

MSC

 Midwood

SHOPS AT THE ITALIAN MARKET

ICONIC NEW RETAIL DEVELOPMENT
IN THE HEART OF THE ITALIAN MARKET

SE CORNER OF 9TH ST & WASHINGTON AVE
ITALIAN MARKET | PHILADELPHIA, PA

SHOPS AT THE ITALIAN MARKET



PROPERTY DETAILS

- ▶ First ground-up, new construction retail development in the heart of The Italian Market in over a generation
- ▶ Iconic, prominent & highly trafficked corner at the convergence of several dense & affluent neighborhoods, including Bella Vista, Passyunk & Queen Village
- ▶ Traffic from numerous 'must see' Philadelphia tourist attractions in immediate vicinity supplement phenomenal neighborhood demographics
- ▶ High-barrier to entry market with virtually no inventory of modern, new-construction retail
- ▶ Building setbacks create ample outdoor areas for restaurant seating and community gathering
- ▶ Large-format restaurant opportunity on 9th Street with expansive rooftop bar and dining area

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

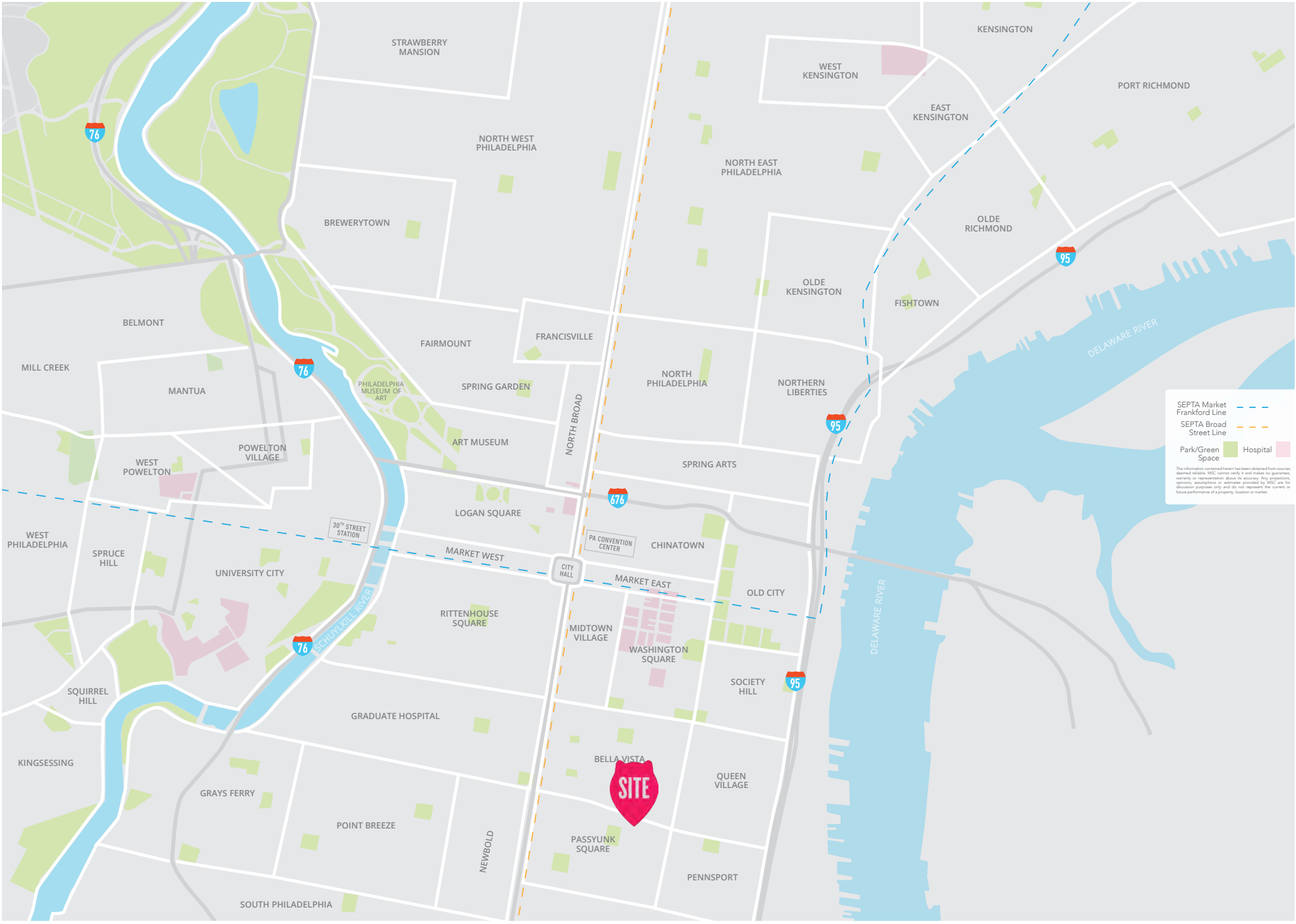
EST. POPULATION	EST. MEDIAN HH INCOME
188,131	\$99,150
EST. MEDIAN AGE	EST. EMPLOYEES
35	258,822

