



KORMAN COMMERCIAL
PROPERTIES

*GRAY'S FERRY
SHOPPING CENTER*



An aerial photograph of the Gray's Ferry Shopping Center, showing a large parking lot filled with cars, several commercial buildings, and a multi-lane road. The center is situated in an industrial area with a river and the Philadelphia skyline in the background.



An aerial photograph of Philadelphia, Pennsylvania, showing the city skyline in the background with several skyscrapers. In the foreground, there is a large parking lot filled with cars, a building with a sign for 'the Grocer', and a bridge crossing a river. The sky is clear and blue.

GRAY'S FERRY SHOPPING CENTER

29th & Gray's Ferry Ave, Philadelphia, PA 19146

Grays Ferry Shopping Center is a 83,205 square foot shopping center located at the intersection of Grays Ferry Avenue and 29th Street in Philadelphia, Pennsylvania.

It is anchored by Fresh Grocer and co-tenanted by McDonalds, USPS, Hilti Power Tools, H & R Block, Curl&Care.

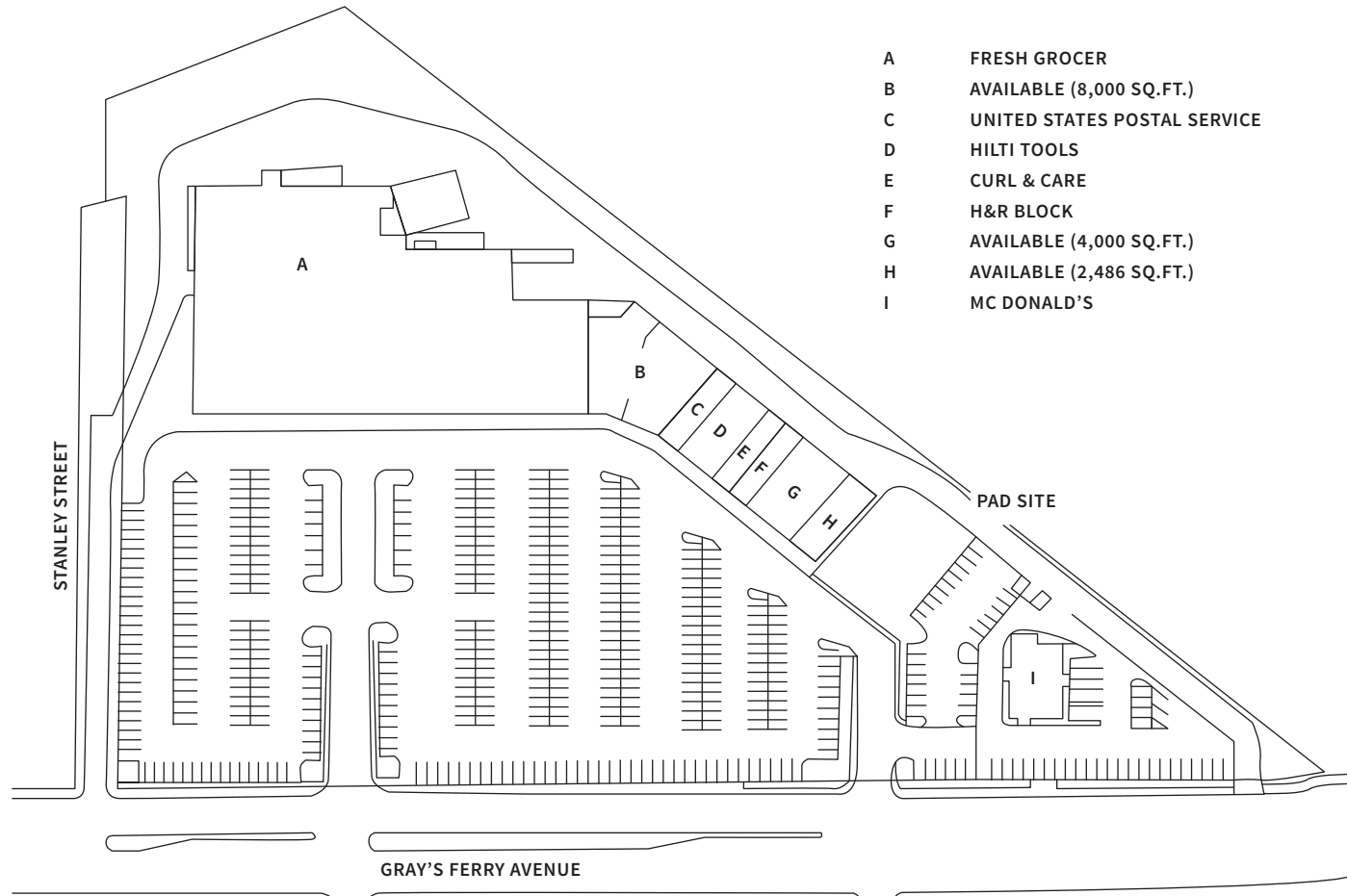
Contact:

