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# AVE Constitution Retail Opportunities

**AVAILABLE IN 2025**

**1,000 SF to 10,000 SF Available**





**KORMAN**

**NAVY  
YARD**  
PHILADELPHIA

# Philadelphia's Newest Neighborhood

With the Navy Yard fast becoming a bustling hub of innovation and growth, the transformation is not only limited to its corporate landscape. Navy Yard is Philadelphia's premier mixed-use development with more than 150 companies and 15,000+ employees. As we usher in this new era of prosperity, the first phase of Ensemble/Mosaic's mixed-use development is poised to infuse life into the area around the clock. This dynamic evolution is already underway with the construction of 614 new apartments, and the momentum will only increase with the commencement of a 223-room hotel in 2024, augmenting the Navy Yard's existing 212-room Courtyard Marriott. This expansion will not only bring 1,000+ residents to call the Navy Yard home but also attract 500+ daily hotel guests, creating a vibrant, 24/7 community. However, at the present moment, there is extremely limited retail space at the Navy Yard, pointing to a significant opportunity for retail development to meet the growing needs of the community.

### This unprecedented retail opportunity caters to:

				
<b>1,000+</b>	<b>500+</b>	<b>130K</b>	<b>8M SF</b>	<b>380</b>
Soon-to-be Residents	Hotel Guests	Annual Visitors	of Occupied Space	Stadium District Events per year

### Destination

The Navy Yard's strategic location in close proximity to the Sports Complex has undoubtedly contributed to its reputation as the "Coolest Shipyard in America," as recognized by Politico. With an impressive annual influx of 130,000 visitors, the Navy Yard has established itself as a destination of choice, not only for tourists but also for the locals in South Philly's stadium district. This unique convergence of maritime history and sporting entertainment offers a delightful blend of experiences, making it a vibrant hub that beckons both residents and visitors alike.



### Campus-Like Environment

This unprecedented mixed-use development by Ensemble/Mosaic and Korman Communities caters to 15,000+ employees, 130,000 annual visitors, and over 1,000 soon-to-be residents – a promising consumer base ready to explore and engage with new retail offerings. Plus, the campus boasts its own private security, ensuring a safe and welcoming environment for everyone.



### World-Class Public Spaces

The Navy Yard's vibrant new public space, nestled in the heart of the Historic Core, seamlessly connects a 220+ key luxury hotel and 600+ apartments with Chapel Plaza, Central Green, and Triangle Plaza. The 35,000SF Chapel Plaza provides an intimate gathering area designed to accommodate outdoor dining, provide comfortable seating, and offer a venue for live performances, farmers markets, festivals, and more.





## Considerations



**7,000+**  
Additional residents  
at full build out



**12,000+**  
Additional employees  
at full build out



**15,000+**  
Daily Employees



### Central Retail – A Dynamic Mix of Uses

40,000 SF of street-level retail at the center of the Navy Yard’s transformative mixed-use development offering an opportunity for restaurants, boutiques, and a wide variety of retailers to thrive amongst a blend of historic and contemporary architecture along tree-lined sidewalks and signature public spaces.



### Diverse and Inclusive

In alignment with Ensemble/Mosaic’s values, the project will deliver a curated tenant mix at the Navy Yard that caters to the diverse audience who will visit retail spaces. This commitment to impactful development diversity, equity, and inclusion (DEI) is woven into every aspect of the Master Plan development.



### Sustainable Development

As one of the largest LEED (Leadership in Environmental and Energy Design) Neighborhood’s in the county, the Navy Yard focuses on health and wellness while minimizing its environmental impact and delivering cutting edge design.



