

CONSTRUCTION IS UNDERWAY

# PREMIER MIXED USE PROJECT ALONG THE DELAWARE RIVER

JOIN **SPROUTS**  
FARMERS MARKET  
Estimated to open 3rd Quarter 2024



# RIVERMARK

NORTHERN LIBERTIES

PHILADELPHIA, PA

RETAIL SPACE AVAILABLE FOR LEASE

1,200 SF - 5,000 SF





Coffee



## PROPERTY INFORMATION

This new, distinctive development along the historic Delaware River, consists of residential units, a grocery store, multiple retail units, four floors of above ground residential apartments and multiple exterior amenities, including public art installation, public plaza areas and an extension of the Delaware river trail which had an estimated 340,000 users in its first year (April 2022 - April 2023).

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All quality uses will be considered for the retail units, with the ability to vent.

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Restaurants / other food service businesses are a preferred tenant for locations facing the Delaware River.

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24,740 SF Sprouts estimated to open 3rd Quarter 2024.

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21,807 SF ground floor retail estimated to be delivered 2nd quarter 2024.

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470 first class luxury apartments with extensive interior and exterior amenity packages that include stainless appliances, quartz countertops and extensive amenity package.

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Apartment occupancy anticipated is estimated to be late 2nd Quarter 2024

## SPACE DETAILS

North Building  
8 Units  
1,244 SF - 4,212 SF

Asking Rent:  
Please inquire

Site Status:  
Active redevelopment

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South Building  
Sprouts 24,740 SF  
2 Units  
1,558 SF - 3,659 SF

Possession:  
South Building Retail w/ Sprouts - Jan 2024  
North Building Retail - March/April 2024

Lease Type:  
Long term NNN lease

# RETAIL LEASING PLAN



# DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

## 1 MILE RADIUS:



Total Population: **31,051**  
Households: **15,958**  
Daytime Population: **39,986**  
Median Age: **34.7**



Average Household Income: **\$156,591**  
Median Household Income: **\$117,660**

## 3 MILE RADIUS:



Total Population: **472,508**  
Households: **208,581**  
Daytime Population: **440,792**  
Median Age: **33.3**



