

VILLAGE SQUARE ON HAVERFORD SUPERMARKET AVAILABLE FOR LEASE

Haverford Ave between 36th & 37th | Philadelphia, PA 19145 | Philadelphia County

PROPERTY HIGHLIGHTS

- 13,000 SF +/- grocery store space with loading available, to be built in Phase 1 of project
- Mixed use project with retail, commercial, 15,000 SF of medical, 10,000 SF of office and residential
- 166 residential units consisting of 112 market rate apartments, 32 affordable apartments, 16 townhomes and 2 triplexes
- Located in the University City market area with close proximity to SEPTA bus and subway lines
- Densely populated residential trade area
- Easy access to I-76 & I-676 expressways



"The Mantua community is currently a "food desert" that lacks local, fresh food options. A key component of the project is to bring a **full-service grocery** to the community."

-LREP

See next page for grocery store floorplan & page 3 for local competition

Demographics	¼ Mile	½ Miles	1 Mile
Population	5,170	18,173	55,195
Average HH Income	\$55,974	\$46,507	\$60,418
Consumer Spending <i>Food at Home (AVG Spent)</i>	\$3,523	\$2,929	\$3,721

Traffic Counts **Haverford Avenue: 4,120 ADT**

*Data Source: Ersi (US Census Bureau) & 2021 Kalibrate Technologies (04/2021)



EXCLUSIVE
AGENTS:



STEVEN DePETRIS
865-231-1010 x203
609-760-2543 cell
sdepetrus@lpre.com



MICHAEL DePETRIS
610.941.4034 x135
610.247.7459 cell
mdepetrus@lpre.com

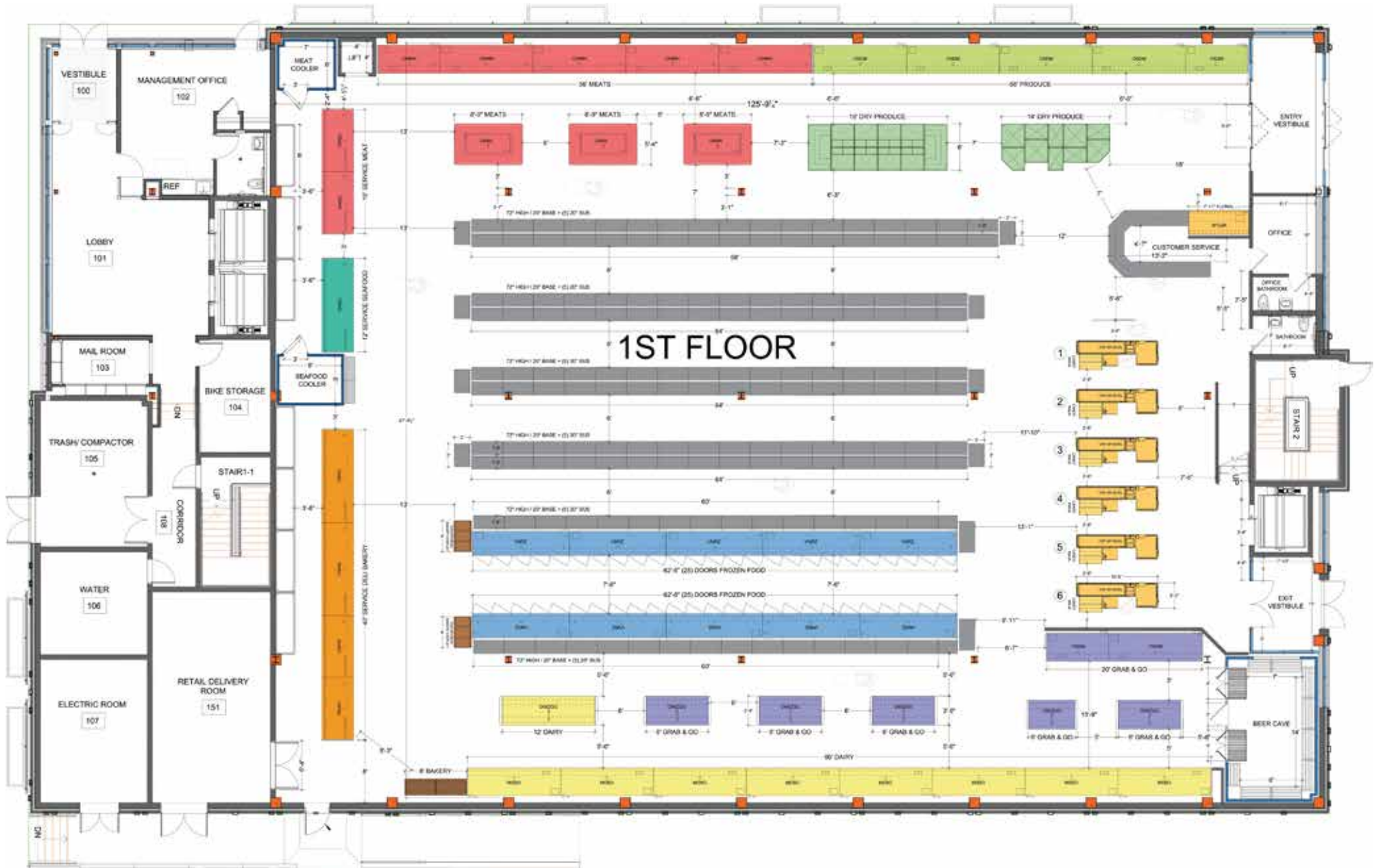
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610-941-4034
LPRE.COM
1000 FAYETTE STREET
CONSHOHOCKEN, PENNSYLVANIA 19428



