

RETAIL FOR LEASE



3500 Sunnyside Ave, Philadelphia, PA 19129



OFFERING SUMMARY

AVAILABLE SF:	870 - 1,058 SF
LEASE RATE:	\$20.00 SF/yr (NN)
BUILDING SIZE:	16,000 SF

PROPERTY OVERVIEW

One of a kind Luxury Newly renovated mixed-use building, originally an 1876 warehouse. The property is home to 11 Luxury Apartments, Professional Tenants, Retail Tenants, and underground parking. The neighborhood has a bustling commercial presence including restaurants, schools, doctors, bars, and more. Future plans to renovate the main sidewalk frontage, add trees and planters, and utilize outdoor spaces.

PROPERTY HIGHLIGHTS

- Street retail w/ terrific neighborhood atmosphere
- Regional Access: I-76, Kelly Drive, City Ave, Roosevelt Blvd, Ridge Ave, Henry Ave
- Bustling Retail / Professional City Block (Restaurants, Childcare, Doctors office(s), Professional)
- 11 Luxury Apartments above retail space
- Parking Available

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEASE INFORMATION

Lease Type: NN Lease Term: Negotiable
Total Space: 870 - 1,058 SF Lease Rate: \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
C1	Available	1,058 SF	Modified Net	\$20.00 SF/yr	C1 - This space was most recently used as a Physical Fitness Personal Training Studio. Well suited for similar use or as use that fits into the health and wellness sector including family practice, professional office, optical/eyewear/ bicycle shop, fitness studio, dry cleaners drop-off, etc.
C4	Available	870 SF	Modified Net	\$20.00 SF/yr	C4 - This space was previously used as a Yoga studio and is ideally suited for similar use. High ceilings, natural light, vinyl wood-finish floors, neutral paint, make this space a turnkey operation and ready for use immediately.

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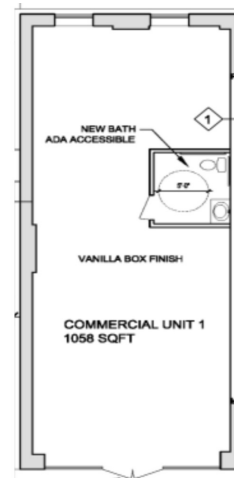
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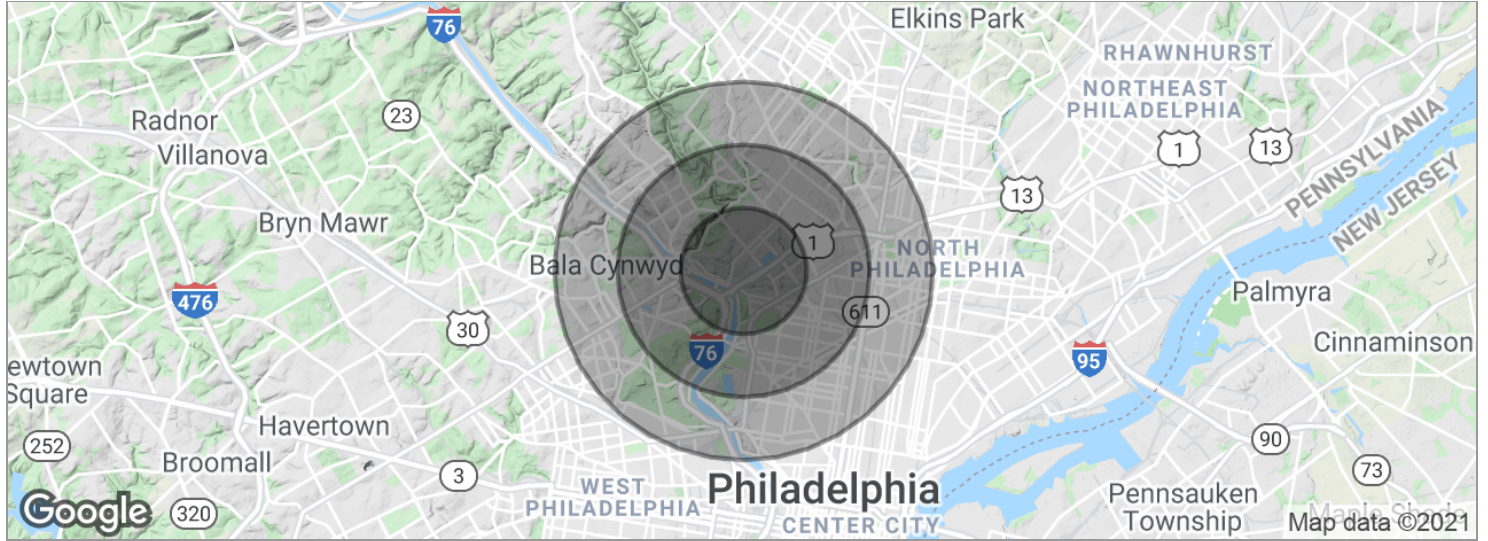
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	17,259	110,799	276,610
Median age	29.8	34.8	35.5
Median age (male)	29.4	32.4	33.0
Median age (Female)	30.2	36.8	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,833	47,671	112,049
# of persons per HH	2.5	2.3	2.5
Average HH income	\$62,545	\$45,844	\$47,570
Average house value	\$264,846	\$142,152	\$134,293

* Demographic data derived from 2010 US Census

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