
MSC
UNDER NEW OWNERSHIP!
GROUNDBREAKING PLANNED FOR Q1 2027
RETAIL SPACES TO BE DELIVERED Q1 2028
1501-1525 S COLUMBUS BOULEVARD
PHILADELPHIA, PA
1,000 - 13,600 SF AVAILABLE




# 1505-1525
## S COLUMBUS BLVD

### JOIN THESE AREA TENANTS

Wawa · Walmart SUPERCENTER · The Home Depot · IKEA · GIANT · TARGET

### PROPERTY DETAILS

- *Directly adjacent to a proposed mixed use development with over 448 residential units, including apartments and townhouses*
- *Well positioned with great co-tenancy along bustling Columbus Blvd. retail corridor, serving all of South Philadelphia and Center City Philadelphia*
- *Unmatched access from three traffic lights along Columbus Blvd. (32,000 AADT)*
- *Strong visibility from I-95 (117,000 AADT)*
- *Last remaining developable site for new construction retail space along the Columbus Boulevard retail corridor*

**CROSS ACCESS WITH GIANT**

### DEMOGRAPHICS

| | EST. POPULATION | EST. EMPLOYEES |
|---|---|---|
| .5 mi | 2,047 | 2,279 |
| 1 mi | 37,658 | 8,521 |
| 1.5 mi | 86,442 | 41,843 |
| 2 mi | 151,078 | 124,596 |

| | EST. AVG HH INCOME |
|---|---|
| .5 mi | $89,316 |
| 1 mi | $72,288 |
| 1.5 mi | $77,386 |
| 2 mi | $78,122 |

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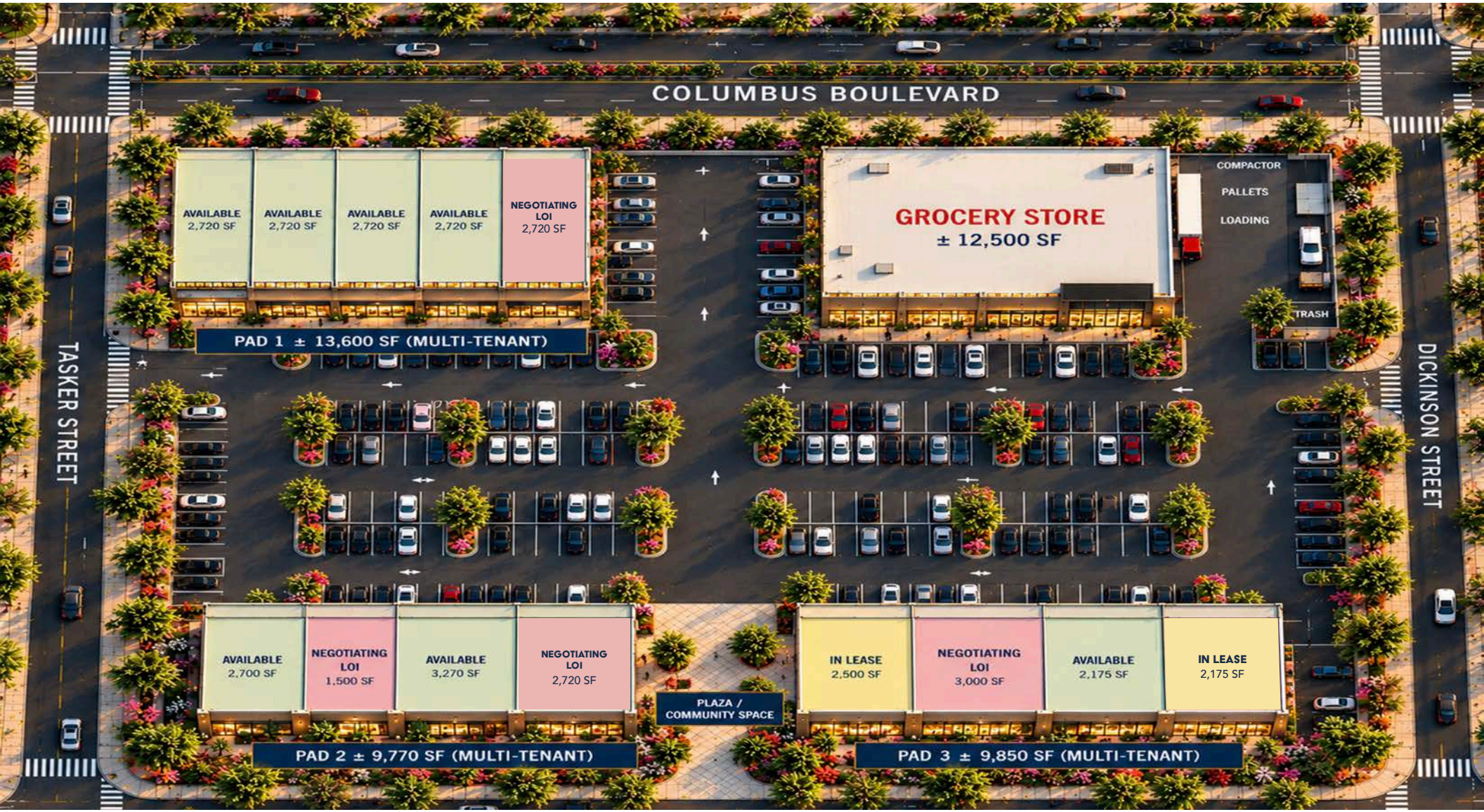
# SITE PLAN A - MASTER PLAN CONCEPT




