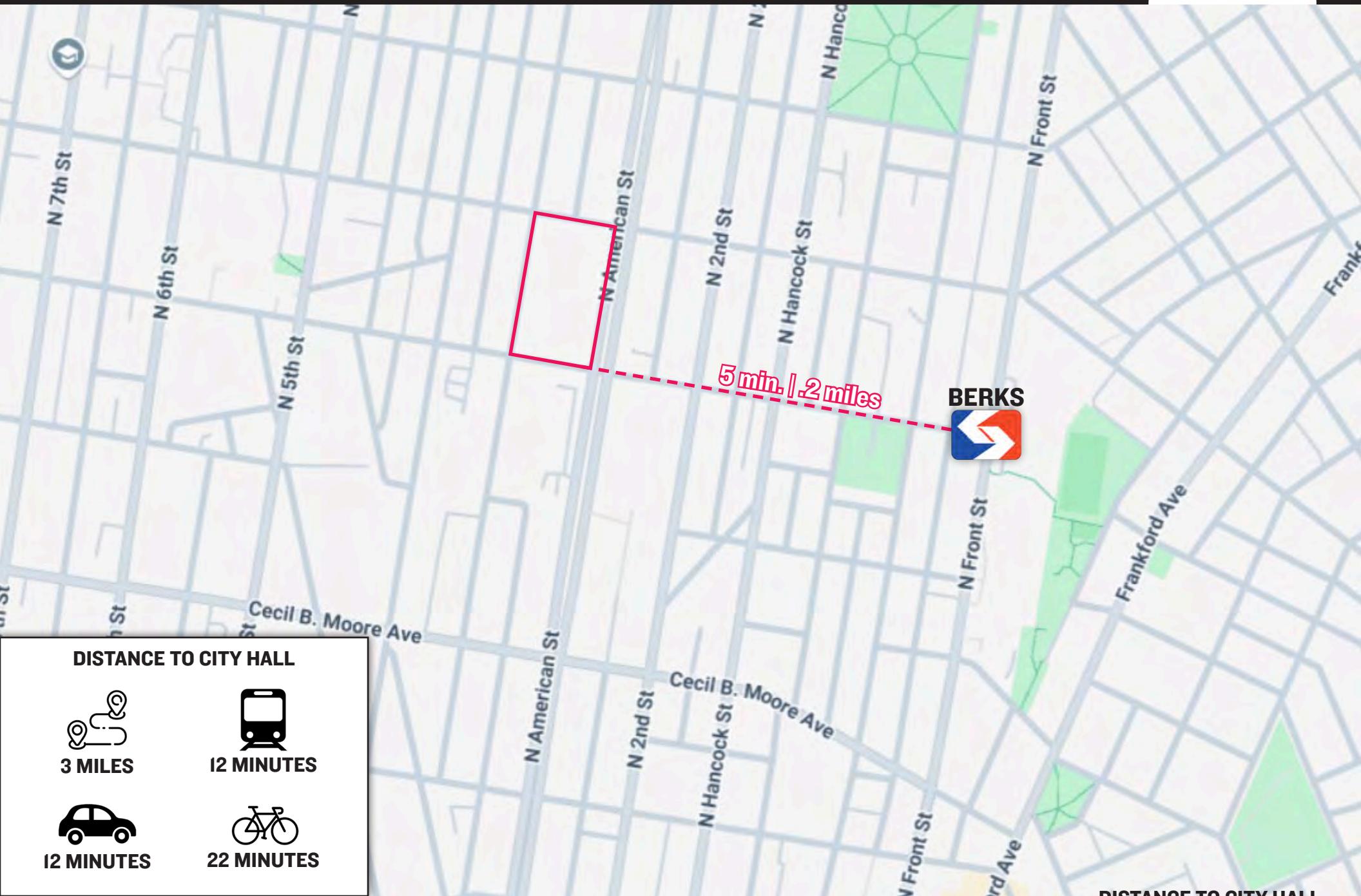
1525 N AMERICAN STREET

THE RALLY (88 RESIDENTIAL UNITS)