JOIN THESE AREA TENANTS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC



SEPTA Market Frankford Line ————
 SEPTA Broad Street Line ————
 Park/Green Space Hospital

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

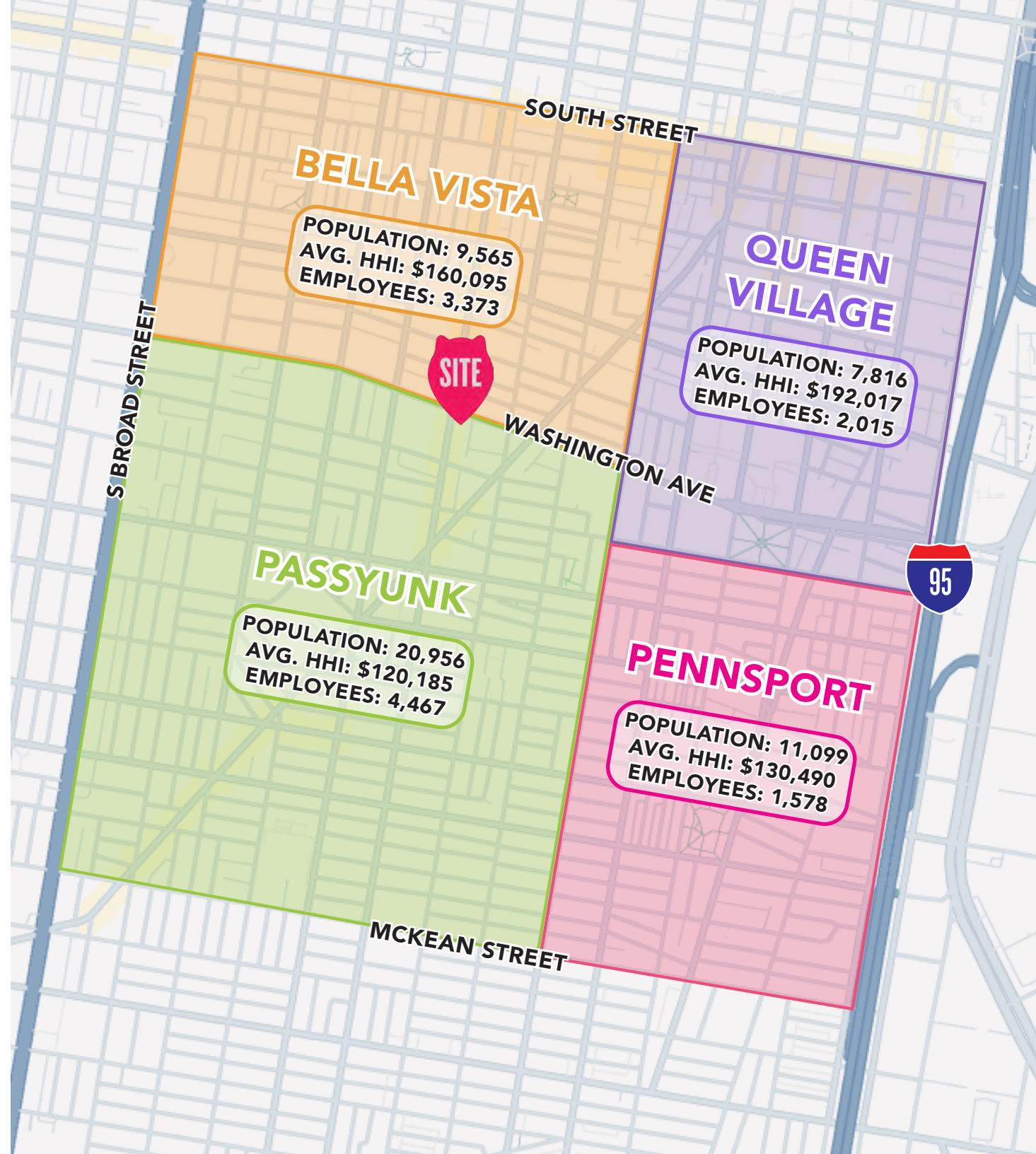
NEIGHBORHOOD
DEMOGRAPHICS

**COMBINED
TRADE AREA:**

POPULATION: 49,435

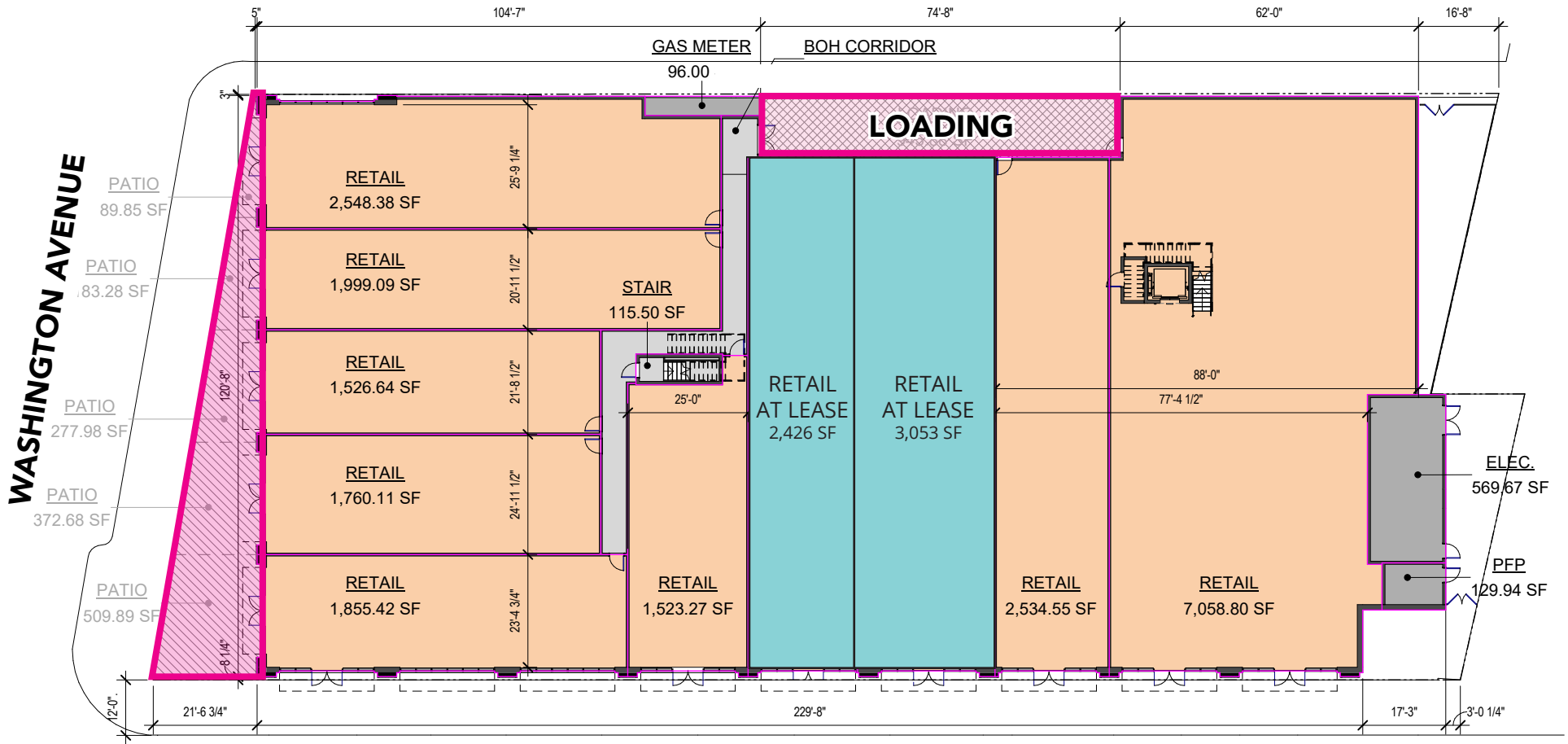
