



Philadelphia, PA, 19153

7627 S. LINDBERGH STREET

Store No. 2929 | 15,455 SF

Store Type: In-line

For more info, please contact:

JASON BOCK

jbock@MSCretail.com
215.568.2600 x721

SCOTT WEISS

sweiss@MSCretail.com
215.568.2600 x732



Approx GLA of Center: 43,000 SF **Total Parking Spaces:** ±174 Spaces

APPROXIMATE OCCUPANCY COSTS

Approximate Annual Cost Per Square Foot

CAM	\$42,437	\$2.75
Real Estate Taxes	\$29,812	\$1.93
Insurance (LL)	\$11,537	\$0.75
Insurance (personal and casualty)	\$15,671	\$1.01
Utilities (electric, heat water sewer)	\$129,361	\$8.37

DEMOGRAPHICS

	1 mi	3 mi	5 mi	7 mi
Population (Actual 2014)	20,556	149,141	627,380	986,873
Population (Projected 2014)	20,457	149,031	634,544	1,014,391
<i>Projected Annual Growth</i>	-0.48%	-0.07%	1.14%	2.79%
Median Age	34.7	34.3	34.2	34.7
Avg Household Income	2.6	2.7	2.4	2.4
Median Household Income	43,902	38,971	41,467	45,560

Household by Annual Income

Below \$25,000	28.7%	33.3%	31.9%	29.9%
\$25,000 — \$50,000	27.4%	28.5%	25.9%	23.7%
\$50,000 — \$75,000	22.1%	18.1%	17.1%	16.7%
\$75,000 — \$100,000	10.5%	8.1%	8.1%	8.4%
Above \$100,000	11.3%	12.0%	12.0%	21.4%

Population by Race

White	14.3%	22.7%	42.7%	48.5%
Black	76.9%	69.8%	44.8%	40.1%
Asian	5.0%	3.7%	8.0%	6.7%
Other	3.8%	3.8%	4.6%	4.7%
Hispanic	2.5%	2.7%	4.3%	4.9%

Population by Age

Age 0 — 17	13.2%	13.1%	11.2%	11.0%
Age 18 — 24	10.2%	10.8%	12.3%	12.3%
Age 25 — 44	26.9%	26.3%	29.6%	29.5%
Age 45 — 64	24.4%	24.5%	23.9%	24.1%
Above 65	25.4%	25.4%	23.0%	23.1%



Philadelphia, PA, 19138

6301 CHEW AVENUE

Store No. 2997 | 17,792 SF

Store Type: Free Standing

For more info, please contact:

JASON BOCK

jbock@MSCretail.com
215.568.2600 x721

SCOTT WEISS

sweiss@MSCretail.com
215.568.2600 x732



Approx GLA of Center: 17,792 SF **Total Parking Spaces:** ±62 Spaces

APPROXIMATE OCCUPANCY COSTS

Approximate Annual Cost Per Square Foot

CAM	\$6,325	\$0.35
Real Estate Taxes	\$70,663	\$3.97
Insurance (LL)	-	\$0.00
Insurance (personal and casualty)	\$5,768	\$0.32
Utilities (electric, heat water sewer)	\$66,168	\$3.72

DEMOGRAPHICS

	1 mi	3 mi	5 mi	7 mi
Population (Actual 2014)	43,442	282,811	658,608	1,202,165
Population (Projected 2014)	42,661	284,191	673,053	1,237,627
<i>Projected Annual Growth</i>	-1.80%	0.49%	2.19%	2.95%
Median Age	38.9	37.3	35.2	34.7
Avg Household Income	2.4	2.4	2.5	2.5
Median Household Income	37,814	41,931	38,818	41,434

Household by Annual Income

Below \$25,000	33.7%	31.6%	35.3%	33.2%
\$25,000 — \$50,000	27.2%	25.9%	24.2%	24.0%
\$50,000 — \$75,000	16.6%	16.8%	15.6%	15.9%
\$75,000 — \$100,000	8.5%	8.4%	7.5%	7.7%
Above \$100,000	14.0%	17.3%	17.5%	19.2%