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SITE PLAN



ABOUT THE PROPERTY

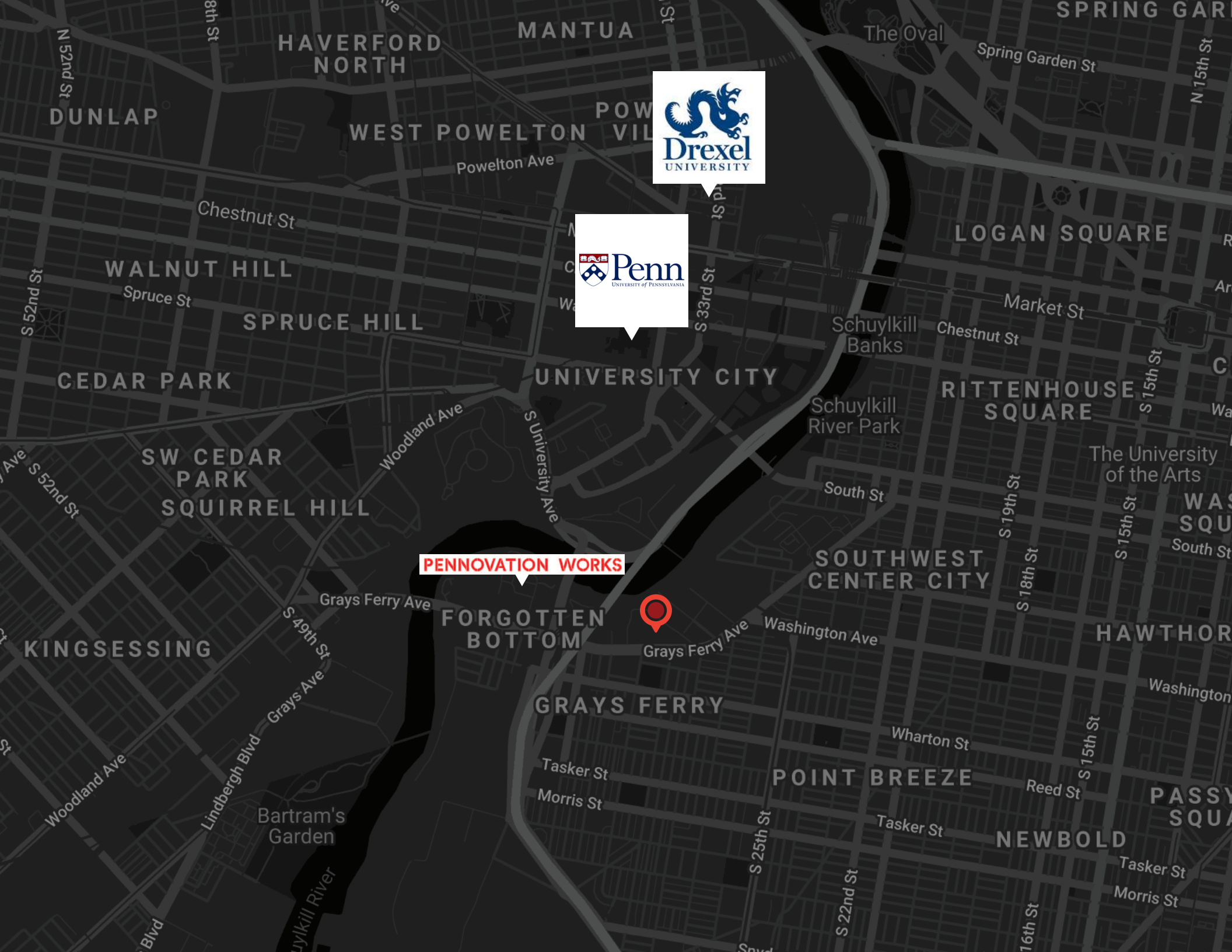
Well positioned across from Grays Ferry Shopping Center and adjacent to the growing Graduate Hospital and Point Breeze neighborhoods

