

Available Starting Q1 2024

Retail at Five on Canal

918-980 Delaware Ave

±18,000 SF of ground floor retail in an exciting new Delaware River Waterfront mixed-use development.



Colliers

GI PROPERTIES





Five on Canal embodies a sophisticated ensemble of five distinct buildings elegantly poised along the banks of the Delaware River, presenting an unparalleled vista of the majestic Philadelphia skyline. Standing regally at seven stories tall.

This visionary development melds contemporary architectural finesse with avant-garde amenities, curating an indulgent habitat for its esteemed denizens. A meticulously equipped fitness center, a cutting-edge cinematic haven, a tranquil yoga sanctuary, and a resplendent pier park compose a repertoire of modern luxuries tailored to accommodate the multifaceted desires of its discerning residents.



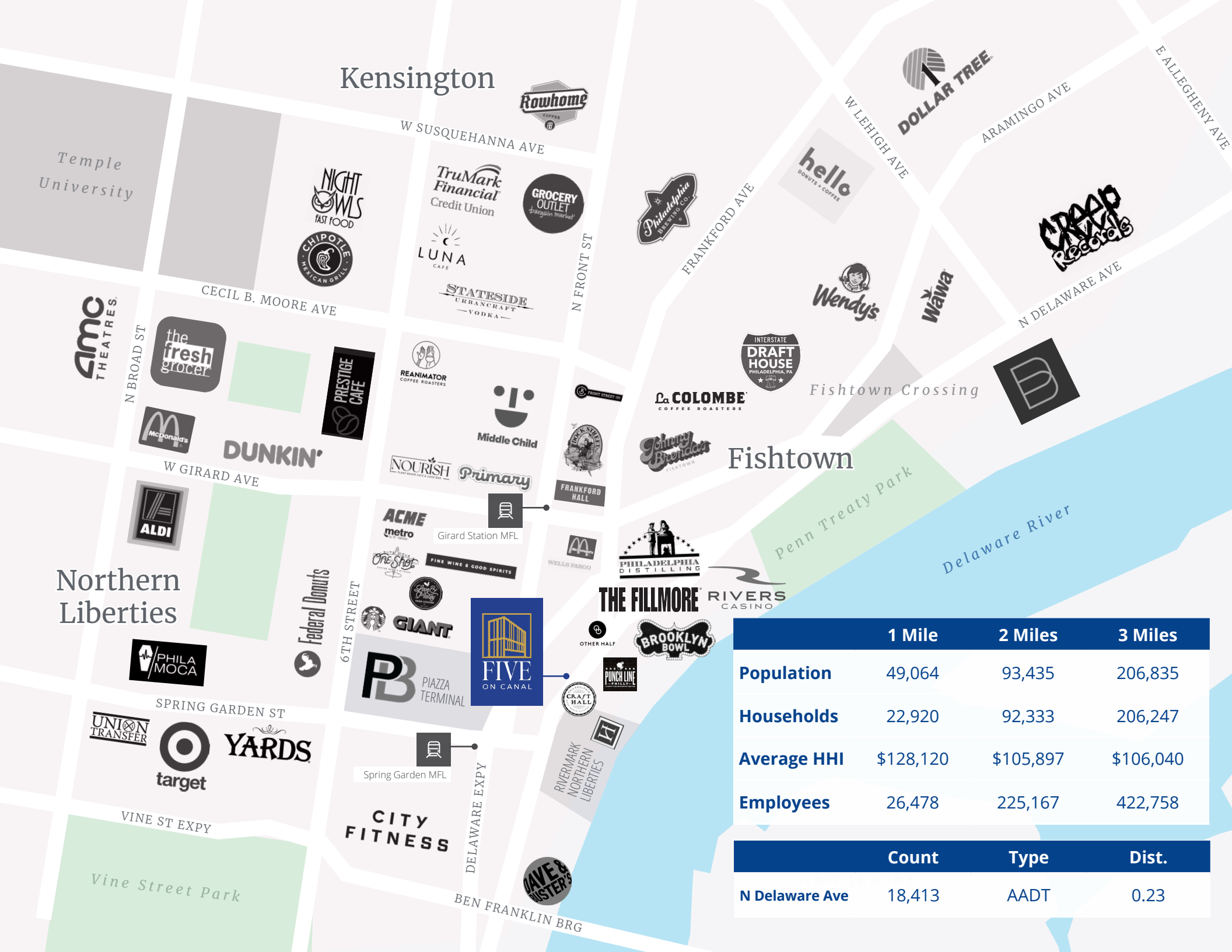




Delaware Waterfront

Philadelphia's Delaware Waterfront is a charming convergence of history and modernity along the banks of the Delaware River.