Average Household Income: **\$111,412**  
Median Household Income: **\$79,364**

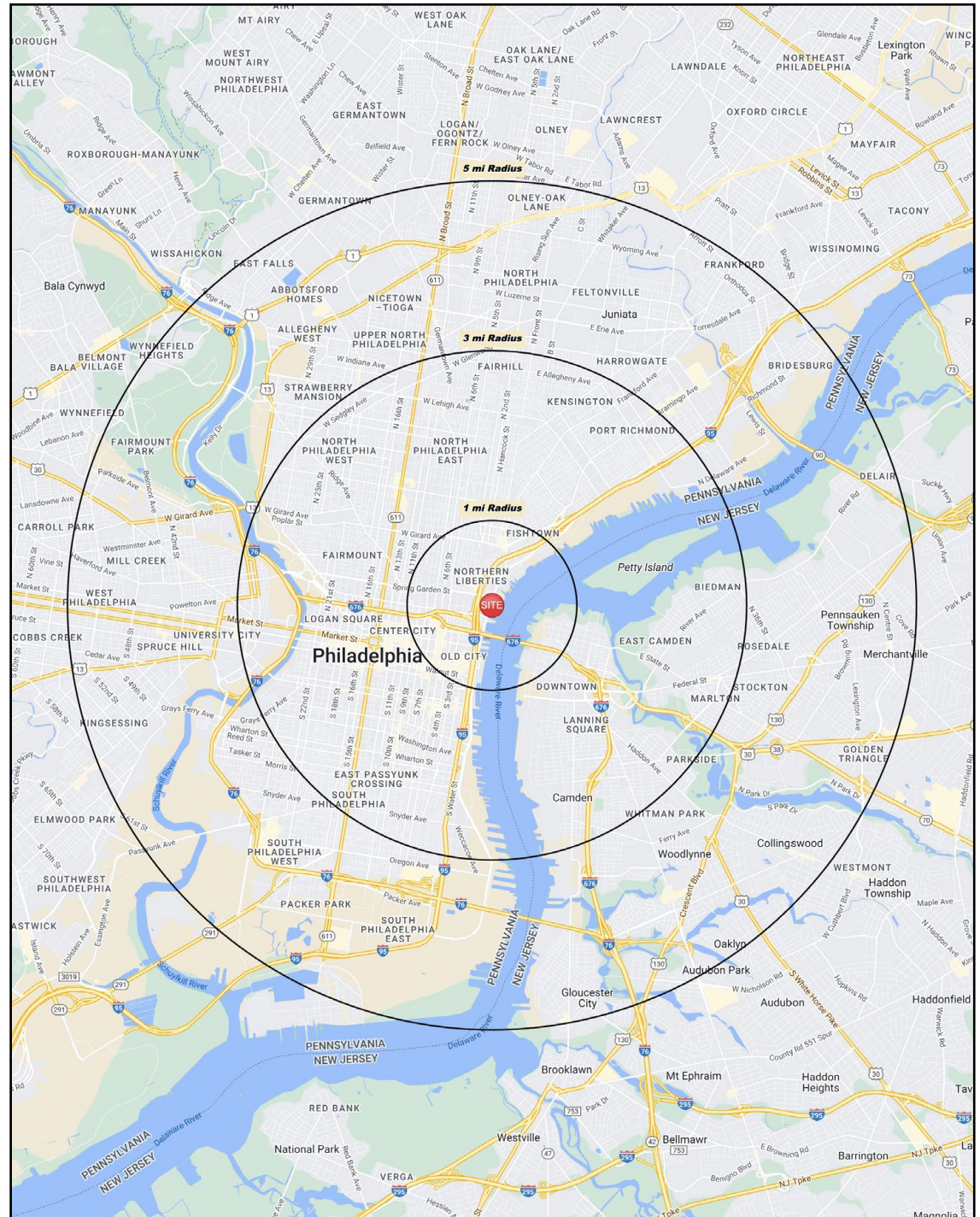
## 5 MILE RADIUS:



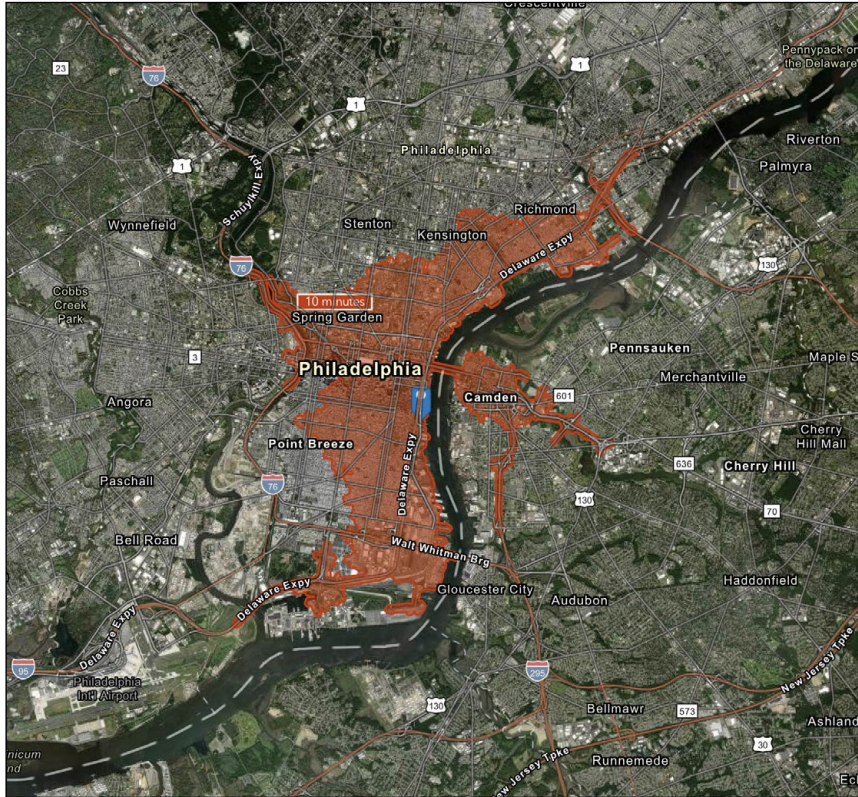
Total Population: **922,388**  
Households: **383,660**  
Daytime Population: **740,735**  
Median Age: **33.6**



