

MSC

WASHINGTON AVENUE

LAST SPACE REMAINING!

1,443 SF CORNER RETAIL IN
NEW CONSTRUCTION MIDRISE

GRADUATE HOSPITAL
PHILADELPHIA, PA



2401 WASHINGTON AVENUE

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION	EST. MEDIAN HH INCOME
188,131	\$99,150
EST. MEDIAN AGE	EST. EMPLOYEES
35	258,822

PROPERTY DETAILS

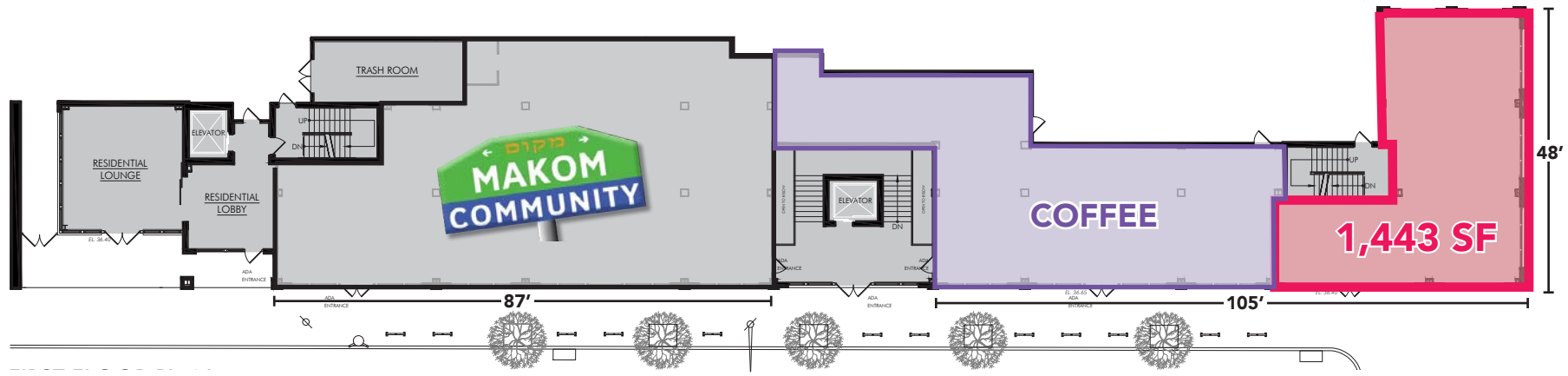
- ▶ 1,443 SF corner for lease
- ▶ Floor-to-ceiling windows along 24th Street and Washington Avenue
- ▶ Just one mile from both the core of Center City and University City
- ▶ Significant frontage allows for incomparable signage and branding
- ▶ Billboard presence along highly-trafficked Washington Avenue
- ▶ Seeking amenity, service, and community retail within 82-unit luxury multi-family community