From the historic allure of Penn's Landing to the lively ambiance of Spruce Street Harbor Park, it offers a blend of cultural experiences and scenic beauty. Visitors can explore historic ships, enjoy festivals, lounge in hammocks, and savor waterfront dining, all while taking in panoramic views of the Benjamin Franklin Bridge. This vibrant waterfront seamlessly intertwines the past with the present, inviting locals and tourists to bask in its captivating essence.



	1 Mile	2 Miles	3 Miles
Population	49,064	93,435	206,835
Households	22,920	92,333	206,247
Average HHI	\$128,120	\$105,897	\$106,040
Employees	26,478	225,167	422,758
Count	Type	Dist.	
N Delaware Ave	18,413	AADT	0.23



Property Highlights

Five on Canal is among the largest of the many projects planned or under construction along the Delaware River waterfront. Funded by GY Properties, a private real estate investment, development, and management company based in Philadelphia, the property offers 448,873 SF of mixed-use space including;



504
residential units



17,987 SF
retail space



Onsite and
garage parking

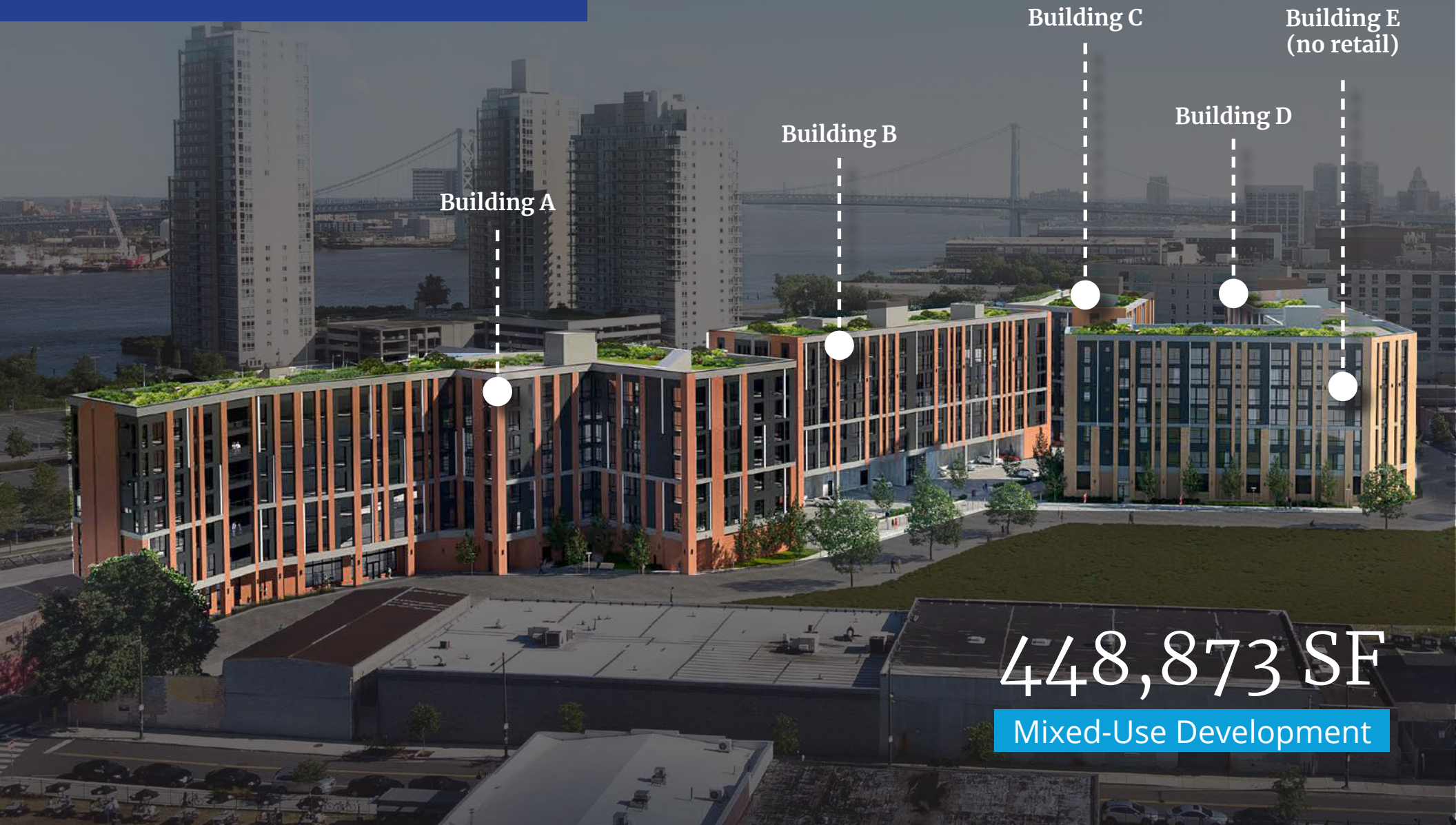


Numerous
shared amenities

Property Strengths

- High barrier-to-entry location
- Flourishing residential construction in vicinity
- Convenient public transit access
- Already a popular retail destination with restaurants, shops, and entertainment within walking distance
- Immediate and direct access to the region's major arterial highway network, including I-76, I-476, I-95 and I-295
- Waterfront development to include capping of I-95 (\$225 million DRWC project) and continued growth of residential development