Average Household Income: **\$94,352**  
Median Household Income: **\$66,726**



# 10 MINUTE DRIVE TIME



## KEY FACTS

**303,653**

Population

**35.7**

Median Age

**\$84,084**

Median Household Income

**490,442**

Daytime Population

## TAPESTRY SEGMENTS

### Metro Renters

42,543 Households

#### Socioeconomic Traits

Well-educated consumers, many currently enrolled in college. Willing to take risks and work long hours to get to the top of their profession.

#### Household Types

Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.

#### Typical Housing

Multi-unit Rentals

### Laptops & Lattes

15,523 Households

#### Socioeconomic Traits

Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations.

#### Household Types

Predominantly singles with low average household size of 1.87.

#### Typical Housing

High-Density Apartments

### Fresh Ambitions

13,271 Households

#### Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

#### Household Types

More single-parent than married-couple families.

#### Typical Housing

Multi-unit Rentals; Single Family

## TOTAL RETAIL SALES

Includes F&B



**\$4,150,907,261**

## EDUCATION

Bachelor's Degree or Higher



**60%**

## OWNER OCCUPIED HOME VALUE

Average



**\$443,614**

## ANNUAL HOUSEHOLD SPENDING

**\$4,631**

Eating Out

**\$2,804**

Apparel & Services

**\$8,265**

Groceries

**\$333**

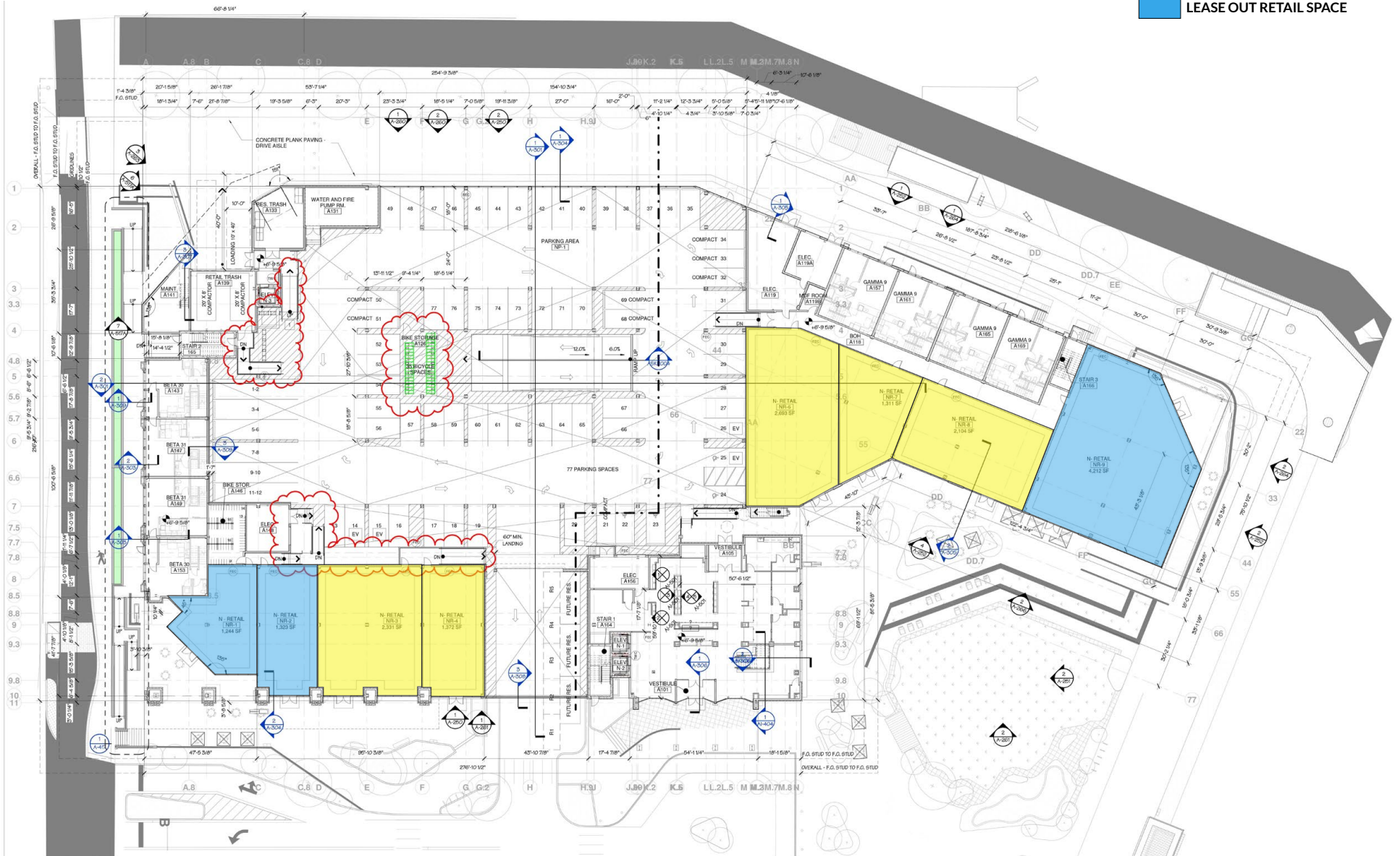
Computer & Hardware

