



MSC



704-712 S. 4TH STREET

QUEEN VILLAGE
PHILADELPHIA, PA

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

MSC Retail is proud to exclusively present 704-712 S 4th Street for sale, a five building mixed use assemblage of properties in the heart of Queen Village, Philadelphia. This fully occupied, stabilized asset features five ground-floor commercial space and 8 residential units on the floors above, making it an ideal opportunity for investors seeking steady cash flow in one of the city's most desirable neighborhoods. Professionally managed for over five years, the property is in strong condition, offering a strong balance of stability and upside. Current rental rates have room for growth, providing investors with both immediate income and long-term value appreciation.

Queen Village is one of Philadelphia's oldest and most sought-after neighborhoods, known for its historic charm, strong community, and prime location just south of Center City. The residential market is characterized by a mix of well-preserved colonial-era rowhomes, new construction townhouses, and boutique condo developments, with consistently strong demand due to its walkability, school district appeal, and proximity to downtown. The commercial market is anchored by South Street and Fabric Row, featuring a mix of legacy retail, boutique shops, restaurants, and service-based businesses, making it a vibrant destination for both residents and visitors. Investors are drawn to the neighborhood's steady appreciation, low vacancy rates, and opportunities in mixed-use properties, where retail tenants on the ground floor benefit from the area's high foot traffic and affluent demographic. With continued development and revitalization efforts, Queen Village remains a strong market for both residential buyers and commercial investors looking for stability and long-term growth.

PRICING

| ASKING PRICE | CAP RATE |
|--------------|----------|
| \$3,800,000 | 6.15% |

INVESTMENT HIGHLIGHTS

- 100% occupied, 5 building mixed-use portfolio in the heart of the Queen Village neighborhood of Philadelphia
- 5 commercial spaces with 8 residential units above
- Strong, surrounding immediate market density, with roughly 71,400 residents in a 1-mile radius and an average household income of \$158,565
- Professionally managed for the last 5+ years including capital upgrades both to the exterior and interior of the property
- Queen Village has seen rental growth of about 5% over the past 2 years driven by incredible residential demand



RENT ROLL

| RENT ROLL | | | | | |
|----------------------|---------------|--------|-----------------|------------------|----------|
| Units* | Type | Parcel | Monthly | Annual | Expire |
| Juice Bar | Commercial | 704 | \$2,650 | \$31,800 | Dec - 25 |
| Philadelphia Fashion | Commercial | 706 | \$2,200 | \$26,400 | Oct - 28 |
| Gym | Commercial | 708 | \$2,400 | \$28,800 | MTM |
| Eyelash Hair | Commercial | 710 | \$1,760 | \$21,120 | Sep - 27 |
| Jewelry Store | Commercial | 712 | \$1,950 | \$23,400 | Aug - 26 |
| 704 Apt 1 | 2 Bed, 2 Bath | 704 | \$2,085 | \$25,020 | MTM |
| 706 Apt 1 | 2 Bed, 1 Bath | 706 | \$1,700 | \$20,400 | MTM |
| 708 Apt 1 | 2 Bed, 1 Bath | 708 | \$1,678 | \$20,136 | Apr - 26 |
| 708 Apt 2 | 2 Bed, 1 Bath | 708 | \$1,800 | \$21,600 | May - 27 |
| 710 Apt 1 | 1 Bed, 1 Bath | 710 | \$1,484 | \$17,808 | Aug - 27 |
| 710 Apt 2 | 1 Bed, 1 Bath | 710 | \$1,800 | \$21,600 | Apr - 26 |
| 712 Apt 1 | 1 Bed, 1 Bath | 712 | \$1,495 | \$17,940 | MTM |
| 712 Apt 2 | 1 Bed, 1 Bath | 712 | \$1,595 | \$19,140 | Aug - 26 |
| 704 Parking | Parking | 704 | \$250 | \$3,000 | Dec - 25 |
| 706 Parking | Parking | 706 | \$300 | \$3,600 | Oct - 28 |
| Total | | | \$24,887 | \$308,644 | |

MSC FINANCIALS



| ADDRESS | ZONING | LOT SIZE | BUILDING SIZE | RESIDENTIAL UNIT | RETAIL UNIT | PARKING |
|------------------|--------|-----------------|------------------|------------------|-------------|----------|
| 704 South 4th St | CMX-2 | 1,280 SF | 1,992 SF | 1 | 1 | 3 |
| 706 South 4th St | CMX-2 | 1,458 SF | 2,208 SF | 1 | 1 | 1 |
| 708 South 4th St | CMX-2 | 976 SF | 2,682 SF | 2 | 1 | 0 |
| 710 South 4th St | CMX-2 | 683 SF | 1,860 SF | 2 | 1 | 0 |
| 712 South 4th St | CMX-2 | 1,383 SF | 2,592 SF | 2 | 1 | 1 |
| TOTAL | | 5,780 SF | 11,334 SF | 8 | 5 | 5 |

| IN PLACE | |
|-------------------------------|-------------------|
| Gross Income | \$208,644 |
| Vacancy Loss-5% | (\$15,432) |
| Effective Gross Income | \$293,212 |
| Expenses | |
| Management Fee - 3% | \$8,796 |
| Taxes | \$23,309 |
| Insurance | \$10,840 |
| Water & Electric | \$12,000 |
| Maintenance | \$1,500 |
| Fuel | \$900 |
| Total Expense | \$59,345 |
| NOI | \$233,867 |

