

7801-7845 Oxford Avenue

Philadelphia, PA

0.74-Acre Entitled Self Storage Development Site



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03

Executive Summary

09

Market Analysis

15

Financial Analysis

27

Offering Instructions



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Investment Overview

Entitled Self Storage Development Site

The 0.74-acre site is situated in Northeast Philadelphia and is approximately 30 minutes driving distance to downtown Philadelphia. The property has secured all necessary zoning approvals and permits for self-storage facility development. The proposed Class A self storage facility is a 3-story structure totaling over 41,000 rentable square feet and housing more than 500 units.

Dense Market with Limited Supply

There are over 244,592 residents within a three-mile radius of the property, indicating a substantial local market for self storage services. **The existing self storage supply of approximately 2.22 square feet per person within a three-mile radius of the property is well below the national average.**

Rare Infill Location with Excellent Exposure

The property features approximately 450 feet of frontage on the east side of Oxford Ave, a high-traffic roadway with a daily volume exceeding 12,000 vehicles. Situated less than a mile from Route 73, the site is readily accessible. Its location near these major thoroughfares allows for easy access by potential customers from the surrounding area.

High Barriers to Entry

New self storage development in the surrounding area is extremely difficult due to the lack of available potential development sites. Further, zoning guidelines and other municipal development hurdles will prevent new self storage competitors from being delivered to the market.

FINANCIAL HIGHLIGHTS

Site Size	Proposed Rentable SF	Proposed # of Units
0.74 Acres	41,275	502
Average Unit Size	Projected Rental Rate	
82 SF	\$30.00 PSF	