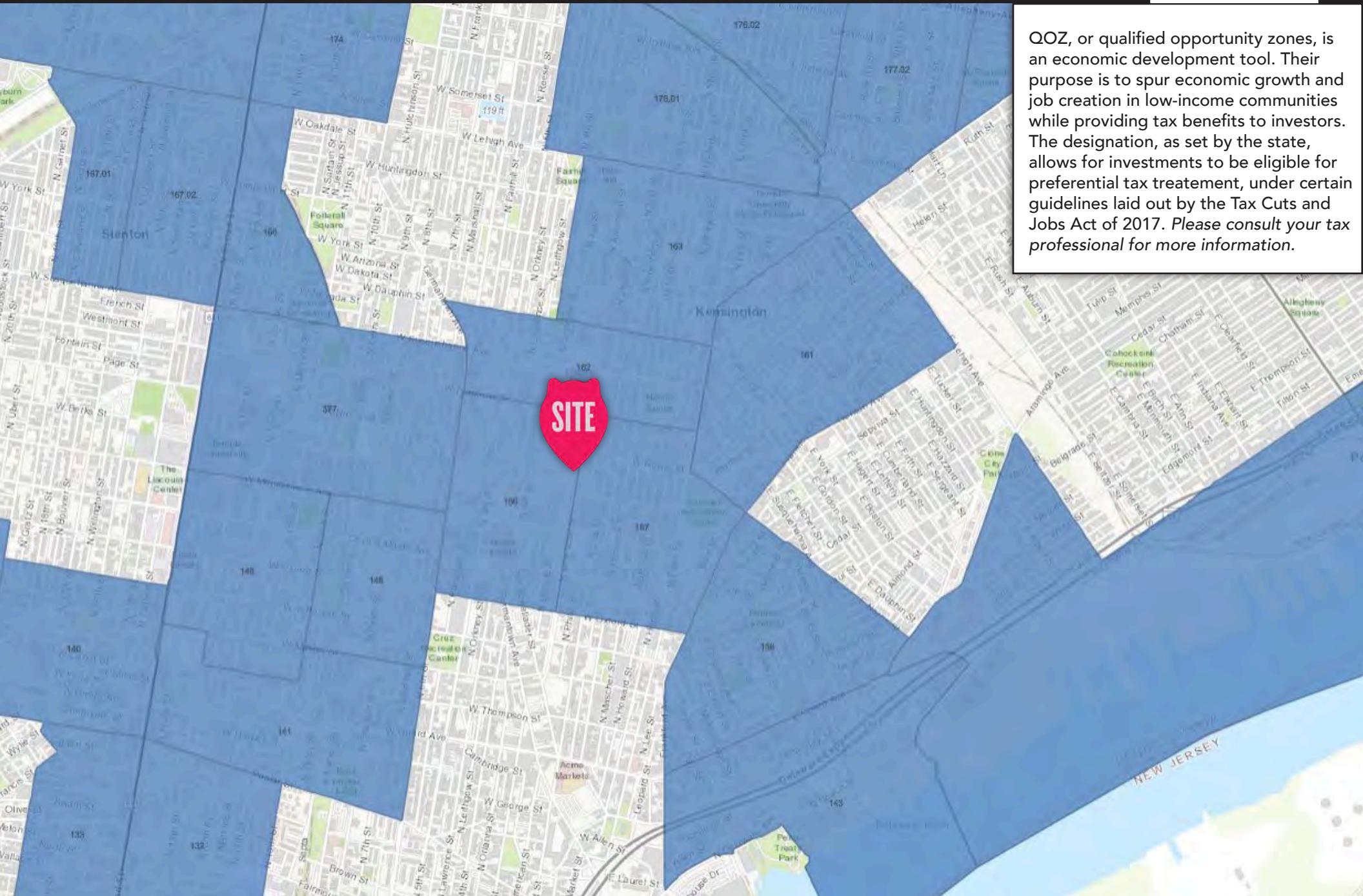


1701 N 2ND STREET

PROXIMITY TO PUBLIC TRANSIT



★ QUALIFIED OPPORTUNITY ZONE



QOZ, or qualified opportunity zones, is an economic development tool. Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors. The designation, as set by the state, allows for investments to be eligible for preferential tax treatment, under certain guidelines laid out by the Tax Cuts and Jobs Act of 2017. Please consult your tax professional for more information.

★ COMPARABLES



MAP OF NORTH PHILADELPHIA EAST

PHOTOGRAPHS OF COMPARABLE PROPERTIES

The following images show aerial views of the five properties marked on the map:

- 1** 1901 N AMERICAN ST
- 2** 2200 N AMERICAN ST
- 3** 310 W GIRARD AVE
- 4** 2201 N AMERICAN ST
- 5** 1700 N AMERICAN ST

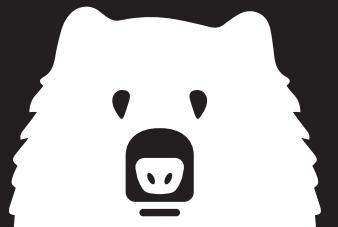
SALE

PROPERTY	PRICE	ZONING	LOT SF	PRICE/LOT SF
1901 N American St	\$5,400,000	ICMX	60,000	\$90 PSF
2200 N American St	\$5,000,000	ICMX	47,847	\$104 PSF
310 W Girard Ave	\$5,400,000	ICMX	30,000	\$180 PSF
2201 N American St	\$12,975,000	ICMX	63,568	\$204 PSF

LEASE

PROPERTY	RENT	DELIVERY	SIZE	TENANT
1700 N American St	\$30 PSF Gross	BTS	41,326 SF	Movement Gym

★ PHILADELPHIA REGIONAL OVERVIEW



\$490 BILLION
Gross Regional Product



#13
Millennial Growth Rate Over
the Nation's 30 Largest Cities

104
Colleges &
Universities

#6
Largest City in the Country



#1
Housing Value & Opportunity
(National Association of Builders)

#22
Nation's Population Growth

7.2 MILLION
9th Largest MSA Population



#1
City for Culture
(Travel & Leisure Magazine)

\$2.93 BILLION
Philadelphia School Capital Projects
Over Next 5 Years

PHILADELPHIA MSA

Philadelphia is the largest city in the Commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of 1,576,251 as of 2024. The greater Philadelphia region, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries in the region to thrive.

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor MSC Retail, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

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All zoning information, including but not limited to, use and buildable footage must be independently verified.

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