**\$7,843**

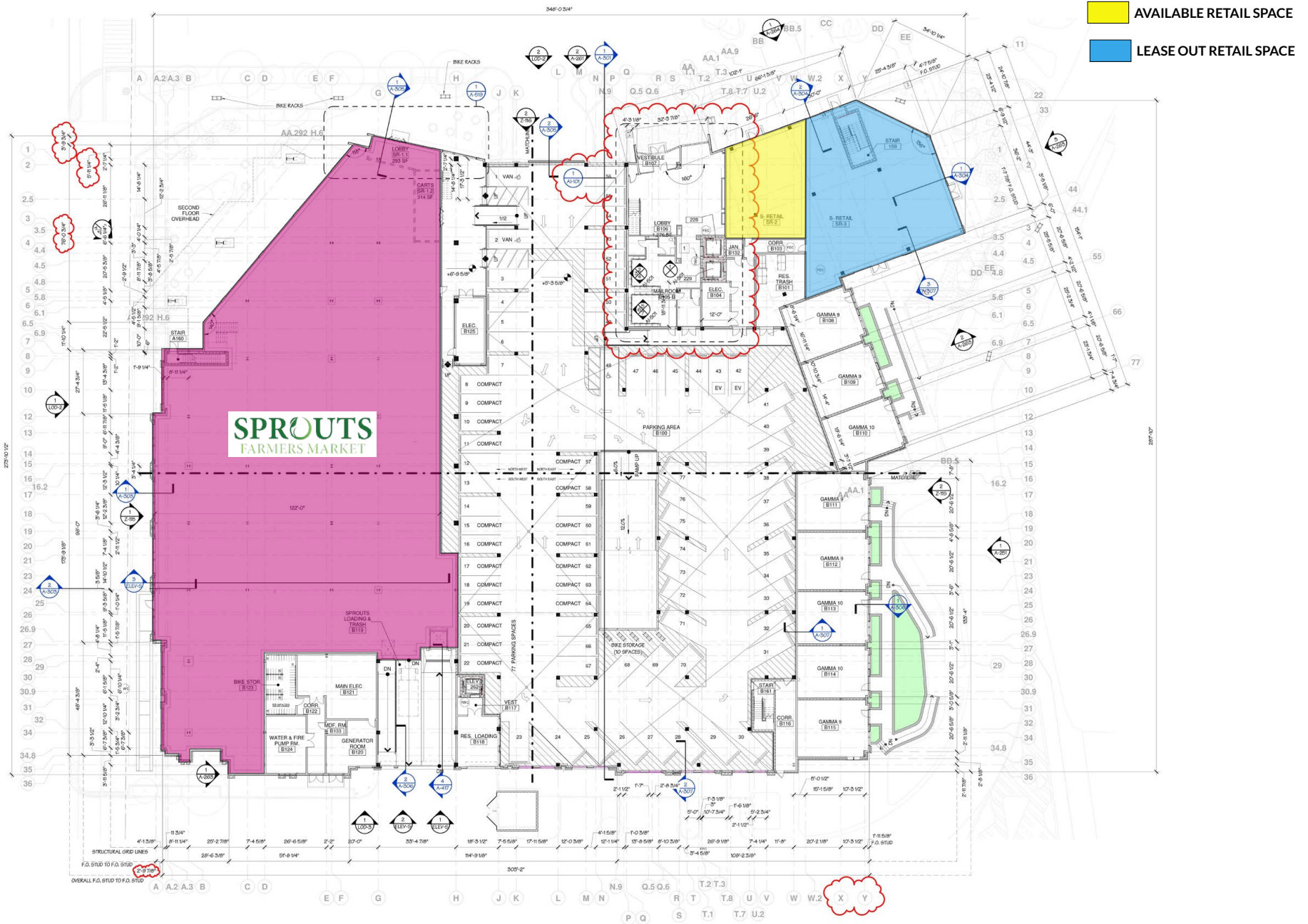
Health Care

# FIRST FLOOR RETAIL PLAN - NORTH BUILDING

- AVAILABLE RETAIL SPACE
- LEASE OUT RETAIL SPACE



# FIRST FLOOR RETAIL PLAN - SOUTH BUILDING





# CITY AERIAL



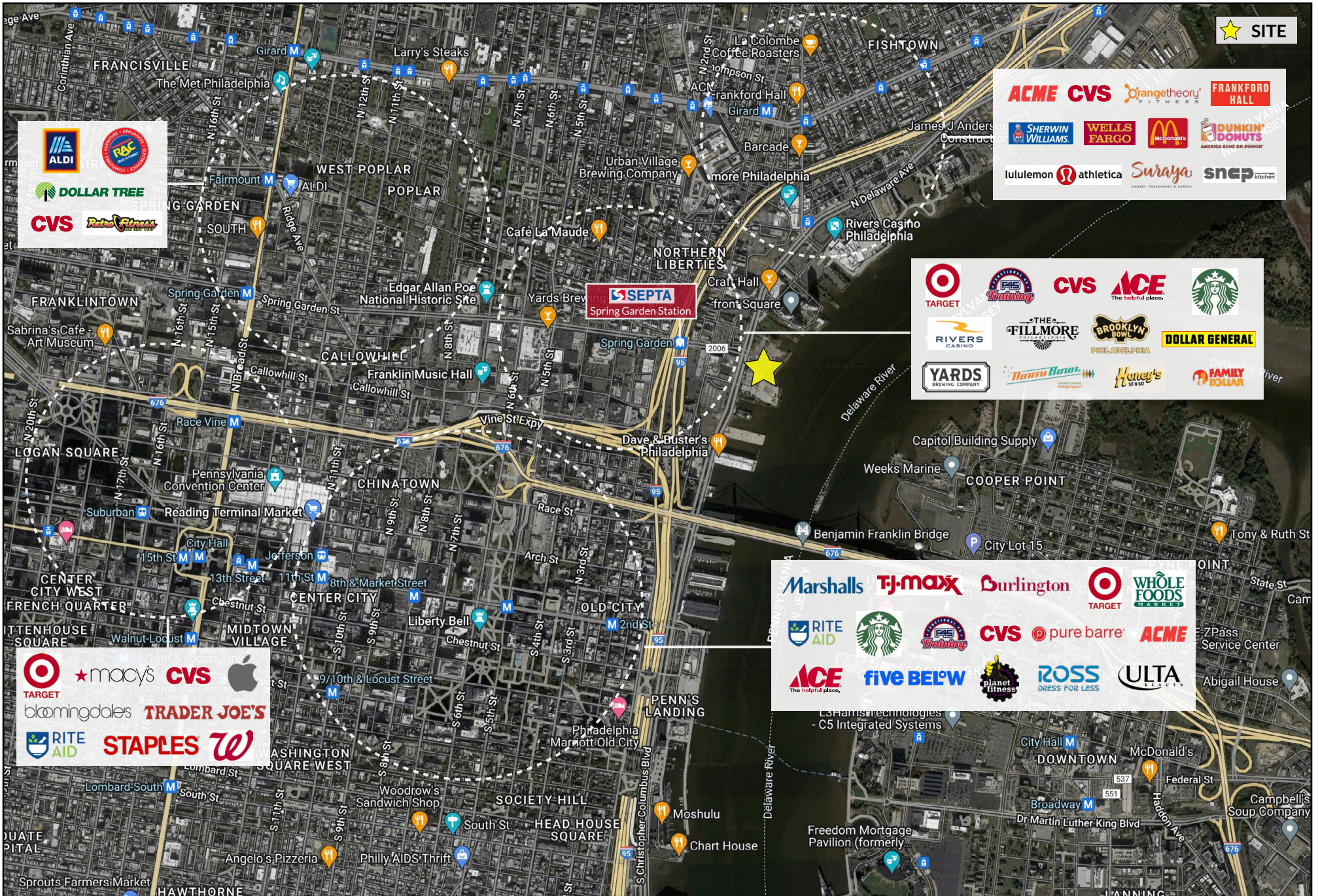
# CITY AERIAL



# LOCATION OVERVIEW



# LOCAL RETAIL



**ALDI** **RBC** **DOLLAR TREE** **CVS** **Retro Fitness**

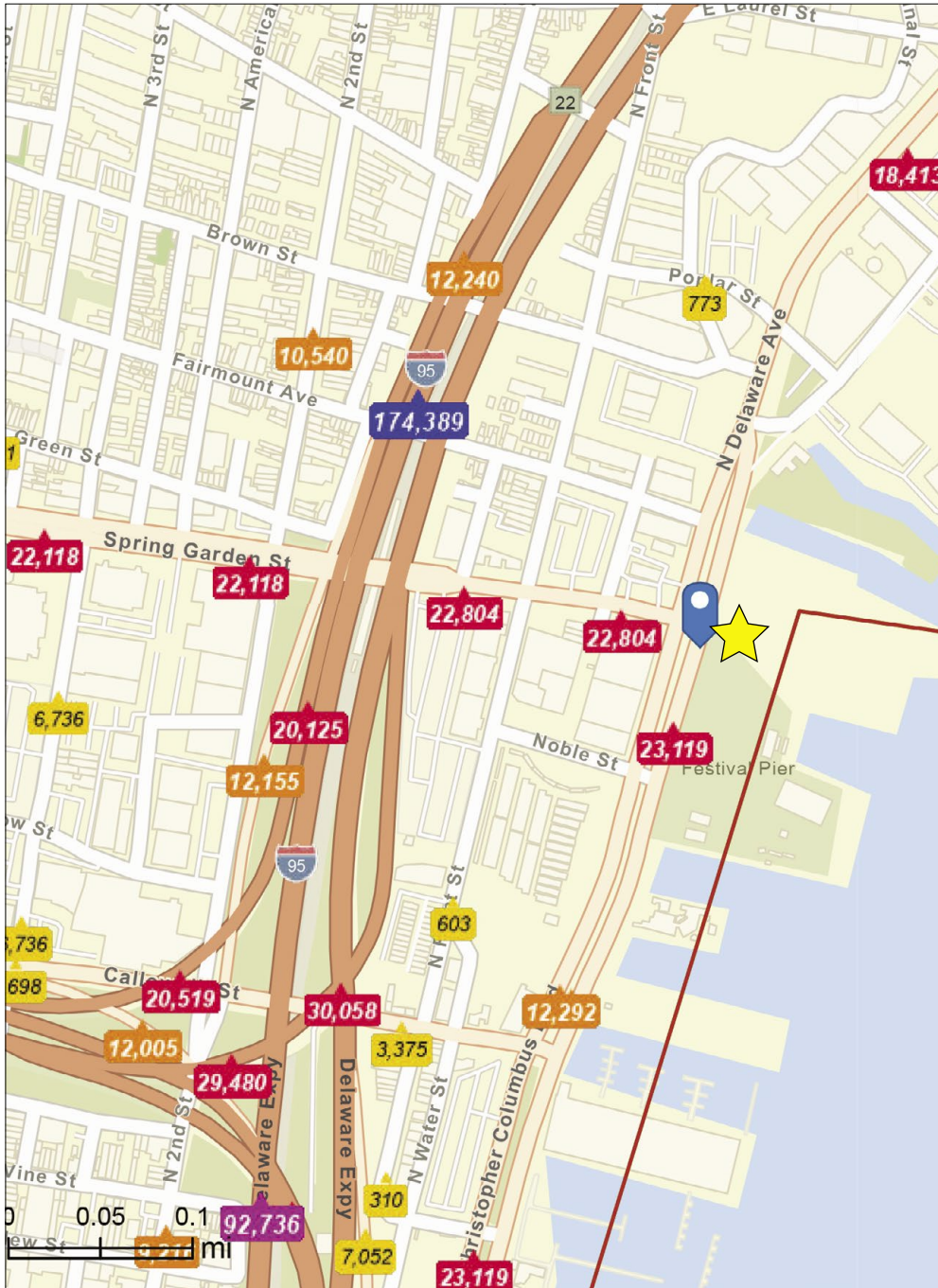
**ACME** **CVS** **Orangetheory FITNESS** **FRANKFORD HALL**  
**SHERWIN WILLIAMS** **WELLS FARGO** **McDonald's** **DUNKIN' DONUTS**  
**lululemon** **athletica** **Suraya** **sncp**

**TARGET** **F5 Training** **CVS** **ACE** **Starbucks**  
**RIVERS CASINO** **THE FILLMORE** **BROOKLYN BOWL PHILADELPHIA** **DOLLAR