

265 W. BERKS STREET

PHILADELPHIA, PA

PROPOSED RETAIL DEVELOPMENT: UP TO 50,000 SF (DIVISIBLE) AND PAD SITE WITH DRIVE-THRU



METRO[®]
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property highlights.

- Up to 50,000 SF (divisible) new retail space with parking in the heart of the booming Fishtown/Olde Kensington neighborhoods.
- ±3,500 SF pad site with proposed drive-thru
- Situated within the “American Street Empowerment Zone” designed to revitalize a 2-mile segment of American Street adding sidewalks, bike lanes, and green space.
- Over 8,000 new residential units proposed and under construction.
- Ideal for grocery, fitness, convenience, restaurant and service oriented retail.
- Benefit from the increasing foot traffic in the area, great demographics and the incoming flow of national retailers!

New Urban Retail
at nexus of **vibrant and desirable neighborhood**
of Fishtown and Olde Kensington



27,712

POPULATION
WITHIN 15 MINUTES
WALKING DISTANCE



UP TO
50,000
SQUARE FEET OF
NEW RETAIL



**Minutes away from
Market-Frankford Line
(MFL)
Berks Station**



8,000+

RESIDENTIAL UNITS
PROPOSED AND UNDER
CONSTRUCTION



**American
Street
Revitalization