Population by Race

White	8.8%	23.4%	33.2%	42.4%
Black	86.6%	67.3%	51.0%	42.3%
Asian	0.5%	3.7%	4.3%	5.3%
Other	4.1%	5.6%	11.4%	9.9%
Hispanic	3.0%	6.0%	16.0%	13.5%

Population by Age

Age 0 — 17	11.8%	11.2%	11.8%	11.5%
Age 18 — 24	10.0%	11.2%	11.9%	12.3%
Age 25 — 44	24.6%	26.3%	26.5%	27.6%
Age 45 — 64	26.5%	26.2%	25.1%	24.4%
Above 65	27.1%	25.1%	24.8%	24.2%



Philadelphia, PA, 19123

901 GIRARD AVENUE

Store No. 3000 | 18,208 SF

Store Type: End Cap

For more info, please contact:

JASON BOCK

jbock@MSCretail.com
215.568.2600 x721

SCOTT WEISS

sweiss@MSCretail.com
215.568.2600 x732



Approx GLA of Center: 42,000 SF **Total Parking Spaces:** ±128 Spaces

APPROXIMATE OCCUPANCY COSTS

Approximate Annual Cost Per Square Foot

CAM	-	-
Real Estate Taxes	-	-
Insurance (LL)	-	-
Insurance (personal and casualty)	-	-
Utilities (electric, heat water sewer)	-	-

DEMOGRAPHICS

	1 mi	3 mi	5 mi	7 mi
Population (Actual 2015)	52,259	466,991	1,027,756	1,591,749
Population (Projected 2020)	52,982	479,728	1,055,457	1,628,581
<i>Projected Annual Growth</i>	0.3%	0.5%	0.5%	0.5%
Median Age	28.8	31.7	32.4	33.5
Avg Household Income	\$52,342	\$59,730	\$51,969	\$55,996
Median Household Income	\$37,616	\$40,439	\$36,745	\$41,050

Household by Annual Income

Below \$15,000	31.0%	29.1%	28.4%	24.4%
\$15,000 — \$24,999	12.2%	12.6%	13.7%	13.1%
\$25,000 — \$34,999	7.7%	9.7%	11.1%	11.1%
\$35,000 — \$49,999	12.8%	12.0%	13.1%	13.6%
\$50,000 — \$74,999	14.0%	13.0%	13.8%	15.2%
\$75,000 — \$100,000	8.4%	8.1%	7.8%	8.7%

Population by Race

White	42.1%	41.2%	33.5%	35.4%
Black	42.4%	39.2%	47.4%	47.3%
Asian	6.0%	7.0%	7.1%	7.0%
Hispanic	13.7%	18.8%	17.3%	14.3%

Population by Age

Under Age 10	10.0%	12.0%	13.3%	13.5%
Age 10 — 19	16.9%	12.5%	13.0%	13.1%
Age 20 — 29	26.1%	21.7%	19.1%	17.5%
Age 30 — 44	19.5%	21.8%	20.8%	20.7%
Age 45 — 59	14.2%	16.4%	17.4%	18.2%
Age 60 — 74	9.3%	10.9%	11.4%	11.8%
75 or Older	4.0%	4.6%	5.0%	5.2%



Chester, PA, 19013

1500 EDMONT AVE

Store No. 3003 | 18,074 SF

Store Type: Free Standing

For more info, please contact:

JASON BOCK

jbock@MSCretail.com
215.568.2600 x721

SCOTT WEISS

sweiss@MSCretail.com
215.568.2600 x732



Approx GLA of Center: 18,074 SF **Total Parking Spaces:** ±74 Spaces

APPROXIMATE OCCUPANCY COSTS

Approximate Annual Cost *Per Square Foot*

CAM	-	-
Real Estate Taxes	-	-
Insurance (LL)	-	-
Insurance (personal and casualty)	-	-
Utilities (electric, heat water sewer)	-	-