VILLAGE SQUARE ON HAVERFORD SUPERMARKET AVAILABLE FOR LEASE

GROCERY STORE FLOORPLAN



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STEVEN DePETRIS
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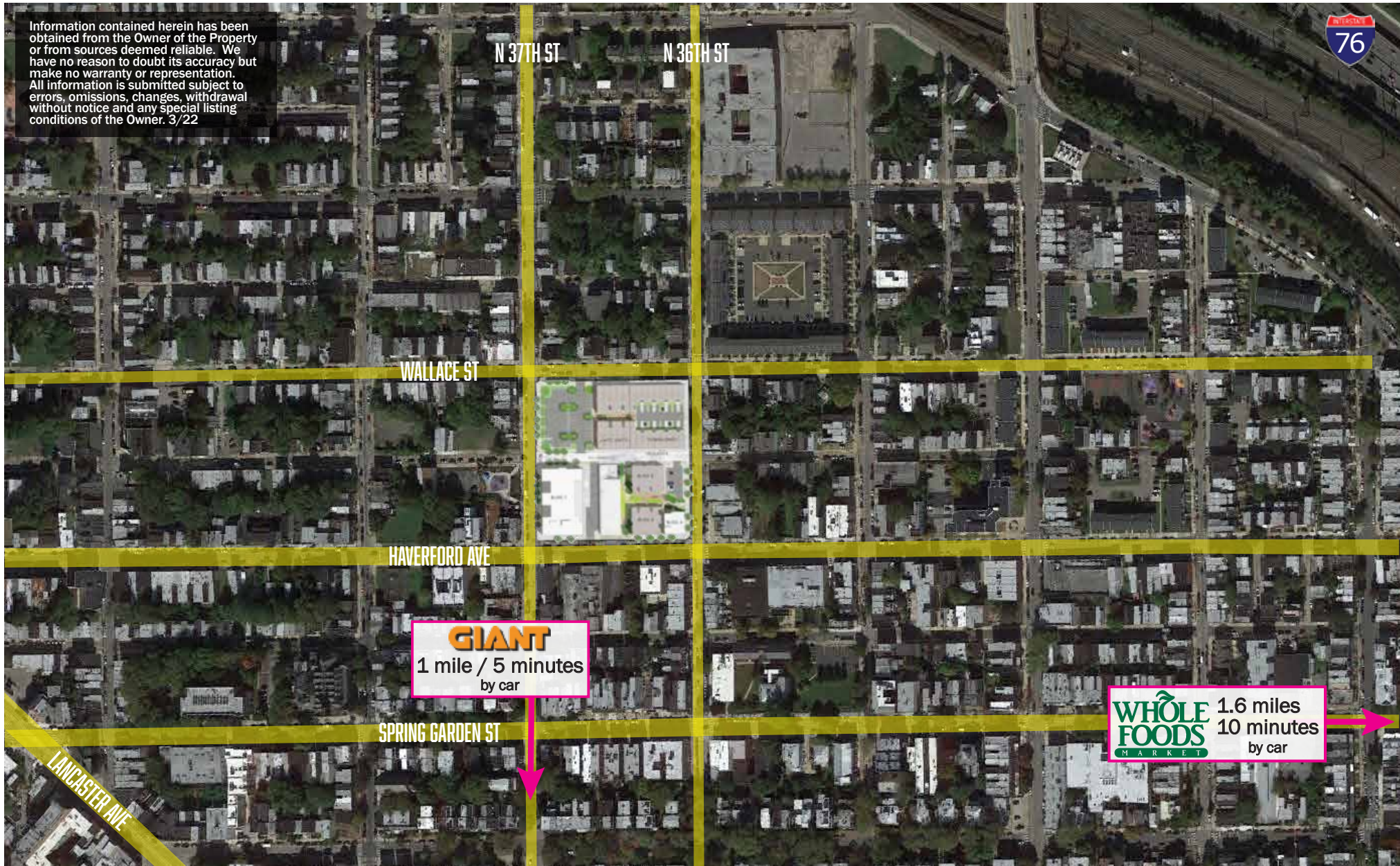
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**LOCAL
COMPETITION**