Opportunity to lease a freestanding building in Center City Philadelphia on Grays Ferry Avenue with close access to I-76 (98,000 AADT)

Close proximity to the new Pennovation Works mixed-use expansion of UPenn's campus

Population over 140,000 with Household incomes over \$70,000 and over 139,000 employees all within 1.5 miles





PENNOVATION WORKS



HAVERFORD NORTH

MANTUA

SPRING GARDEN

N 52nd St

8th St

DUNLAP

WEST POWELTON VIL

POW

The Oval

Spring Garden St

N 15th St

Powelton Ave

15 St

Chestnut St

WALNUT HILL

Spruce St

SPRUCE HILL

POW

LOGAN SQUARE

S 52nd St

CEDAR PARK

UNIVERSITY CITY

Schuylkill Banks

Chestnut St

Market St

RITTENHOUSE SQUARE

SW CEDAR PARK
SQUIRREL HILL

Woodland Ave

S University Ave

Schuylkill River Park

The University of the Arts

WAS
SQU

South St

**FORGOTTEN
BOTTOM**

SOUTHWEST
CENTER CITY

South St

S 19th St

S 15th St

S 18th St

KINGSESSING

Grays Ferry Ave

Grays Ferry Ave

Washington Ave

HAWTHOR

GRAYS FERRY

Washington

Wharton St

POINT BREEZE

Reed St

S 15th St

PASSY
SQUA

Woodland Ave

Bartram's Garden

Tasker St

Morris St

Tasker St

NEWBOLD

Tasker St

Morris St

Lindbergh Blvd

Blvd

Schuylkill River

S 25th St

S 22nd St

16th St

DEMOGRAPHICS



Est. Population

.5 Miles

9,316

1 Miles

44,298

1.5 Miles

140,855



Est. Total Employees

.5 Miles

28,826

1 Miles

51,947

1.5 Miles

139,413



Est. Avg HH Income

.5 Miles

\$38,229

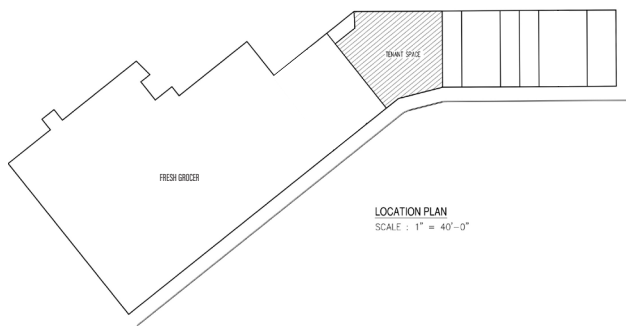
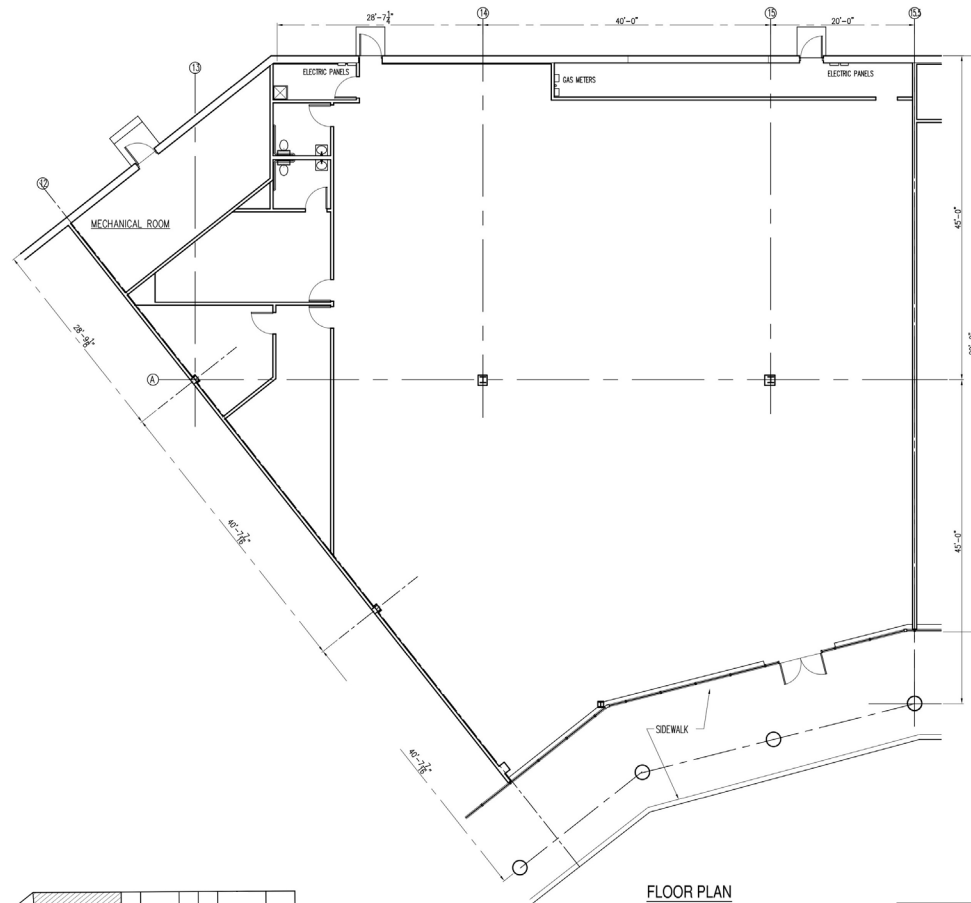
1 Miles