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# SITE PLAN B - CONCEPT SITE PLAN




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# SITE AERIAL




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# BUILDING FACADE EXAMPLE




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# ADJACENT RESIDENTIAL DEVELOPMENTS




**WATERFRONT BOULEVARD:**
92 townhomes and
356 multi-family units



36-story 620 unit residential tower at Wharton Piers is slated to break ground in 2027







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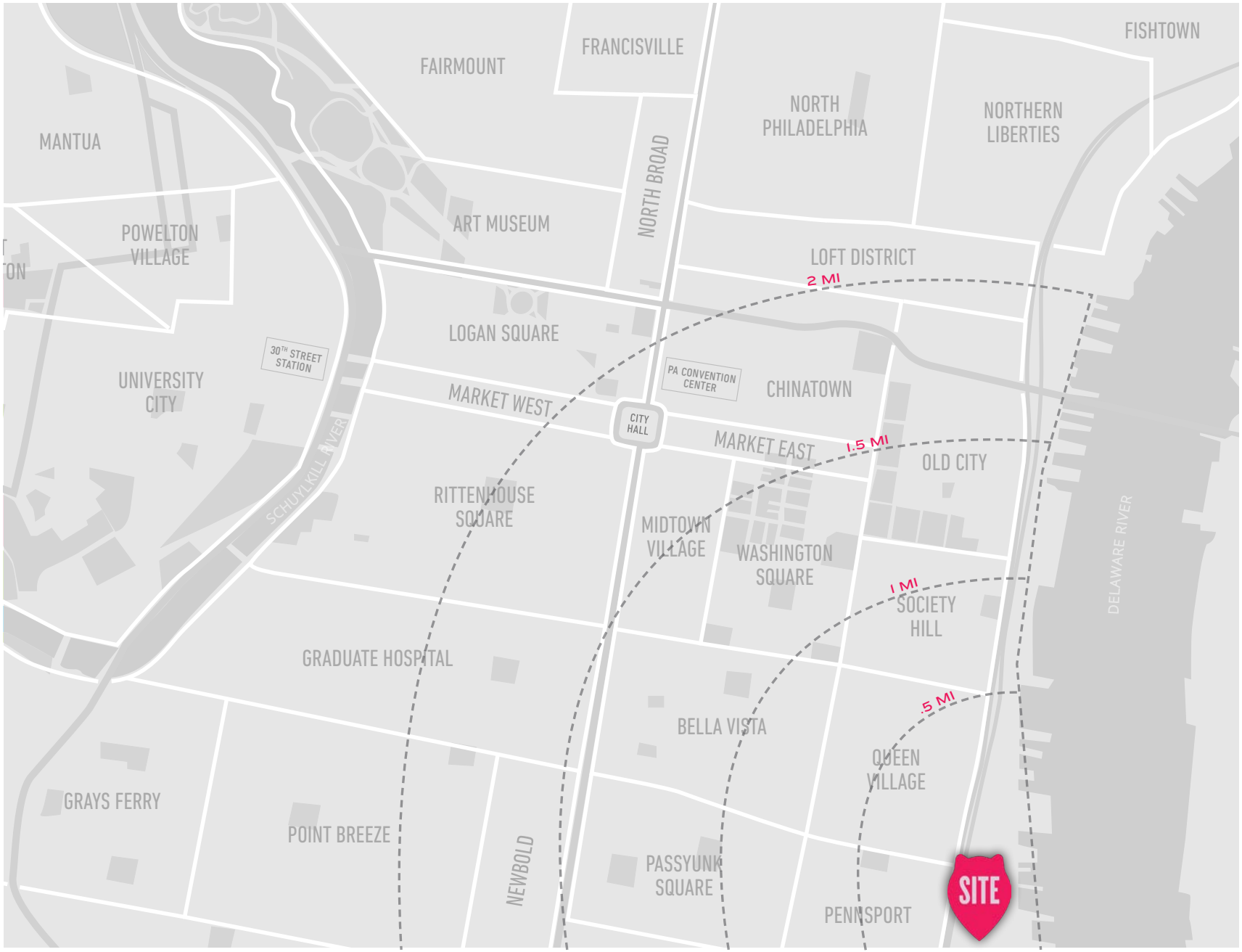
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# NEIGHBORHOOD MAP




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