

Dramatic Northern Liberties Retail Opportunity

1100-1154 Delaware Avenue

Philadelphia, PA

+/- 40,000 RSF
For Lease

Spectacular Northern Liberties Location

- Just North of Ben Franklin Bridge
- Across the street from Sugar House Casino Site
- Easy access to I-95, I-76, & I-676
- Direct access to SEPTA-Market/Frankford Line and Bus route #25

Traffic Count

- I-95: Estimated 190,000
- Delaware Avenue: Estimated 22,500

First Quarter Delivery



contact information

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NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Two Tenant Options:

Features

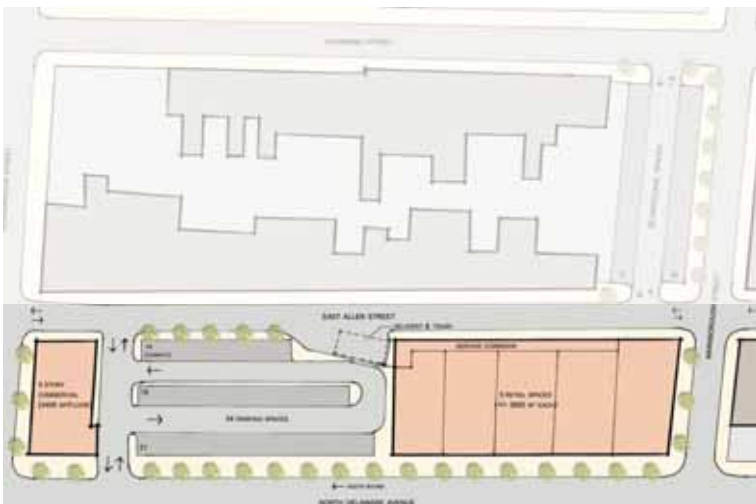
- +/- 40,000 RSF available
- Abundant parking
 - 204 Rooftop parking spaces
 - 33 Additional surface parking spaces
- Significant signage and naming opportunities visible from I-95
- Loading docks with tractor trailer access

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DEMOGRAPHICS

	1 mile	2 miles	5 miles
Population:	25,316	146,529	862,650
Households:	9,441	54,232	324,381
HH Average Income:	\$42,692	\$45,232	\$41,496

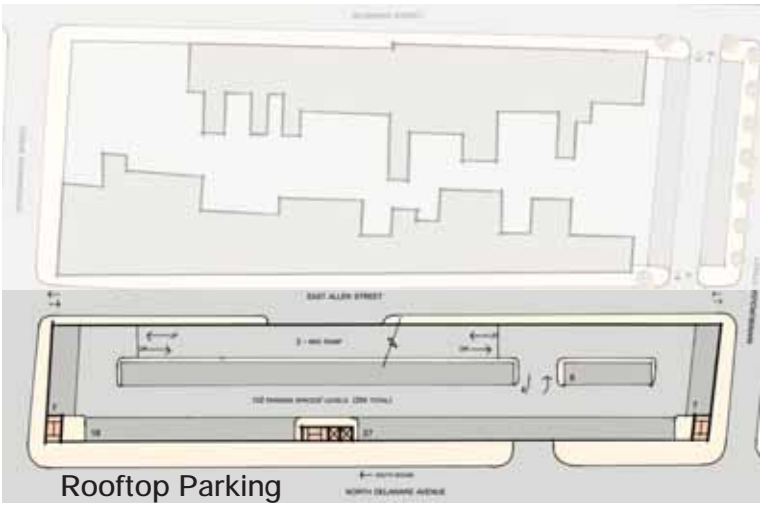
Co-Tenant Option



Co-Tenant

- 5 retail spaces
+/- 3,500 SF each
- Additional three (3) story building with 4,400 SF/floor
- 54 parking spaces

Single Tenant Option



Rooftop Parking



1st Floor

Single Tenant

- 1st floor +/- 40,000 SF with service corridor
- Rooftop parking with 204 spaces