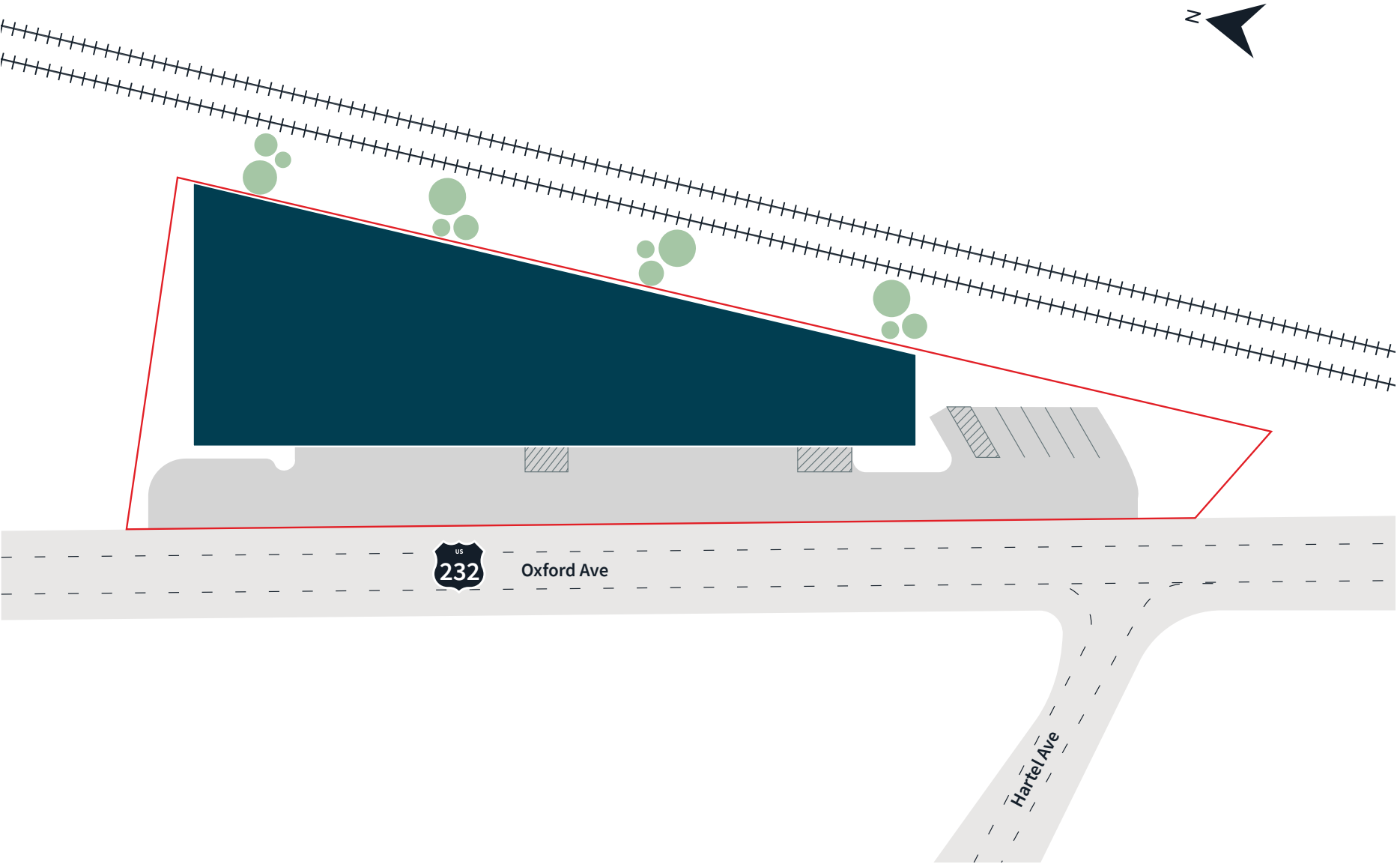
Immediate Trade Area



Regional Map



Site Plan

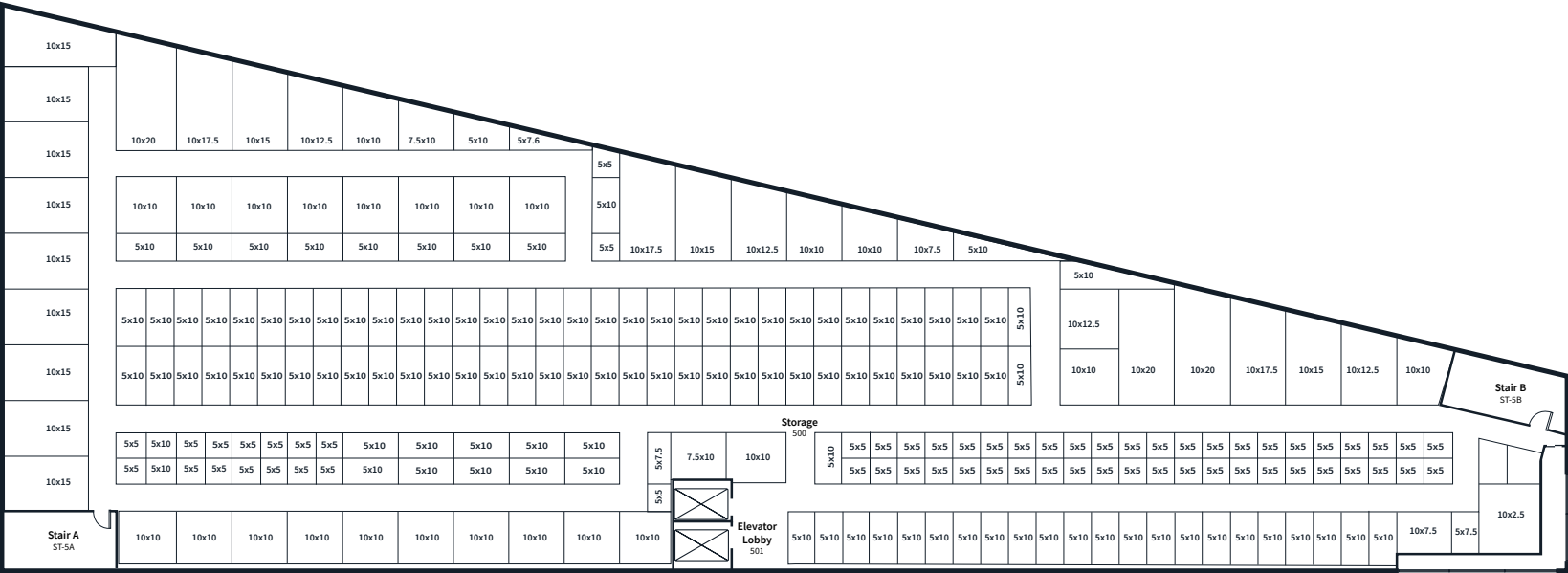


First Floor



Floor Plans

Third Floor



Representative Photo

MARKET ANALYSIS



Philadelphia Economic Overview

With a workforce of over 3.2 million, Greater Philadelphia has the 7th largest economy in the United States, generating more than \$450 billion in gross regional product in 2024. The region is home to 23 Fortune 1000 and 14 Fortune 500 headquarters and countless global companies with established operations in the region that include household names like Aramark, Johnson & Johnson, Rite Aid, and Comcast. These major employers, combined with Philadelphia's vibrant start-up scene, create a diverse, resilient workforce.

