

FISHTOWN NEW DEVELOPMENT BUILD-TO-SUIT +/- 38,117 SF

1700 N. American Street
Philadelphia, PA.



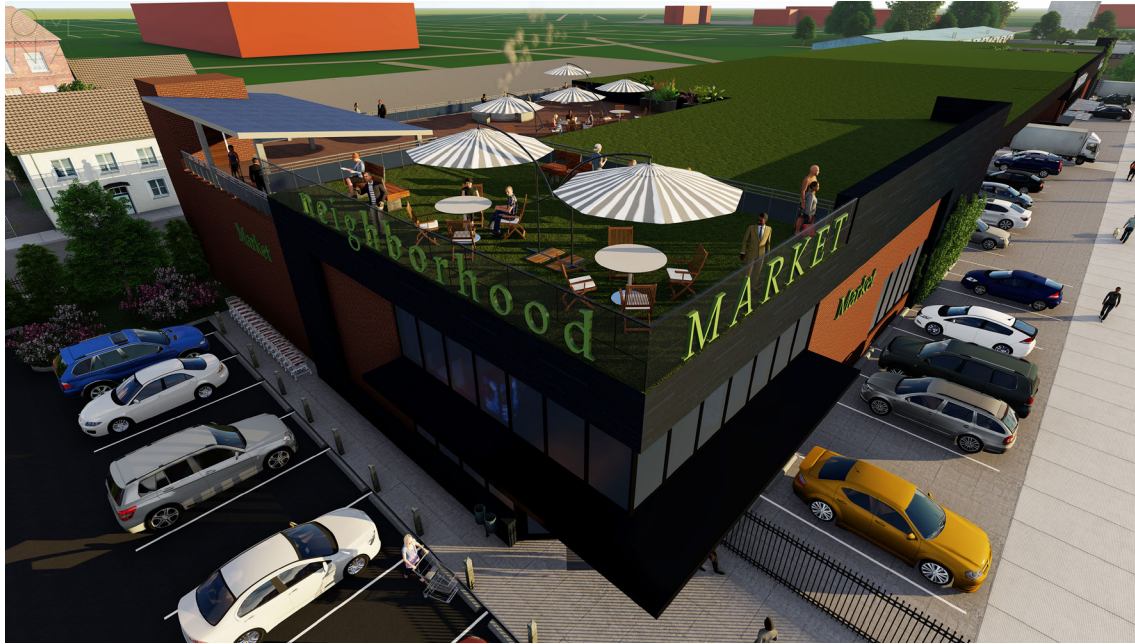
SITE RENDERING



SITE RENDERINGS

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LISTING DETAILS






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- 17,435 - 38,117 SF
- Ground Lease, Retail Build-to-Suit
- Ideal tenants: Grocery, Brewery, Large Format Entertainment
- Located in Keystone Opportunity Zone (KOZ)
- Nearby retailers include:



SITE RENDERING

DEMOGRAPHICS	.5 MILE	1 MILE
 Estimated Population	15,767	51,278
 Average Age	33.4	32.4
 Average HH Income	\$63,807	\$61,933
 Estimated Total Employees	13,140	41,730
 Traffic Counts (Daily)	12,000	

SitesUSA, Inc.