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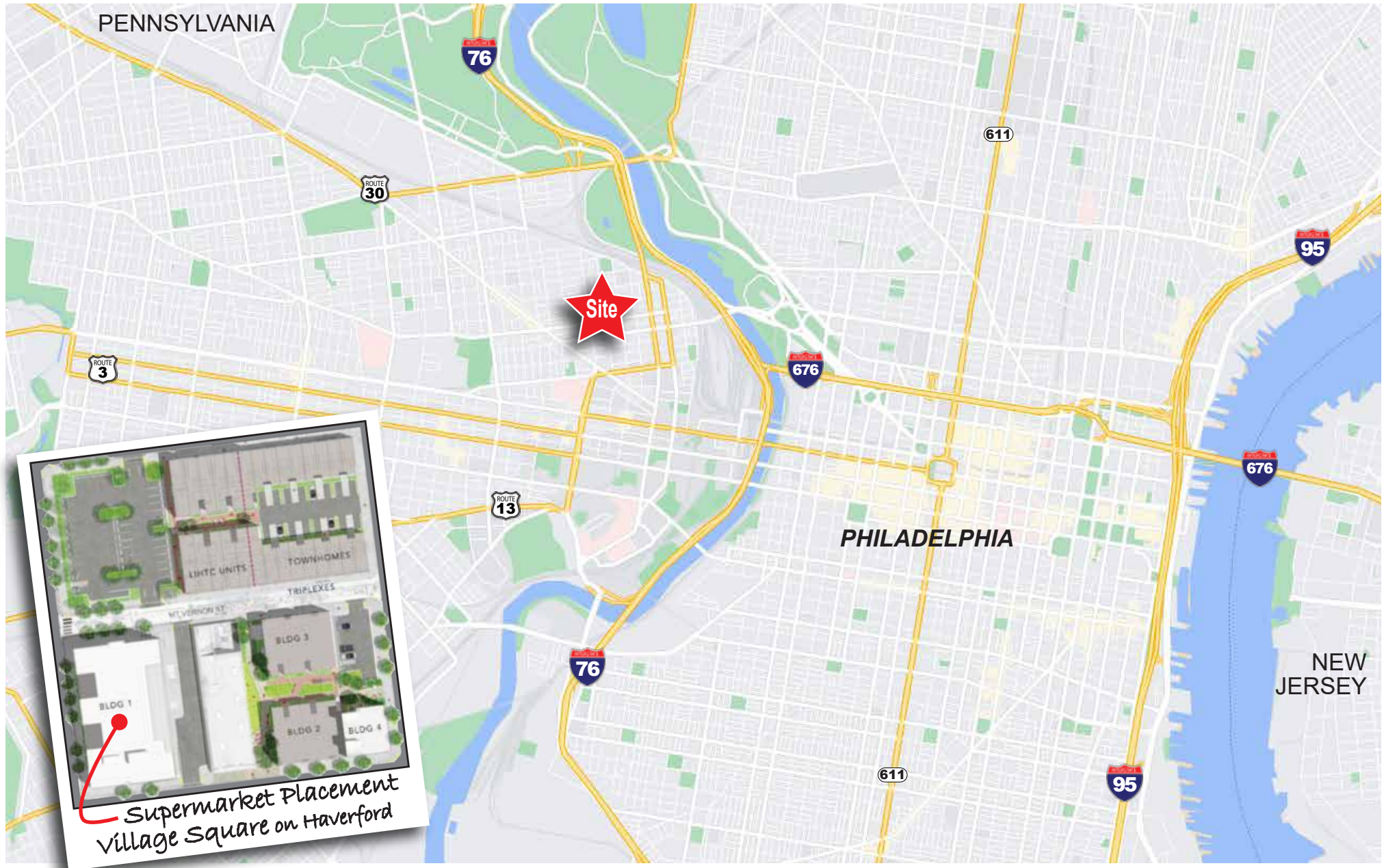
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CITY MAP &
SITE PLAN



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