AVG HH INCOME: \$142,725

EMPLOYEES: 11,388



GROUND FLOOR - SAMPLE DEMISING PLAN

DARIEN STREET

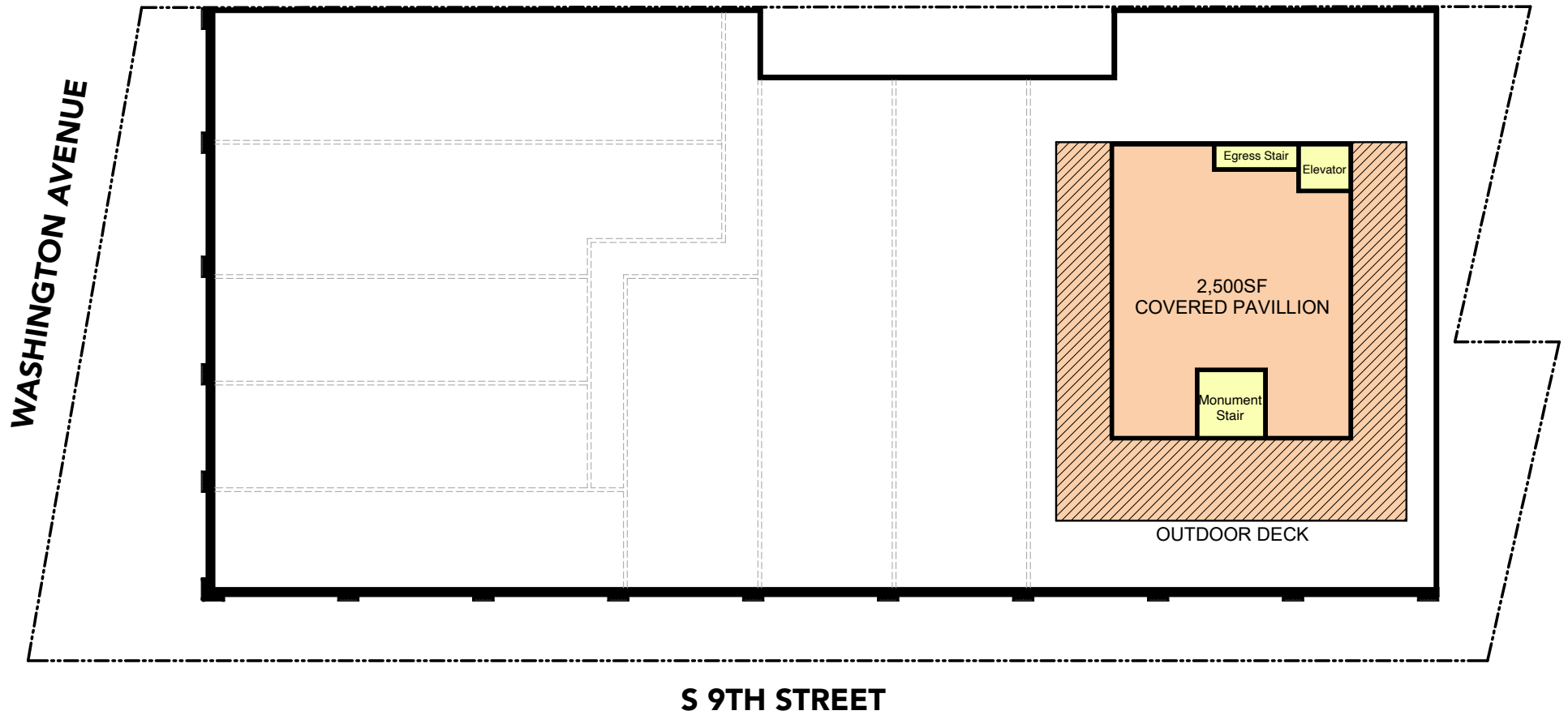


S 9TH STREET

 **OFF-STREET OUTDOOR DINING SPACE**

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

ROOFTOP PLAN

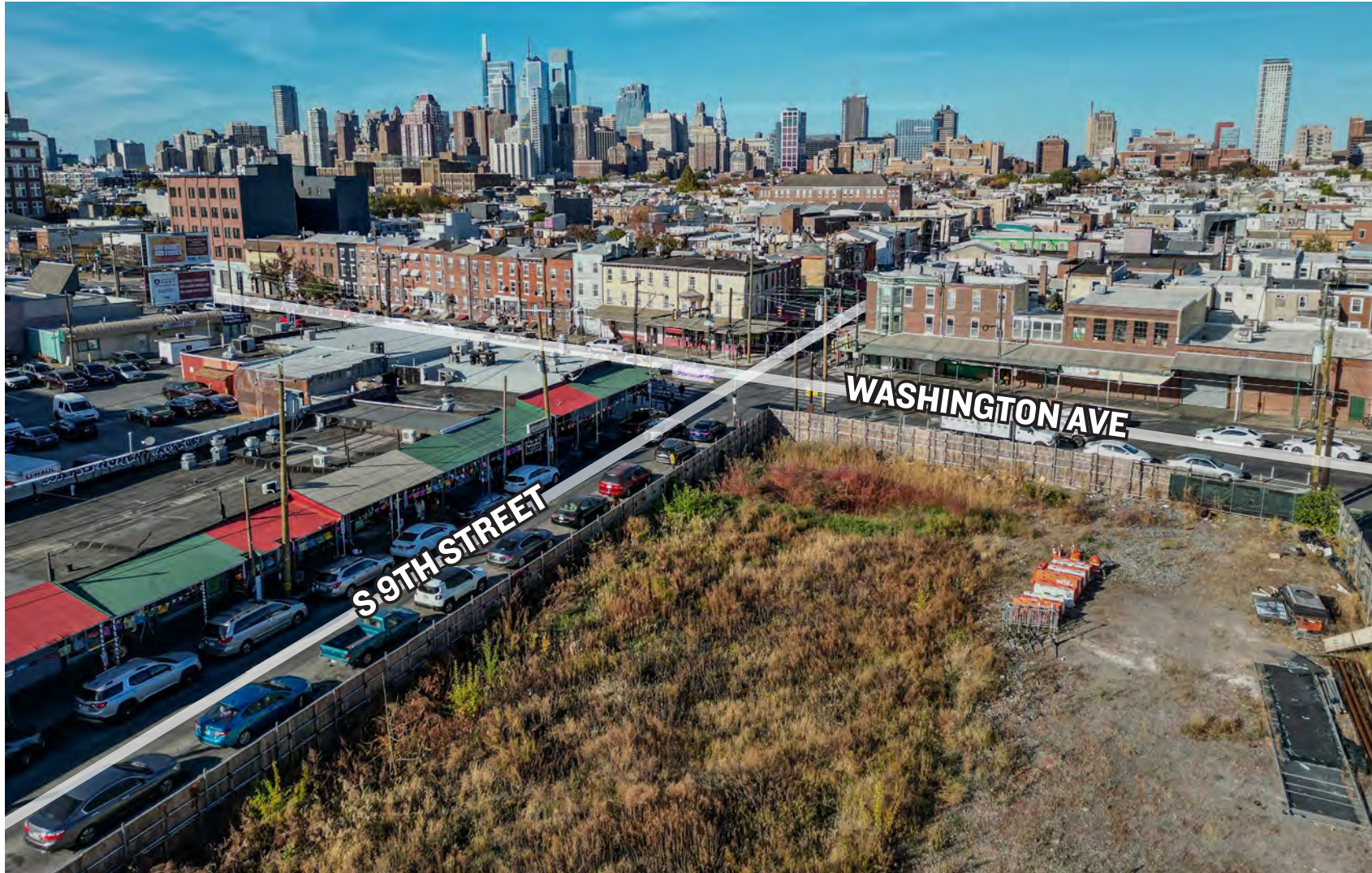


AERIAL OVERVIEW



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

AERIAL OVERVIEW



RARE OPPORTUNITY FOR ROOFTOP BAR AND DINING WITH UNOBSTRUCTED AND DRAMATIC NW VIEWS OF CENTER CITY

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

RENDERINGS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

MSC

UNIQUELY POSITIONED IN THE CULINARY EPICENTER OF PHILADELPHIA



“QUEEN VILLAGE IS THE HOTTEST FOOD NEIGHBORHOOD IN PHILLY RIGHT NOW”

THE PHILADELPHIA INQUIRER, NOVEMBER 2024

MSC

UNIQUELY POSITIONED IN THE CULINARY EPICENTER OF PHILADELPHIA



"QUEEN VILLAGE IS THE HOTTEST FOOD NEIGHBORHOOD IN PHILLY RIGHT NOW"

THE PHILADELPHIA INQUIRER, NOVEMBER 2024

MSC

 Midwood

DOUGLAS GREEN
PRINCIPAL
dgreen@hellomsc.com
215.883.7400

BRITTANY GOLDBERG
EXECUTIVE VICE PRESIDENT
bgoldberg@hellomsc.com
215.883.7405



 @HELLOMSC_
HELLOMSC.COM