

14,297 +/- SF OF RETAIL/RESTAURANT IN NORTHERN LIBERTIES FOR LEASE

501 SPRING GARDEN ST
NORTHERN LIBERTIES, PHILADELPHIA 19123



THE CARSON



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Property Overview

- » Up to 14,297 +/- SF of Retail Available (divisible)
- » The Carson is a new construction mixed-use building in Northern Liberties including 373 luxury apartments.
- » Residential portion of building is +/- 80% occupied
- » Over 2,700 new apartment units within a 0.5 mile radius
- » Located in the fastest growing zipcode in Philadelphia.
- » Tremendous presence on Spring Garden Street



Walk Score®

Walk Score **94**
Walker's Paradise
Daily errands do not require a car.

Bike Score **97**
Biker's Paradise
Flat as a pancake, excellent bike lanes.

DEMOGRAPHICS

| | |
|--|----------|
| Residents within 1 mile | 30,336 |
| Average household income | \$76,045 |
| Est. daytime population <i>(workers within 1 mile)</i> | 38,786 |

Join existing retail tenants at the The Carson:



Bank



National Grocer

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Building Photos

VIEW FROM 5TH STREET



AVAILABLE PATIO SPACE



VIEW FROM 6TH STREET



RESIDENTIAL ENTRANCE



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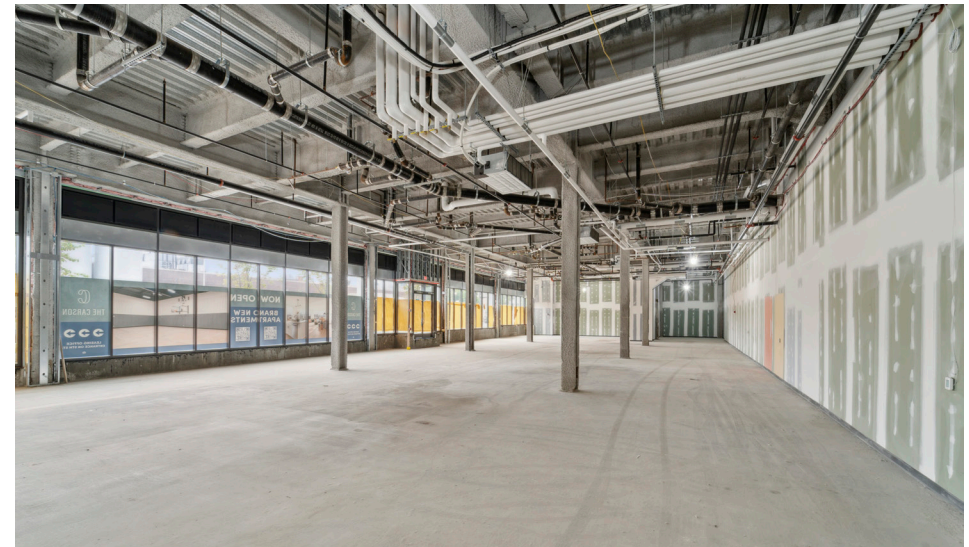
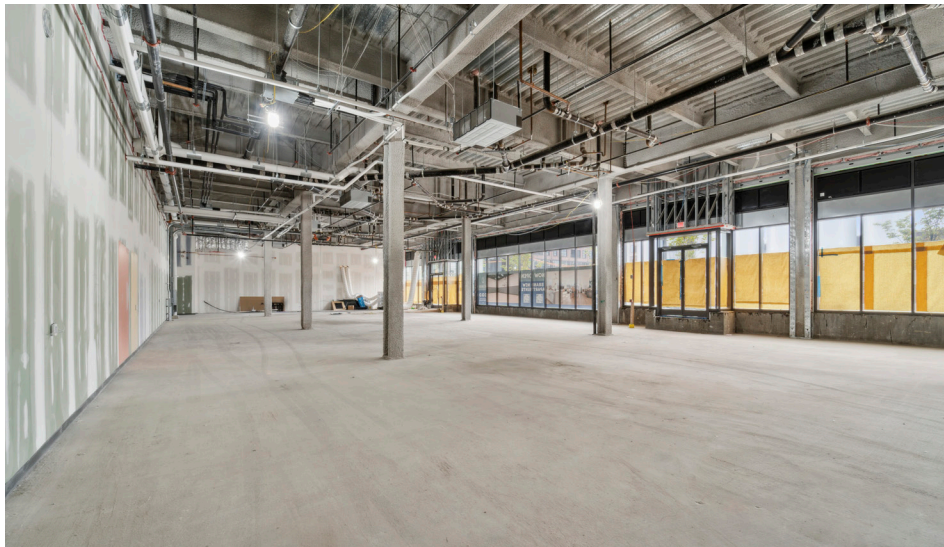