Education and healthcare are both the region's largest employment sectors, accounting for 27% of jobs, and the fastest-growing employment sectors. In 2023, there was a 4.7% increase in employment in education and healthcare services. With over 100 colleges in the region, Greater Philadelphia's talent pool is highly educated, with over 42% holding a bachelor's degree or higher, exceeding the national average of 33%. After graduation, 54% of graduates choose to stay in Greater Philadelphia to launch their careers, compared to Boston's lower 42% alumni retention rate.

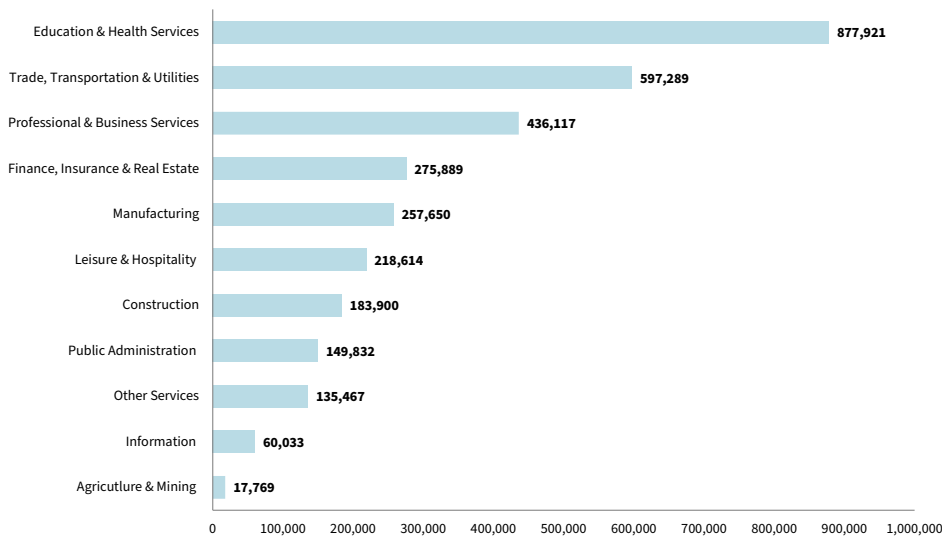


Home to **14** Fortune 500 Headquarters



7th Largest Labor Force in the U.S.