MSC PARCEL OVERVIEW



| | |
|---------------|-----------|
| LOT SIZE | 5,780 SF |
| BUILDING SIZE | 11,334 SF |
| UNITS | 13 |
| FLOOR COUNT | 3 |

MONROE STREET

BAINBRIDGE STREET

S 4TH STREET

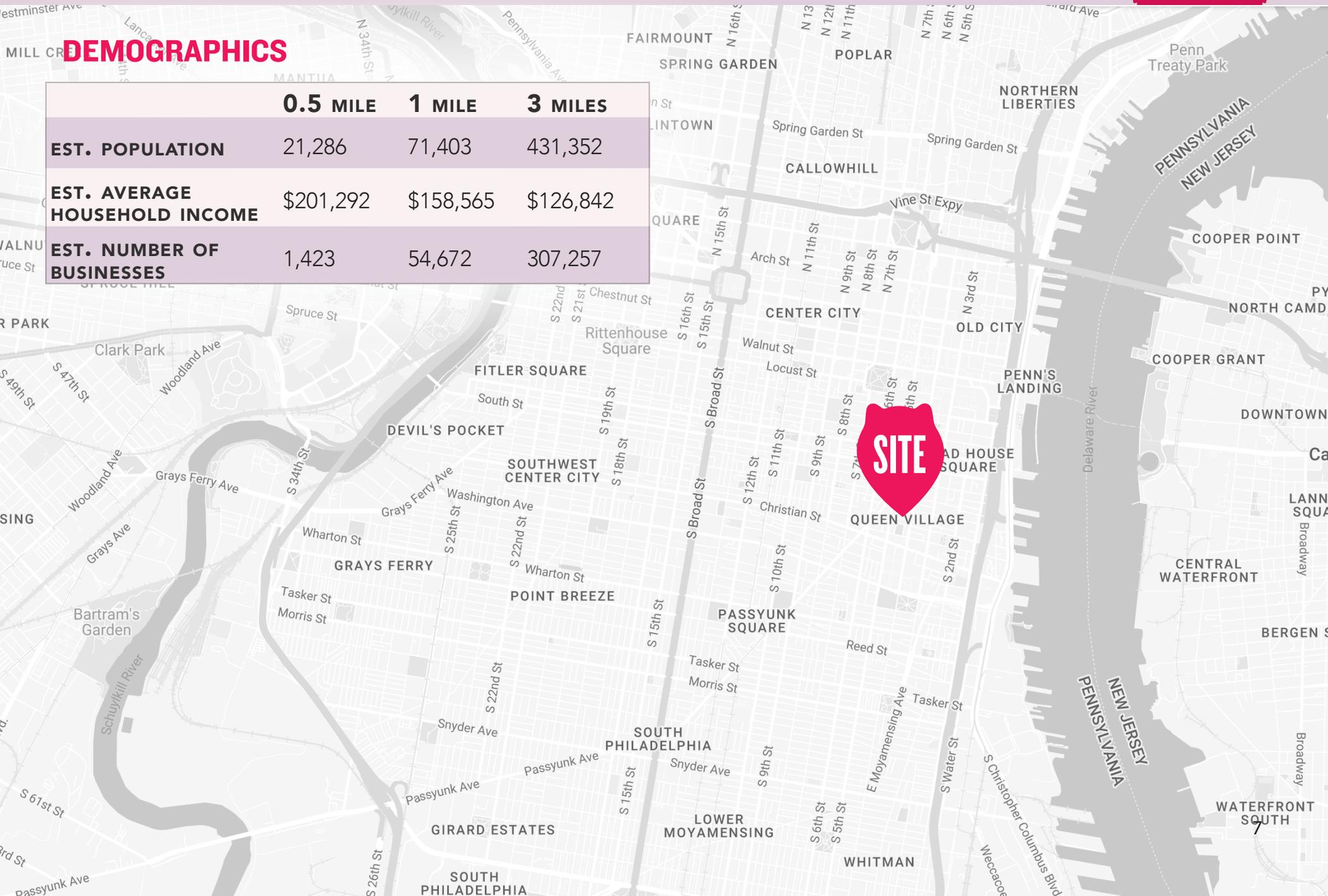


MSC LOCATION OVERVIEW



DEMOGRAPHICS

| | 0.5 MILE | 1 MILE | 3 MILES |
|-------------------------------|-----------|-----------|-----------|
| EST. POPULATION | 21,286 | 71,403 | 431,352 |
| EST. AVERAGE HOUSEHOLD INCOME | \$201,292 | \$158,565 | \$126,842 |
| EST. NUMBER OF BUSINESSES | 1,423 | 54,672 | 307,257 |



MSC AERIAL



- SOCIETY HILL
- HEADHOUSE SQUARE
- QUEEN VILLAGE
- BELLA VISTA

MSC PROPERTY PHOTOS





CENTER CITY



SITE



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

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INVESTMENT SALES

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