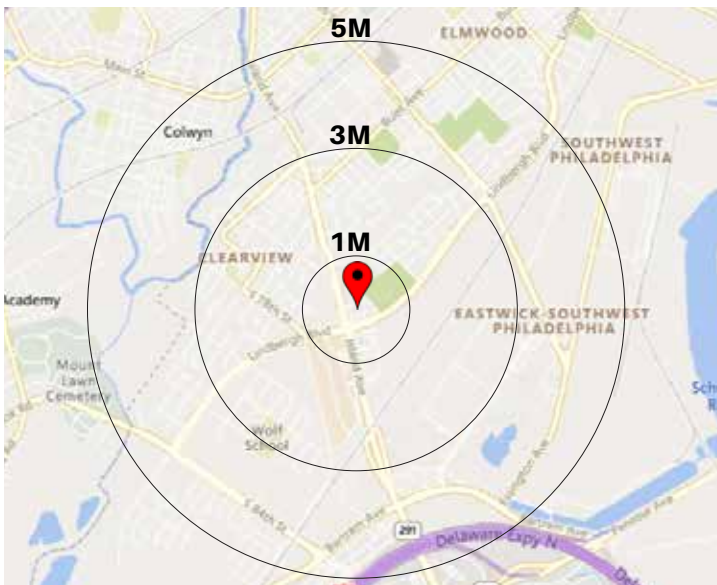


PENROSE PARK SHOPPING CENTER

Lindbergh Blvd. & Island Ave. | Philadelphia, PA



DEMOGRAPHICS

2021 Estimated Population:

1 MILE - 20,347 **3 MILES** - 151,750 **5 MILES** - 646,792

2026 Estimated Population:

1 MILES - 20,558 **3 MILES** - 153,009 **5 MILES** - 654,958

2021 Estimated Average Household Income:

1 MILES - \$61,262 **3 MILES** - \$60,431 **5 MILES** - \$76,384

PROPERTY HIGHLIGHTS

- ✓ Rite Aid anchored center with close proximity to densely populated South & Southwest Philadelphia
- ✓ Located in thriving retail corridor with a solid mix of national and regional retailers within a 1-mile radius of the property including ShopRite, Fine Wine & Good Spirits, NovaCare Rehabilitation and Planet Fitness
- ✓ Easy access to I-95 and I-75
- ✓ Large pylon sign on the intersection of Lindbergh Blvd. and Island Ave. which advertises to 48,244 vehicles per day



AVERAGE DAILY TRAFFIC COUNTS

Lindbergh Blvd. - 16,931

Island Ave. - 31,313



200 Old Forge Lane, Suite 201
Kennett Square, PA 19348
610.388.6600 **tel** | 610.388.6605 **fax**

Visit watersretailgroup.com for leasing opportunities.



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SUITE	TENANT	SQ. FEET
A	AVAILABLE	3,000
B	Rite Aid	13,423
C	ALDI	14,877
D	Davita Dialysis	8,000
E	Dunkin Donuts	3,038
TOTAL		42,338

LEASING AGENT

JOE WATERS
 610-388-6600 ext.20
 joewaters@watersretailgroup.com



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SERVICES THAT ENHANCE AND ADVANCE

No two properties are alike. That's exactly why Waters Retail Group offers a full suite of services to maximize the value of your assets. We use an integrated strategy that starts with local consumer shopping trends and market insight. We assess curb appeal, tenant mix, tenant placement, and cultivate relationships with municipalities. Finally, the Waters Retail Group team looks at lowering vendor care costs to increase cash flow.

To date, we have successfully leased and managed more than 4,000,000 square feet of retail space spanning from Pennsylvania to Virginia. Centers under our attention and care contain more than 385 national, regional and local tenants, and achieve more than \$900,000,000 in annual retail sales.

With a historical occupancy rate of over 98%, Waters Retail Group finds tenants with staying power

BENEFITS WITH YOUR INVESTMENT

- ✓ A dedicated, skilled and experienced team of real estate professionals
- ✓ In-depth market knowledge and competitive insight for sound decision making
- ✓ Targeted marketing campaigns that result in the right tenant mix
- ✓ Quality lease negotiations that protect your investment
- ✓ Long-term tenant and broker relationships

WATERS RETAIL GROUP AT A GLANCE

- Inception:** 1985
- Headquarters:** Kennett Square, PA
- Portfolio:** 28 million square feet in 3 states
- Retail Sales:** \$800 million annually
- Properties Leased & Managed:** 30
- Financing:** \$750 million in construction, permanent, and refinancing loans closed
- Tenants Served:** 385 national, regional, and local tenants
- Centers Developed:** 29 (3.6 million square feet)

ADVANCE WITH CONFIDENCE

We are Waters Retail Group, a leading Mid-Atlantic real estate services firm offering customized landlord representation, tenant representation, development, brokerage services, and construction management solutions that empower our clients to advance.

Our seasoned team of expert development professionals, former supermarket executives, skilled leasing agents, property and construction managers, and financing and equity partners have the skills and experience to handle all your commercial real estate needs. We take a hands-on approach, treating every property as if it were our own. As a result, we turn our clients' toughest retail challenges into success stories.



Advance with confidence.

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