EMPLOYMENT BY-SECTOR



Fortune 500



Fortune 1000



Fortune 1000 Rankings Philadelphia MSA

#	Company	Location	Revenue (\$M)	Employees
10	AmerisourceBergen	Conshohocken, PA	\$238,587	39,000
73	Comcast Corp	Philadelphia, PA	\$121,427	189,000
148	Rite Aid	Camp Hill, PA	\$24,043	50,000
187	Lincoln National Corp	Radnor, PA	\$19,230	10,800
213	DuPont	Wilmington, DE	\$17,160	23,000
237	Corteva	Wilmington, DE	\$15,655	21,000
297	Universal Health Services	King of Prussia, PA	\$13,228	93,800
314	Aramark	Philadelphia, PA	\$11,677	215,000
338	Crown Holdings	Philadelphia, PA	\$11,151	33,264
377	Burlington Stores	Burlington, NJ	\$9,322	38,000
397	Toll Brothers	Fort Washington, PA	\$10,276	5,100
409	Campbell Soup	Camden, NJ	\$8,476	19,000
455	UGI Corp	King of Prussia, PA	\$7,447	7,700
457	Avantor	Radnor, PA	\$7,386	13,500
563	Ametek	Berwyn, PA	\$5,546	18,500
603	FMC	Philadelphia, PA	\$5,045	6,400
646	Urban Outfitters	Philadelphia, PA	\$4,548	16,330
647	Penn Mutual Life Insurance	Horsham Township, PA	\$4,545	3,194
702	American Water Works	Camden, NJ	\$3,930	6,400
721	EPAM Systems	Newtown, PA	\$3,758	58,824
791	Vishay Intertechnology	Malvern, PA	\$2,840	22,800
864	Five Below	Philadelphia, PA	\$2,848	13,150
869	West Pharmaceutical Services	West Whiteland Township, PA	\$2,831	10,065
873	Teleflex	Wayne, PA	\$2,809	14,000
916	BrightView Holdings	Blue Bell, PA	\$2,553	20,150
926	AdaptHealth	Phoenixville, PA	\$2,465	10,700



Transportation & Infrastructure

Strategically located in the heart of the East Coast, Greater Philadelphia's world-class transportation network offers a competitive advantage to companies operating in the region. Greater Philadelphia's central location brings 60% of the entire U.S. population within a two-hour flight radius. The region's transportation hubs and reliable infrastructure include a globally connected international airport, a dense network of interstate highways, a robust regional rail system, and access to several key ports.



Philadelphia International Airport

Philadelphia International Airport (PHL) houses 25 airlines, offering about 500 daily departures with over 140 destinations worldwide, making it a global transportation hub. The airport employs 106,000 full-time employees and serves 32.24 million passengers annually.



SEPTA

Southeastern Pennsylvania Transportation Authority (SEPTA), the nation's 6th largest public transit system, is a network of subway, train, trolley, and bus routes that connects Philadelphia and the surrounding suburbs. Operating in the five-county Philadelphia metropolitan area, SEPTA provides more than 1.3 million passenger trips each day.



AMTRAK

Philadelphia's 30th Street Station is a major multimodal transportation hub. Amtrak provides daily service between Boston, New York, Washington, D.C., and various other cities along the Northeast Corridor. Philadelphia's Amtrak is the third busiest Amtrak station in the nation, serving over 4 million passengers annually.