DEMOGRAPHICS

	1 mi	3 mi	5 mi	7 mi
Population (Actual 2014)	24,064	99,018	213,264	368,604
Population (Projected 2019)	24,676	101,667	218,995	378,104
<i>Projected Annual Growth</i>	0.5%	0.5%	0.5%	0.5%
Median Age	31.4	36.6	38.3	38.5
Avg Household Income	47,082	69,031	76,938	78,469
Median Household Income	39,876	58,007	66,231	67,162

Household by Annual Income

Below \$15,000	20.9%	14.1%	9.8%	9.7%
\$15,000 — \$24,999	15.9%	11.1%	9.5%	9.4%
\$25,000 — \$34,999	11.6%	9.8%	9.5%	9.1%
\$35,000 — \$49,999	14.8%	13.1%	12.4%	12.2%
\$50,000 — \$74,999	17.5%	17.6%	18.2%	18.4%
\$75,000 — \$100,000	9.4%	12.3%	13.7%	13.5%

Population by Race

White	33.7%	60.3%	75.4%	73.2%
Black	58.3%	33.6%	19.1%	20.7%
Asian	1.0%	1.8%	2.3%	2.9%
Hispanic	9.3%	5.3%	3.7%	3.5%

Population by Age

Under Age 10	14.9%	13.1%	12.1%	12.3%
Age 10 — 19	16.7%	14.2%	13.4%	13.1%
Age 20 — 29	18.3%	14.4%	13.9%	13.4%
Age 30 — 44	16.2%	17.4%	17.3%	18.2%
Age 45 — 59	17.5%	20.9%	21.7%	21.5%
Age 60 — 74	11.3%	13.4%	14.0%	14.0%
75 or Older	5.2%	6.6%	7.2%	7.4%



Philadelphia, PA, 19146

3000-A GRAYS FERRY AVE

Store No. 3006 | 17,916 SF
Store Type: Free Standing

For more info, please contact:

JASON BOCK

jbock@MSCretail.com
215.568.2600 x721

SCOTT WEISS

sweiss@MSCretail.com
215.568.2600 x732



Approx GLA of Center: 18,000 SF Total Parking Spaces: ±55 Spaces

APPROXIMATE OCCUPANCY COSTS

Approximate Annual Cost Per Square Foot

CAM	\$6,582	\$1.76
Real Estate Taxes	\$1,571	\$1.14
Insurance (LL)	-	\$0.00
Insurance (personal and casualty)	\$3,079	\$0.44
Utilities (electric, heat water sewer)	\$16,055	\$0.90

DEMOGRAPHICS

	1 mi	3 mi	5 mi	7 mi
Population (Actual 2014)	42,344	454,223	831,579	1,313,791
Population (Projected 2014)	44,359	469,159	865,389	1,349,724
<i>Projected Annual Growth</i>	4.76%	3.29%	4.07%	2.74%
Median Age	30.8	33.2	33.1	33.7
Avg Household Income	2.4	2.2	2.4	2.5
Median Household Income	33,415	40,264	37,016	39,881

Household by Annual Income

Below \$25,000	39.1%	34.0%	36.8%	34.3%
\$25,000 — \$50,000	24.9%	24.3%	24.8%	24.5%
\$50,000 — \$75,000	14.6%	15.5%	15.5%	15.9%
\$75,000 — \$100,000	5.1%	7.0%	6.9%	7.6%
Above \$100,000	16.3%	19.1%	16.0%	17.8%

Population by Race

White	33.0%	40.2%	34.0%	42.4%
Black	55.0%	45.1%	51.8%	42.1%
Asian	7.5%	9.7%	7.2%	5.8%
Other	4.4%	5.0%	7.0%	9.8%
Hispanic	3.7%	5.2%	8.5%	13.1%

Population by Age

Age 0 — 17	10.9%	10.3%	11.0%	11.5%
Age 18 — 24	17.5%	13.2%	13.5%	12.4%
Age 25 — 44	30.7%	33.6%	30.8%	29.7%
Age 45 — 64	20.7%	21.6%	22.5%	23.5%
Above 65	20.3%	21.3%	22.2%	22.9%