RETAIL AERIAL

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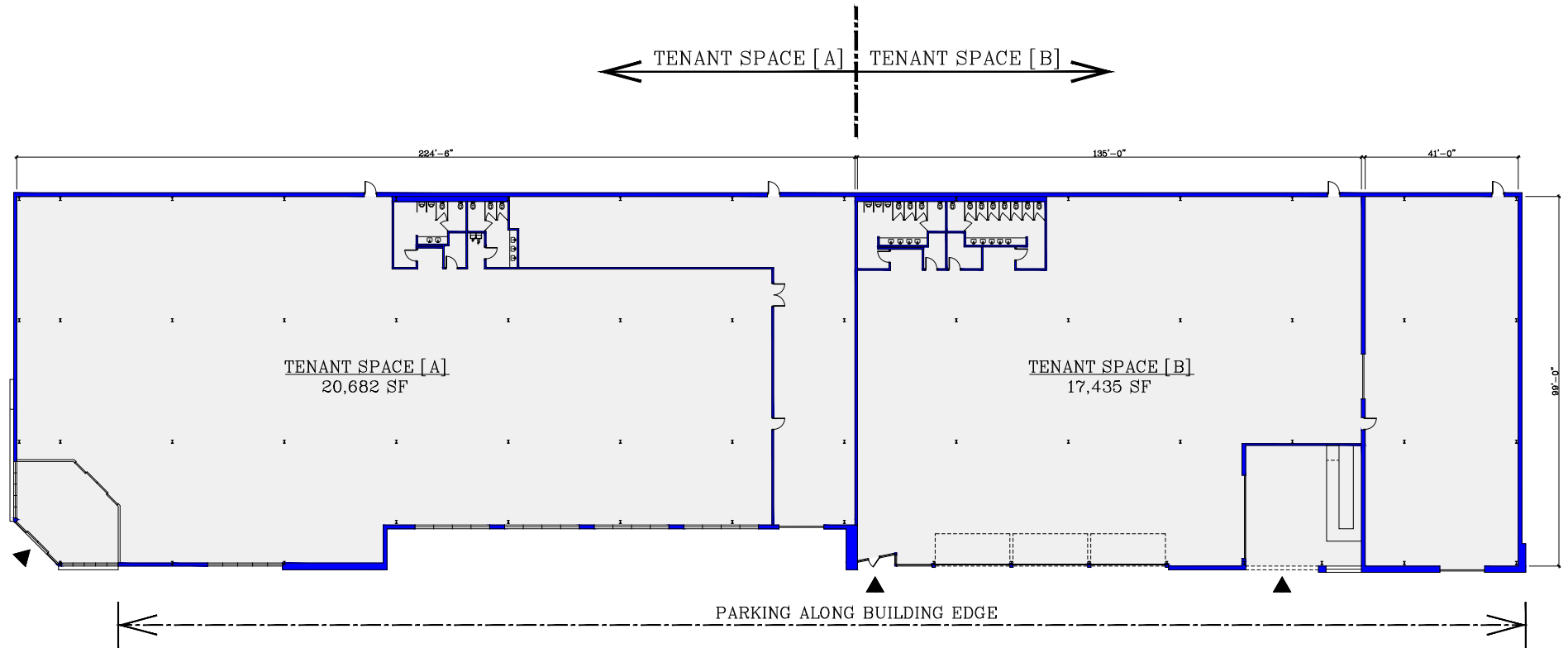
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SITE PLAN

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TENANT SPACE [A] & [B] – FLOOR PLAN – FOR LEASE