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Retail Space A

- » 8,917 +/- SF, space is divisible
- » 150' of frontage on Spring Garden St
- » 18' Ceiling Heights
- » 60' of depth
- » Space is ideal for; food & beverage, pet services, medical office, entertainment users & other retail services.
- » Located in one of Philadelphia's hottest neighborhoods
- » Easy access to Center City, Columbus Boulevard and I-95.



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Retail Photos Space A - 8,917 +/- SF (DIVISIBLE) Ceiling Height 18.5' to the beam



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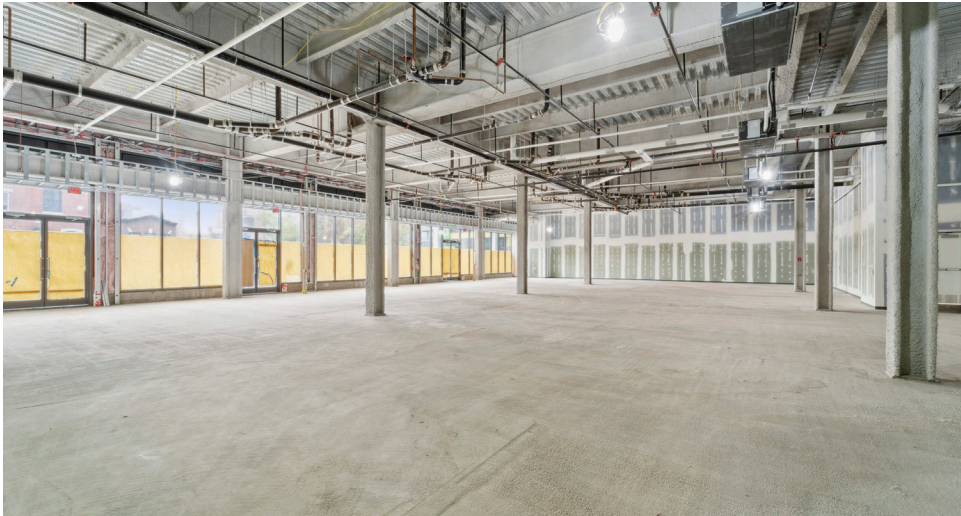
Retail Space B

- » 5,380 +/- SF, space is divisible
- » 90' of frontage on 5th St
- » 17' ceiling height
- » 70' of depth
- » Dedicated use of 4,000 +/- SF outdoor patio
- » Space is ideal for; food & beverage, QSR, cafe/coffee shop, pet services, medical office and other service retail.
- » Located in one of Philadelphia's hottest neighborhoods
- » Easy access to Center City, Columbus Boulevard and I-95.



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Retail Photos Space B - 5,380 +/- SF (DIVISIBLE) Ceiling Height 17.9' to the beam