GENERAL**  
**YARDS BREWING COMPANY** **Team Bowls** **Honey's** **FAMILY DOLLAR**

**TARGET** **macy's** **CVS** **Apple**  
**bloomingdales** **TRADER JOE'S**  
**RITE AID** **STAPLES** **W**

**Marshalls** **TJ-maxx** **Burlington** **TARGET** **WHOLE FOODS MARKET**  
**RITE AID** **Starbucks** **F5 Training** **CVS** **pure barre** **ACME**  
**ACE** **FIVE BELOW** **Planet Fitness** **ROSS** **ULTA**

# TRAFFIC COUNTS & PUBLIC TRANSIT



# LOCAL PROJECT: PARK AT PENN'S LANDING

Park at Penn's Landing - 11.5-acre public space that will reconnect Center City to the waterfront with a multi-use plaza arcing above the highway from Chestnut to Walnut streets. The \$329 million project also includes a new, separate bridge that lets people walk or bike from South Street to the Delaware River Trail. Lots of green space, but also a stage for concerts, a play area, and multiple cafes. Renderings also show a "flex-use" plaza that could be used by food trucks, for movie nights, roller skating, festivals, farmer's markets and more. The city is also thinking about adding interactive art in and around the park. At the park's center will be a mass timber structure that's slated to be Philly's first net-zero carbon building (meaning construction and operations are carbon-neutral). It'll house the cafe and an open-air pavilion.



# RIVERMARK RENDERINGS





# RIVERMARK

NORTHERN LIBERTIES



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