Project**

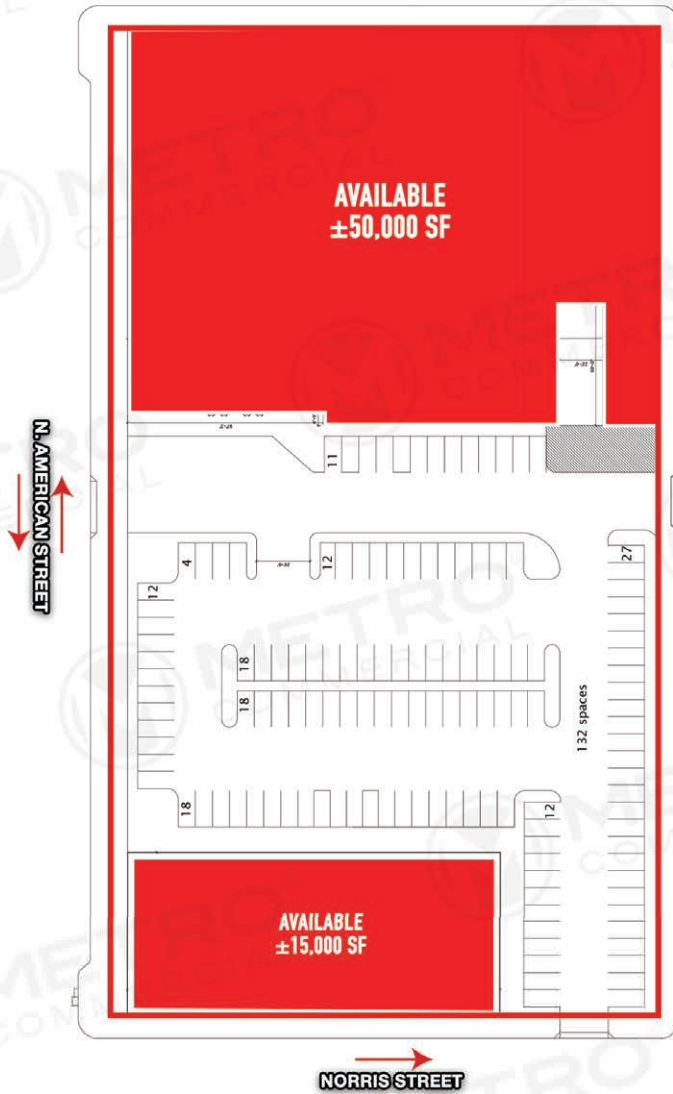


CONCEPTUAL PLANS



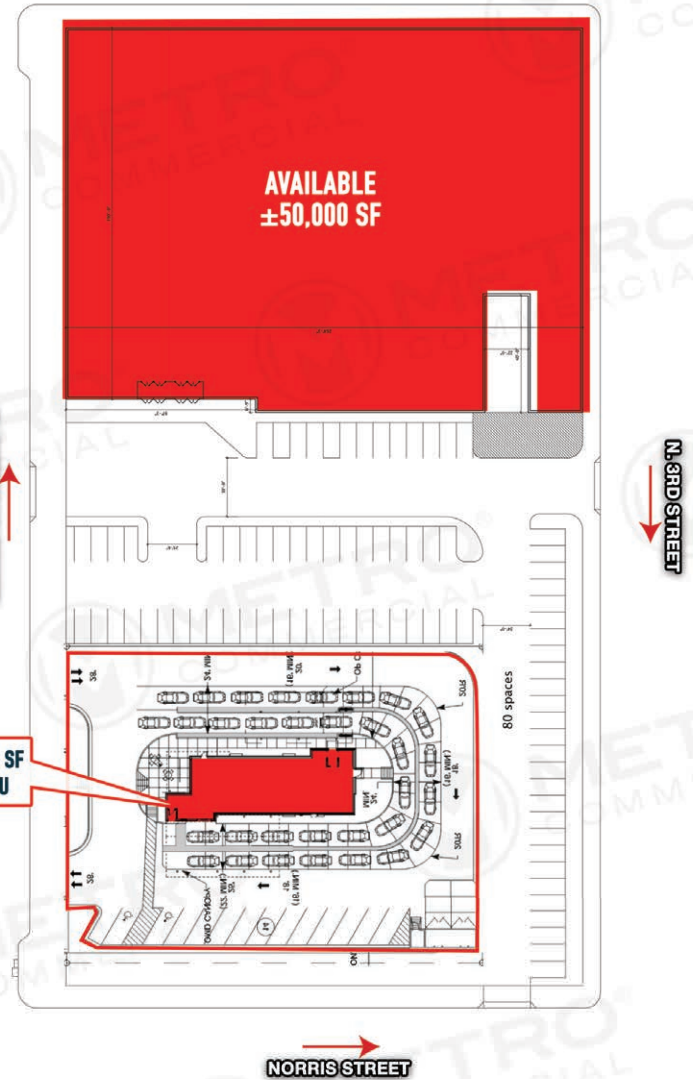
OPTION 1

W. BERKS STREET



OPTION 2

W. BERKS STREET



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PHILADELPHIA, PA





**AVAILABLE
±50,000 SF**

**AVAILABLE
±15,000 SF**

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COUSIN'S
SUPERMARKETS

**AVAILABLE
±15,000 SF**

**AVAILABLE
±50,000 SF**



1901 N AMERICAN - 286 UNITS



1801-59 N AMERICAN ST - 110 UNITS



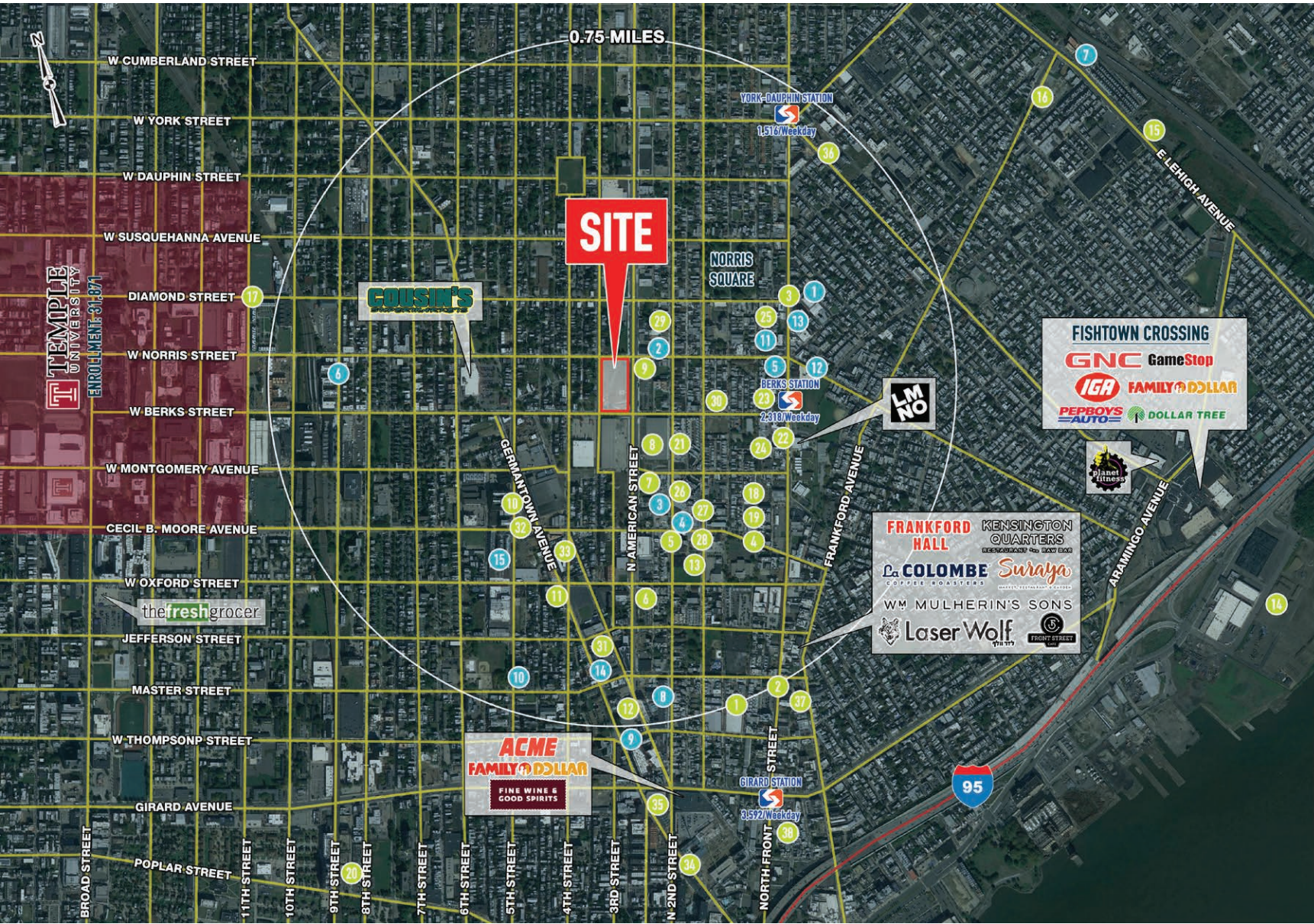
1705 N AMERICAN ST - 179 UNITS

**1700 N AMERICAN
FUTURE REDEVELOPMENT**

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COMPLETED RESIDENTIAL		
1	Harbisons Dairy	86 Units
2	The Gotham	142 Units
3	1712 N 2nd St	54 Units
4	2nd Street Lofts	88 Units
5	2110 E Norris St	95 Units
6	Paseo Verde South	127 Units
7	2037 E Lehigh Ave	155 Units
8	Dwell	320 Units
9	Liberty Square	200 Units
10	Umbrella Factory	180 Units
11	Onion Flats	88 Units
12	Bank Flats	28 Units
13	2021-35 N Front St	30 Units
14	68ONE	50 Units
15	NS Square	61 Units
TOTAL: 1,706 Units		
PROPOSED/UNDER CONSTRUCTION RESIDENTIAL		
1	1300 Howard St	112 Units
2	1321-25 & 1350-54 Front St	51 Units