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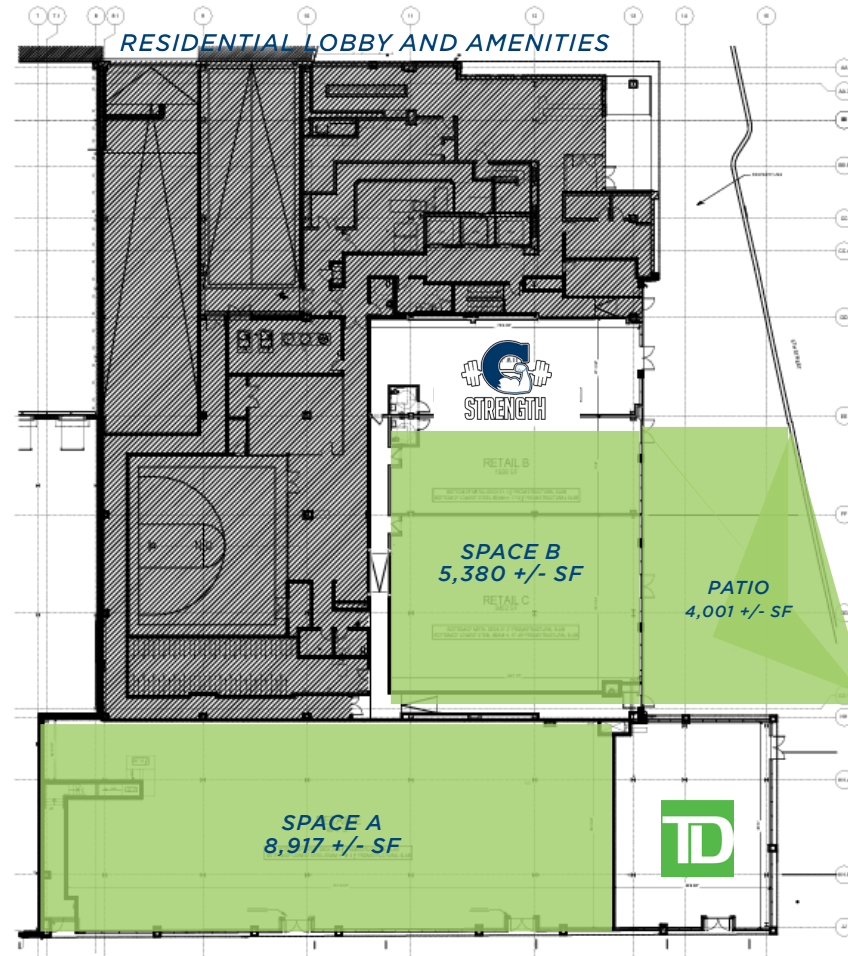
Site Plan



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Floor Plan



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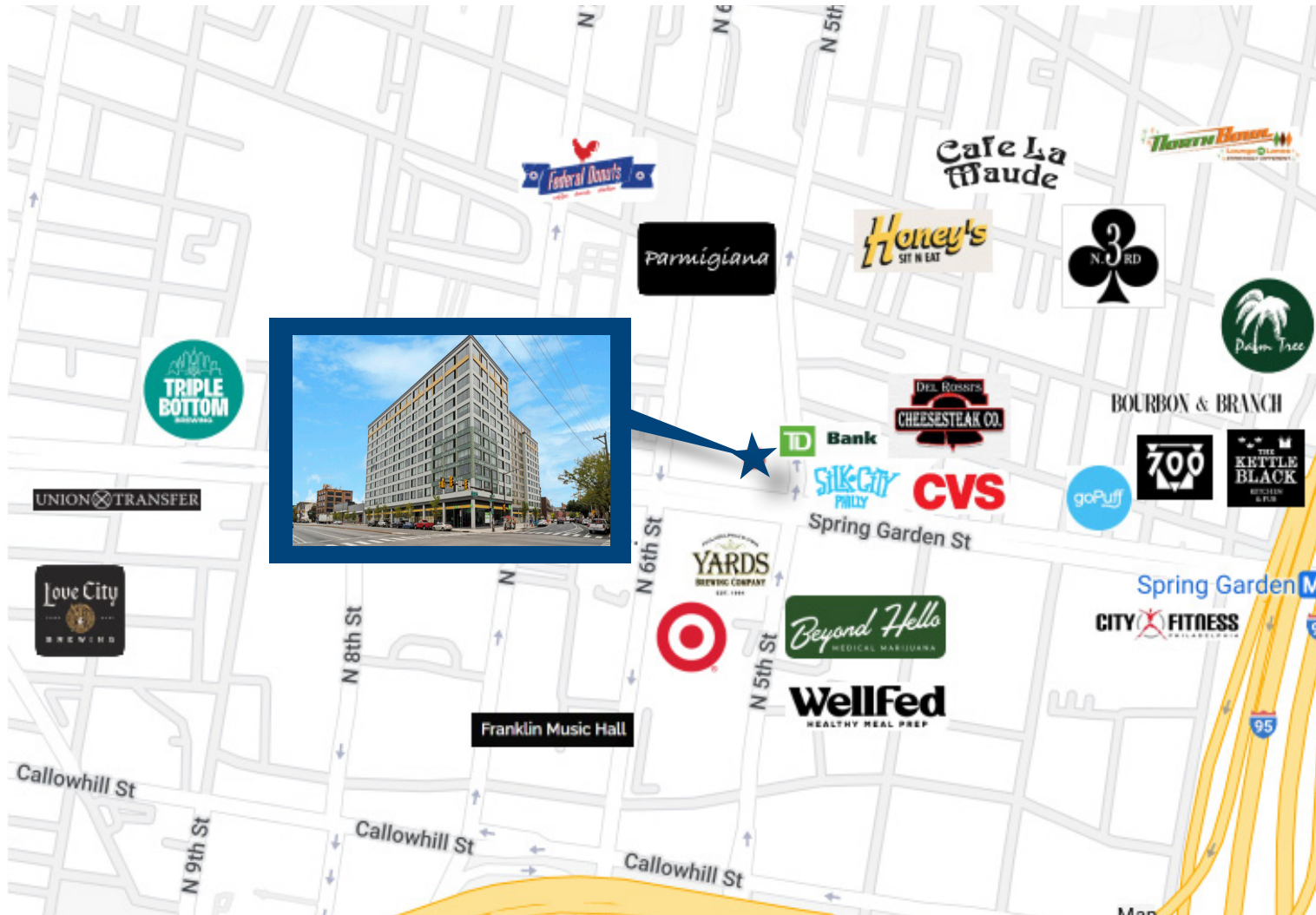
Become part of Philadelphia's Highest Growth Neighborhood