\$60,641

1.5 Miles

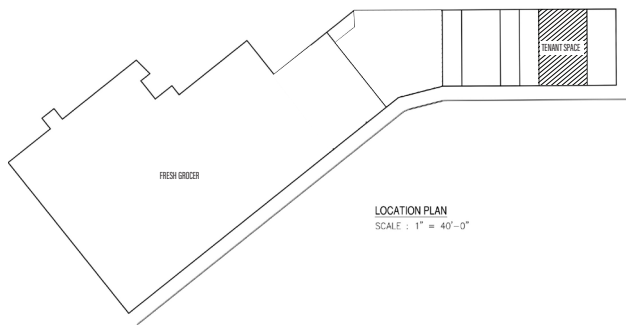
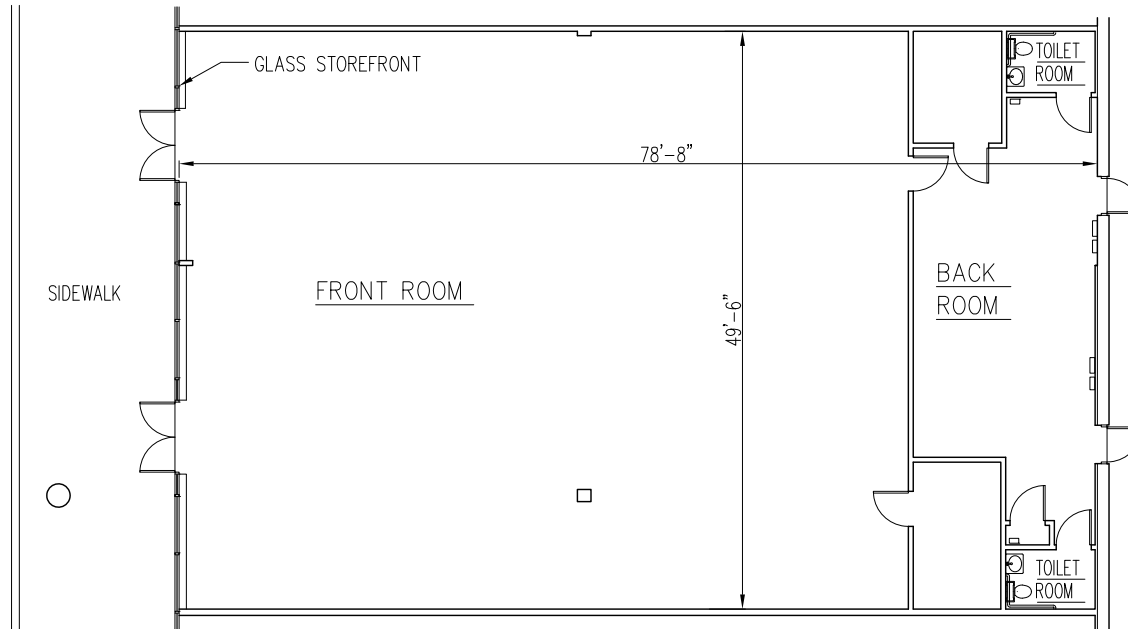
\$70,423

8,000 SF



Date Available: Now
Space Use: Retail
Floor: 1st
Lease Term: Negotiable
Service Type: Triple Net

4,000 SF



Date Available: Now
Space Use: Retail
Floor: 1st
Lease Term: Negotiable
Service Type: Triple Net

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