A = 20,682 SF

B = 17,435 SF

10/04/18



1700 N. American St. | Philadelphia, 19152

ABOUT FISHTOWN

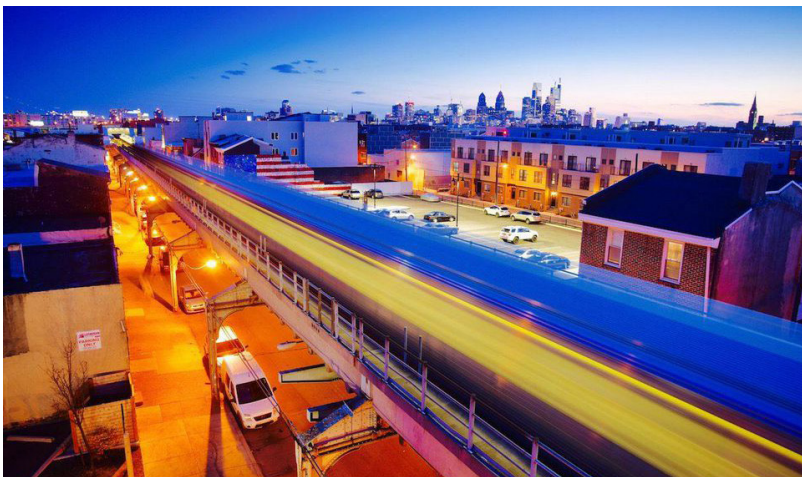
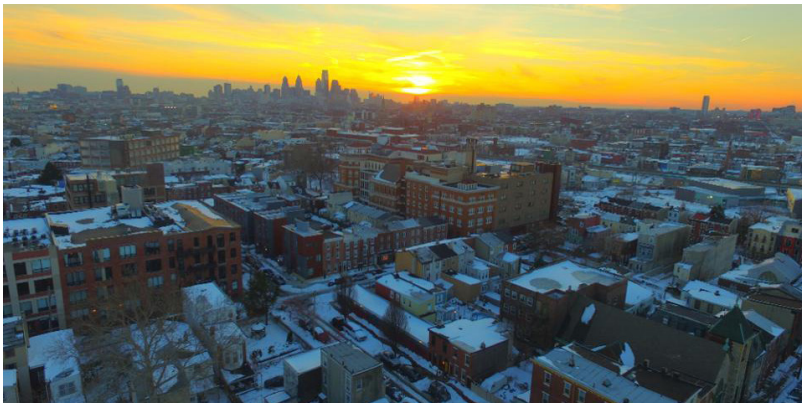
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There's no shortage of cool in Fishtown, which has emerged as Philly's truest harbor of artistic, culinary and musical action.

This momentous influx of new residents gave way to great new bars, restaurants, music venues, studios and galleries. Newcomers integrating and collaborating with the neighborhood's longtime residents sets Fishtown apart as one of Philadelphia's most exciting neighborhoods.

www.visitphilly.com



HOW FISHTOWN, PHILADELPHIA BECAME AMERICA'S HOTTEST NEW NEIGHBORHOOD

May 2nd, 2018

"It's also magnetizing a new generation of Millennials, Baby Boomers, and young professionals who are summarily rejecting suburbia, car culture, and food deserts in favor of independently-owned retailers, farm-to-table restaurants, and the new self-supporting micro-economy to move back downtown again

In 2015 Bon Appetit ranked Pizzeria Beddia America's best pie. Philly Style Bagels' Classic Lox Sandwich took home the magazine's prize for the country's best sandwich the following year. Last summer Jay-Z tapped local bake shop Cake Life to make Beyonce's birthday cake. Zagat just anointed Lebanese-themed Suraya Philadelphia's hottest new restaurant opening. Most recently, Wm. Mulherin's Sons was crowned America's best new hotel."

WM MULHERIN'S SONS

Pizzeria Beddia

FRANKFORD
HALL



Forbes

KOZ TAX BENEFITS

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FOR QUALIFYING TENANTS EXEMPT FROM:

STATE TAXES

- Corporate Net Income tax
- Capital Stock and Foreign Franchise tax
- Personal Income tax
- Sales and Use tax (purchases consumed and used by business in the KOZ)
- Mutual Thrift Institution tax
- Bank and Trust Company Shares tax
- Insurance Premiums tax

CITY OF PHILADELPHIA TAXES

- Earned Income/Net Profits tax
- Business Income and Gross Receipts, Business Occupancy, and Mercantile tax
- Sales and Use tax (county/city; purchases exclusively used and consumed by business in the KOZ)
- Property Tax



AREA IMPROVEMENTS

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AMERICAN STREET IMPROVEMENT PROJECT

The City of Philadelphia has received federal funding to make improvements along American Street between Girard and Indiana Avenues. The Improvements include rehabilitating sidewalks with extensions at intersections that reduce pedestrian crossing distances, new medians with green storm water infrastructure, protected bike lanes, new street trees, and new lighting. The street will be resurfaced with new pavement markings and signs installed.

CONSTRUCTION SCHEDULE

Notice to Proceed:	<i>January 2018</i>
Construction Mobilization:	<i>Early 2018</i>
Construction to Begin:	<i>Spring 2018</i>
Anticipated Completion:	<i>December 2020</i>