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Retail Map of Neighborhood



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Northern Liberties



A GASTRONOMIC ADVENTURE IN PHILADELPHIA'S TRENDSETTING HUB

Embark on a culinary adventure in Northern Liberties, Philadelphia, where the dining scene is a testament to innovation and flavor. From trendy cafes to diverse restaurants, this vibrant neighborhood offers a taste of excellence with a focus on locally sourced ingredients and sustainability. Explore the eclectic menus, enjoy artisanal delights, and savor the unique flavors that define Northern Liberties as a gastronomic haven in the heart of Philadelphia.



A TRENDY HAVEN OF DIVERSE RETAIL DELIGHTS

Discover the eclectic retail scene of Northern Liberties, Philadelphia, where historic charm meets modern trends. This vibrant neighborhood boasts an array of boutiques, specialty shops, and vintage stores offering unique selections. Explore art galleries showcasing local talent, visit pop-up shops for ever-changing finds, and peruse home decor stores for stylish pieces. Northern Liberties is a dynamic shopping destination that caters to diverse tastes, providing a mix of local, high-quality, and one-of-a-kind offerings against the backdrop of its welcoming and trendy atmosphere.

AN ENERGETIC CANVAS OF NIGHTLIFE EXPERIENCES

As the sun sets, Northern Liberties in Philadelphia comes alive with a pulsating nightlife that beckons night owls and socialites alike. The neighborhood boasts a diverse array of bars, craft breweries, and stylish lounges, each contributing to the lively atmosphere. Dive into the local craft beer scene, relish expertly crafted cocktails, and groove to the beats in live music venues. Northern Liberties' vibrant nightlife scene reflects the dynamic spirit of the community, offering an array of options for those seeking memorable evenings filled with entertainment, camaraderie, and a touch of urban charm.



A VIBRANT TAPESTRY OF COMMERCIAL AND RESIDENTIAL INNOVATION

Experience the evolution of Northern Liberties in Philadelphia, where commercial and residential development intertwine to create a modern urban landscape. The neighborhood has undergone a renaissance, blending historic charm with contemporary living. Chic apartments and renovated warehouses cater to a diverse community, while commercial spaces host trendy boutiques, art studios, and innovative businesses. This harmonious fusion of residential and commercial development reflects Northern Liberties as a dynamic and sought-after destination, where the spirit of progress and community thrives in every corner.