JOIN NEIGHBORING TENANTS



FIRST FLOOR PLAN

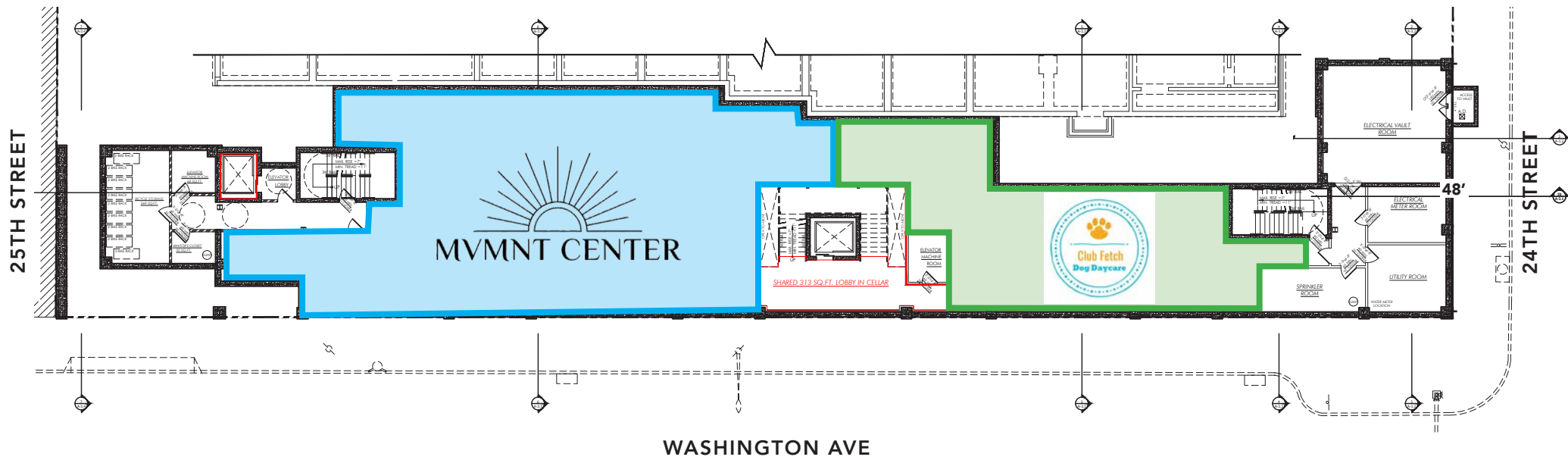
25TH STREET



24TH STREET

WASHINGTON AVE

LOWER LEVEL PLAN



INTERIOR PHOTOS



AERIAL

2501 WASHINGTON AVENUE
- 76 unit mixed-use building & townhouses

2101 WASHINGTON AVENUE (UNDER CONSTRUCTION)
- 260 unit mixed-use building & 40 townhouses

1601 WASHINGTON AVENUE (PROPOSED)
- 400 unit mixed-use building & 44 townhouses

1001 S BROAD STREET (UNDER CONSTRUCTION)
- 1,400 units in three towers
GIANT.



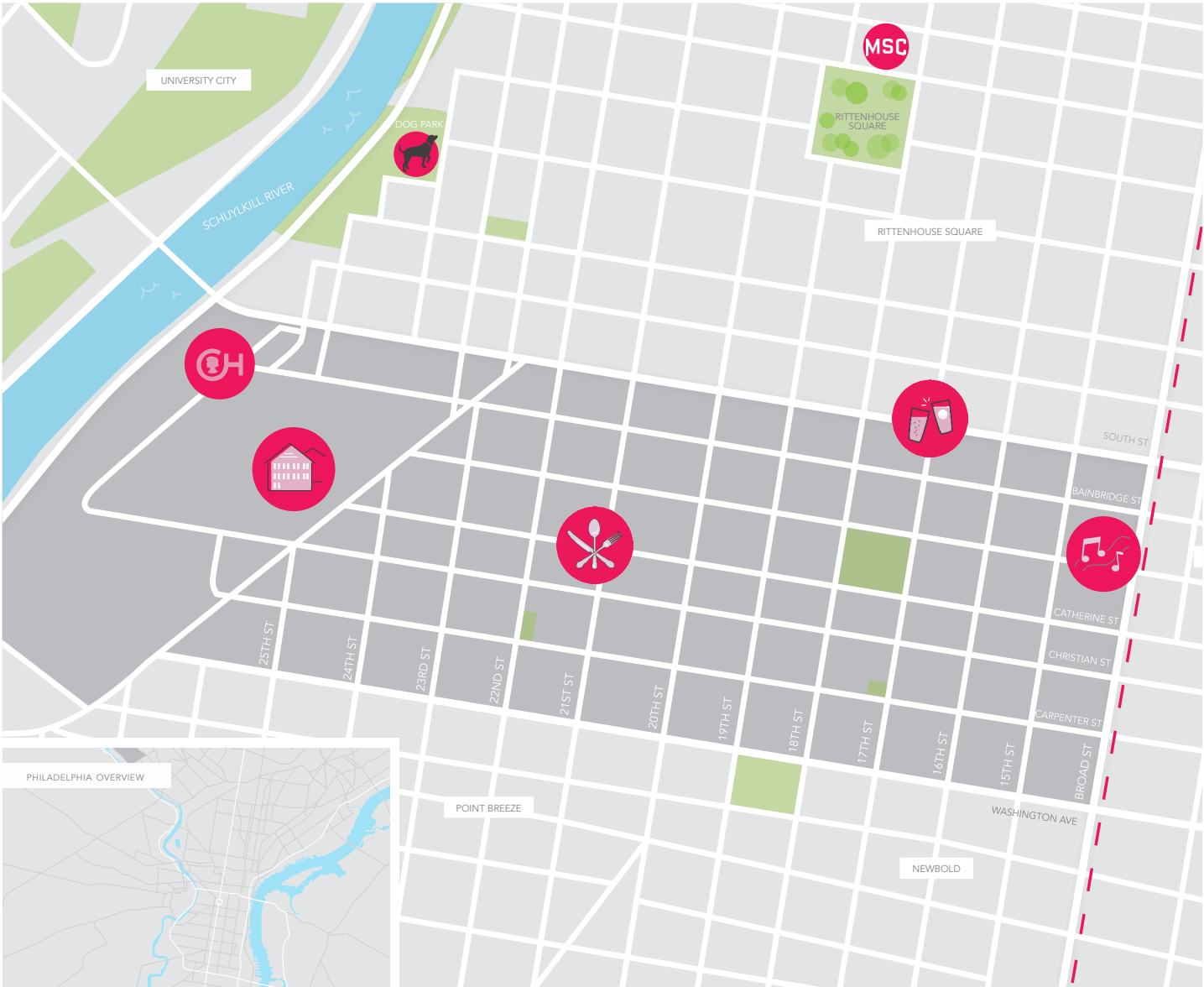
2401 WASHINGTON AVENUE
- 82 unit mixed-use building & townhouses

2201 WASHINGTON AVENUE
- 90 unit mixed-use building & 21 townhouses

LINCOLN SQUARE
- 322 units and 100,000 SF of retail

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

GRADUATE HOSPITAL OVERVIEW



NEIGHBORHOOD 411

Looking for a more residential urban corridor with easy access to all the downtown amenities? Graduate Hospital has you covered. Located just to the south of Rittenhouse, stretching from the Schuylkill to Broad Street, new developments are increasingly popping up, making this destination more desirable than ever. Strong access to dense residential affluence coupled with explosive growth and incomparable neighborhood feel make this one of Philly's hottest locations.

NOTABLE BRANDS



THE DEETS



An eco-friendly corridor, with a local organization committed to planting trees



Ample bike lanes and flat streets make this spot a chief choice for cyclists



Hub for young families with strong public & private schools plus stroller-friendly sidewalks



Blend of seasoned and nouveau bars, pubs & restaurants sit on lively South St. West

PHILADELPHIA NEIGHBORHOOD MAP

MSC PHILADELPHIA'S NEIGHBORHOODS



MSC



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