# Where Convenience Meets Style: AVE Constitution at the Navy Yard



## AVE Constitution from 1,000 SF to 10,000 SF available ground floor retail space



1,000 soon-to-be-residents  
located above the space



Structured & Street  
Parking Available

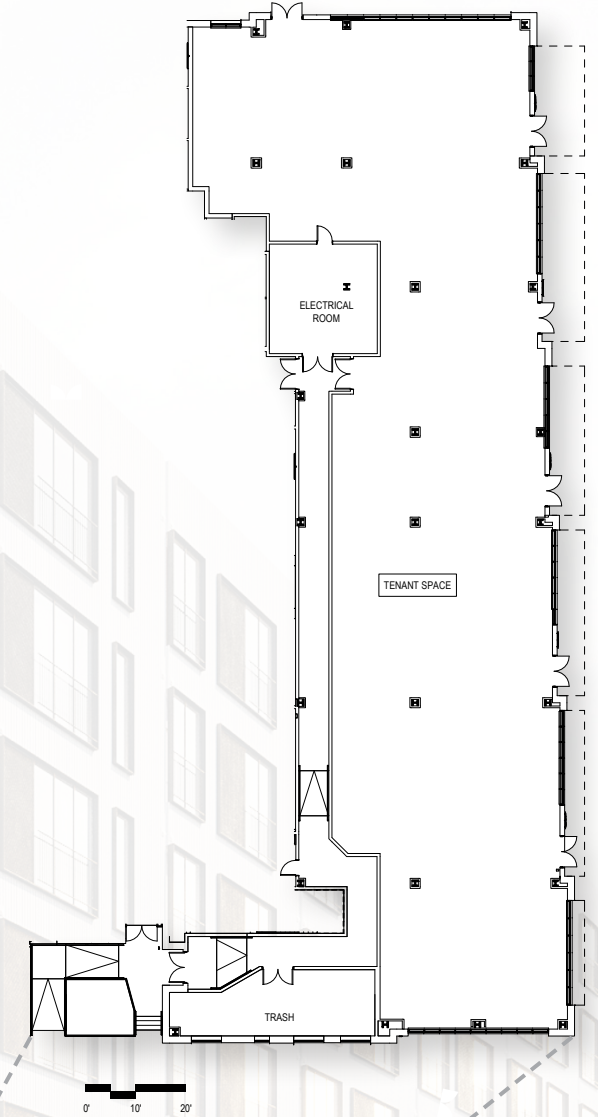
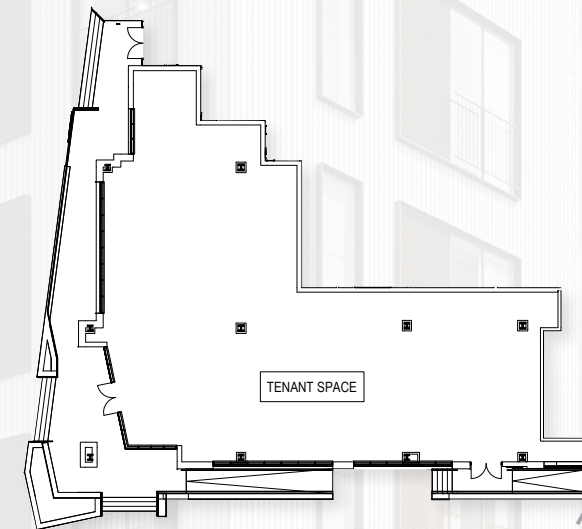


Prominent corner  
space available



Dedicated outdoor  
seating areas

- A range of retail spaces is being offered, spanning from 1,000 to 10,000 square feet, on the ground floor of the inaugural residential project in the Philadelphia Navy Yard
- The AVE Constitution Navy Yard Mixed-Use project provides an array of market-rate apartment choices, including flexible-stay furnished apartments.
- Prime location on the newly constructed Chapel Plaza, a 35,000-square-foot public space designed for outdoor dining, comfortable lounge seating, and live performances.
- Set to open its doors in September 2025.



Facing  
Chapel Plaza across  
from The Waylen

**UNIVERSITY CITY**  
10 min. drive time

**CENTER CITY**  
10 min. drive time

**NRG SUBWAY STATION**

**FDR PARK**

**I-76**

**Broad St.**

**STADIUM DISTRICT**

**PHILADELPHIA AIRPORT**  
7 min. drive time

**I-95**

**Retail Space**

**Retail Space**

**THE NAVY YARD** TODAY