Floor Plans Five on Canal



Building A

Building B

Building C

Building D

Building E
(no retail)

448,873 SF

Mixed-Use Development

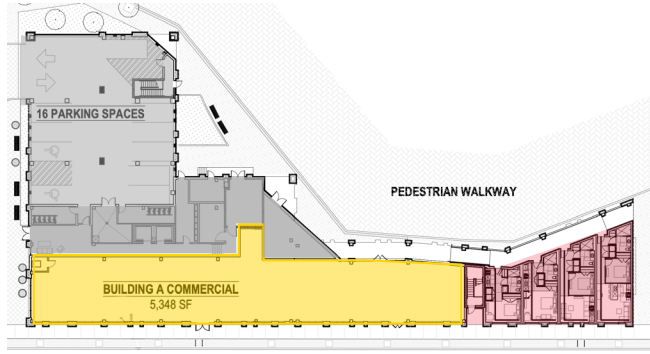
A Floor Plan

Retail Space
5,348 SF

Building Type
Commercial

Frontage
Delaware Ave

Stories
One (1)



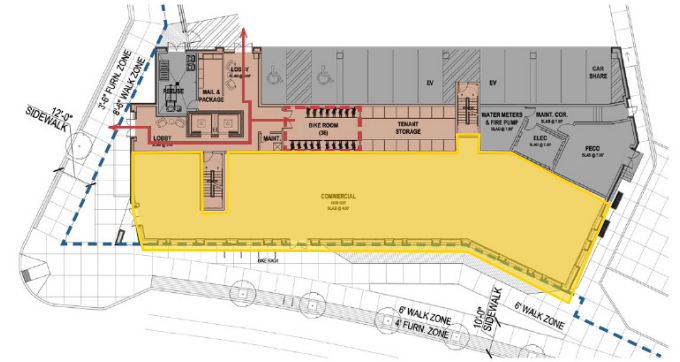
C Floor Plan

Retail Space
4,968 SF

Building Type
Commercial

Frontage
Delaware Ave & Poplar St.

Stories
One (1)



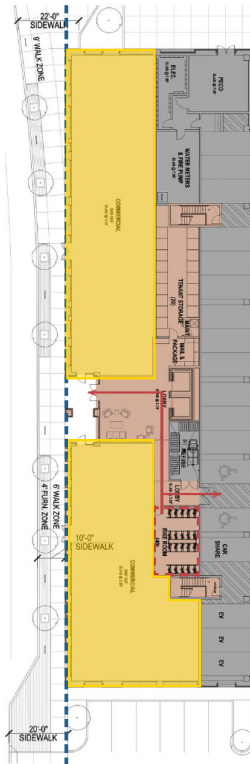
B Floor Plan

Retail Space
Space 1: 3,535 SF
Space 2: 3,087 SF

Building Type
Commercial

Frontage
Delaware Ave

Stories
One (1)



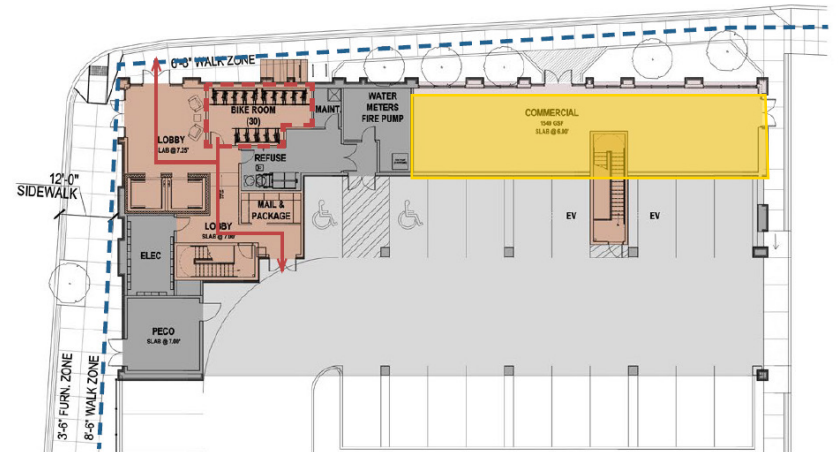
D Floor Plan

Retail Space
1,549 SF

Building Type
Commercial

Frontage
Poplar St. & Canal St.