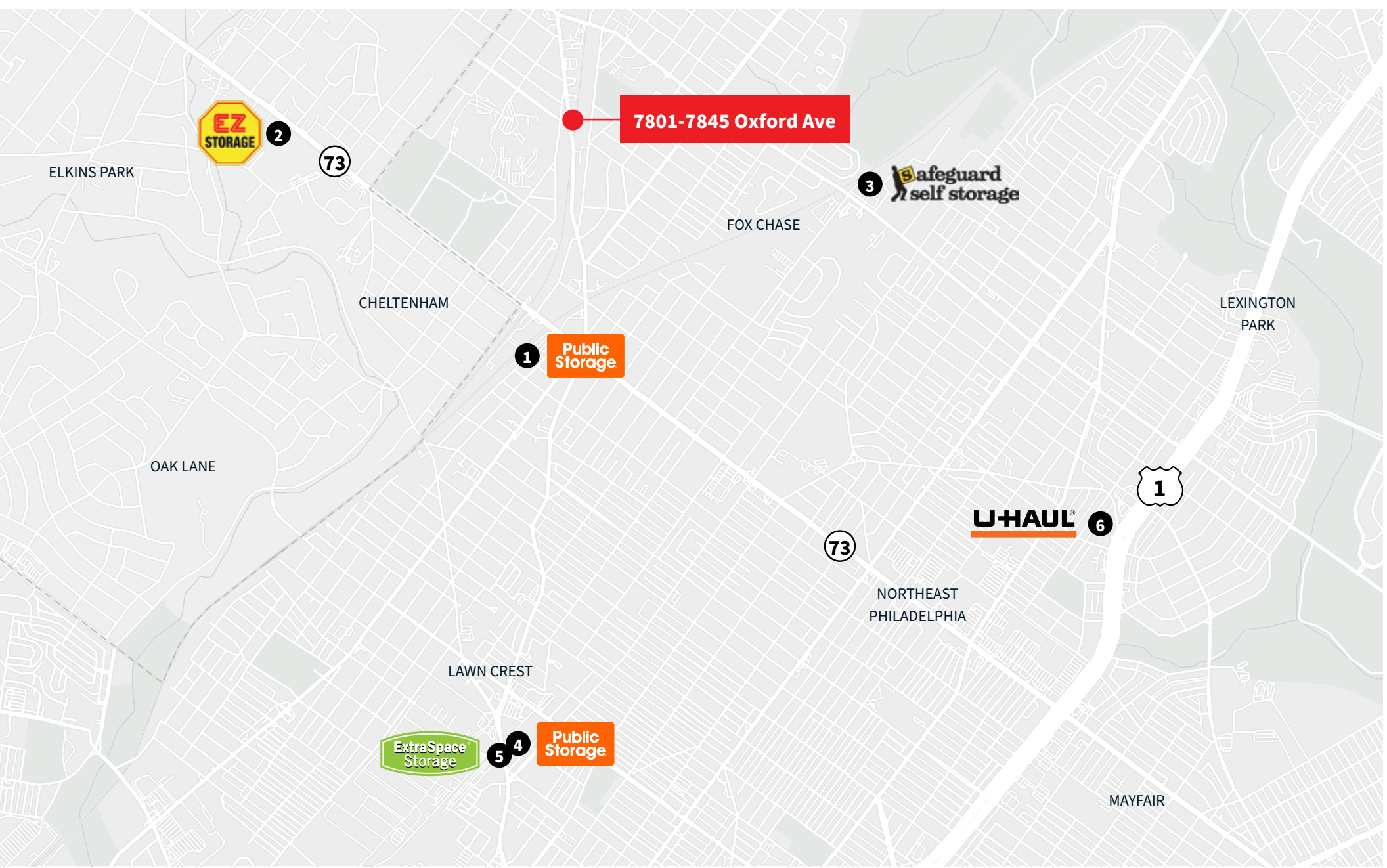
Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
POPULATION			
Population 2010	26,018	235,131	662,410
Population 2020	27,235	249,187	683,871
Population 2024	26,730	244,592	671,937
2010-2020 Annual Rate	0.46%	0.58%	0.32%
2020-2024 Annual Rate	-0.44%	-0.44%	-0.41%
HOUSEHOLDS			
Households 2010	10,646	88,983	244,567
Households 2020	11,168	92,213	253,964
Households 2024	11,038	91,171	251,334
2010-2020 Annual Rate	0.48%	0.36%	0.38%
2020-2024 Annual Rate	-0.28%	-0.27%	-0.24%
Average Households Size	2.39	2.64	2.61
% Owner Occupied Housing 2024	59.73%	56.67%	55.81%
% Renter Occupied Housing 2024	34.87%	38.00%	37.73%
INCOME			
Median Households Income 2024	\$75,829	\$65,891	\$59,352
Median Households Income 2029	\$92,511	\$80,322	\$71,287
2024-2029 Annual Rate	4.06%	4.04%	3.73%
Average Households Income 2024	\$106,643	\$98,176	\$88,922
Average Households Income 2029	\$127,829	\$117,203	\$106,247
2024-2029 Annual Rate	3.69%	3.61%	3.62%
Per Capita Income 2024	\$44,318	\$36,612	\$33,412
Per Capita Income 2029	\$53,950	\$44,366	\$40,566
2024-2029 Annual Rate	4.01%	3.92%	3.96%



Representative Photo

Competition Map



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