3	2043 N. Front St	35 Units
4	1700-30 Howard St	110 Units
5	1640 N. Hancock St	110 Units
6	1525 N American St	110 Units
7	1705 N. American St	179 Units
8	1801-59 N. American St	110 Units
9	1901 Lofts	284 Units
10	1700 Germantown Ave	92 Units
11	Gretz Brewery	200 Units
12	1307-53 Germantown Ave	100 Units
13	175 W Oxford St.	159 Units
14	2001 Beach St	848 Units
15	2157 East Lehigh Avenue	278 Units
16	2621 Frankford Avenue	525 Units
17	Norris Phase V - 2037 North 11th Street	80 Units
18	1700-30 North Howard St	103 Units
19	1700 N Howard Street	77 Units
20	The Poplar	338 Units
21	1817-19 N 2nd St	28 Units
22	1828-42 N Front St	70 Units
23	1900-22 N Front St	105 Units
24	1805 N Howard St	45 Units
25	Copper Flats	80 Units
26	1701-17 N 2nd St	88 Units
27	1712-28 N 2nd St	54 Units
28	The Cecil	43 Units
29	The Gotham	142 Units
30	150 & 171 W Berks St	51 Units
31	Moscow & Monica	125 Units
32	Avenue 5	147 Units
33	1613-27 Germantown Ave	40 Units
34	Piazza Terminal	1,100 Units
35	North Liberty Triangle	84 Units
36	1901 East York Street	127 Units
37	1324 Frankford Ave	50 Units
38	El Magnet	43 Units
TOTAL: 6,317 Units		

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