Stories
One (1)



Construction Q1 2024 Delivery



Building B
Q1 2024 Delivery



Building D
Q1 2024 Delivery

Building C
Q1 2024 Delivery



Building A
Coming Soon



Example Unit



Local Development

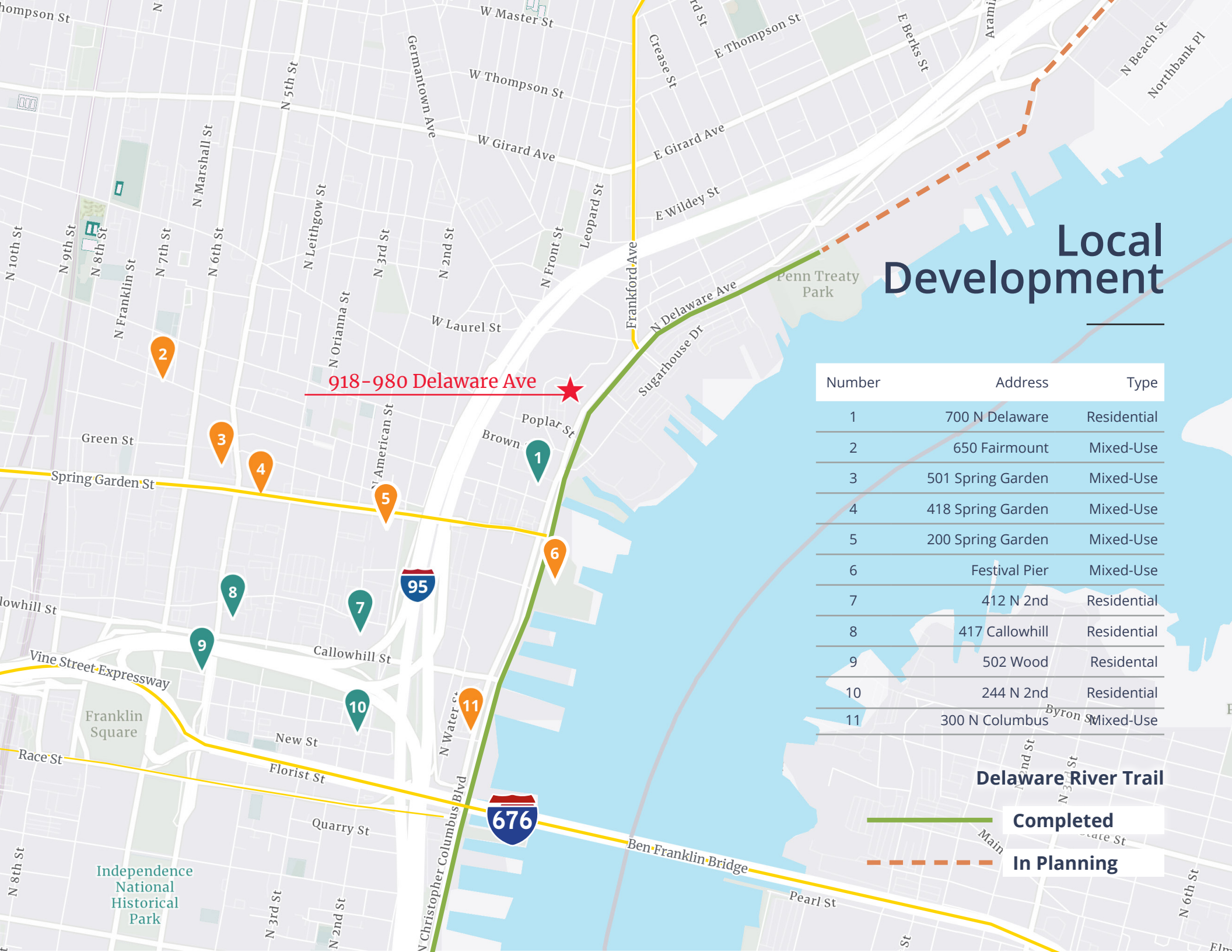
918-980 Delaware Ave



Number	Address	Type
1	700 N Delaware	Residential
2	650 Fairmount	Mixed-Use
3	501 Spring Garden	Mixed-Use
4	418 Spring Garden	Mixed-Use
5	200 Spring Garden	Mixed-Use
6	Festival Pier	Mixed-Use
7	412 N 2nd	Residential
8	417 Callowhill	Residential
9	502 Wood	Residential
10	244 N 2nd	Residential
11	300 N Columbus	Mixed-Use

Delaware River Trail

 **Completed**
 **In Planning**





GY Properties is a U.S. real estate company headquartered in Philadelphia, PA, specializing in acquisition, development, construction and in-house management of multifamily residential properties and high-end residential condominiums. GY Properties has been doing business for more than 25 years in the Philadelphia region.

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