

EQUITY RETAIL BROKERS

CITY HALL

COMCAST CENTER

CONVENTION CENTER

SITE

**OFFERING MEMORANDUM**  
**PRIME CENTER CITY DEVELOPMENT OPPORTUNITY**  
129 N. 15th St, Philadelphia, PA

Presented By:  
Stephen Jeffries & Nathan Rhodes

531 W. Germantown Pike, Suite 103 | Plymouth Meeting, PA 19462  
T: 610.645.7700 | [www.equityretailbrokers.com](http://www.equityretailbrokers.com)

# EQUITY RETAIL BROKERS

## TABLE OF CONTENTS

---

Executive Summary  
Property Overview  
Market Overview  
Zoning  
Demographics  
Confidentiality & Disclaimer

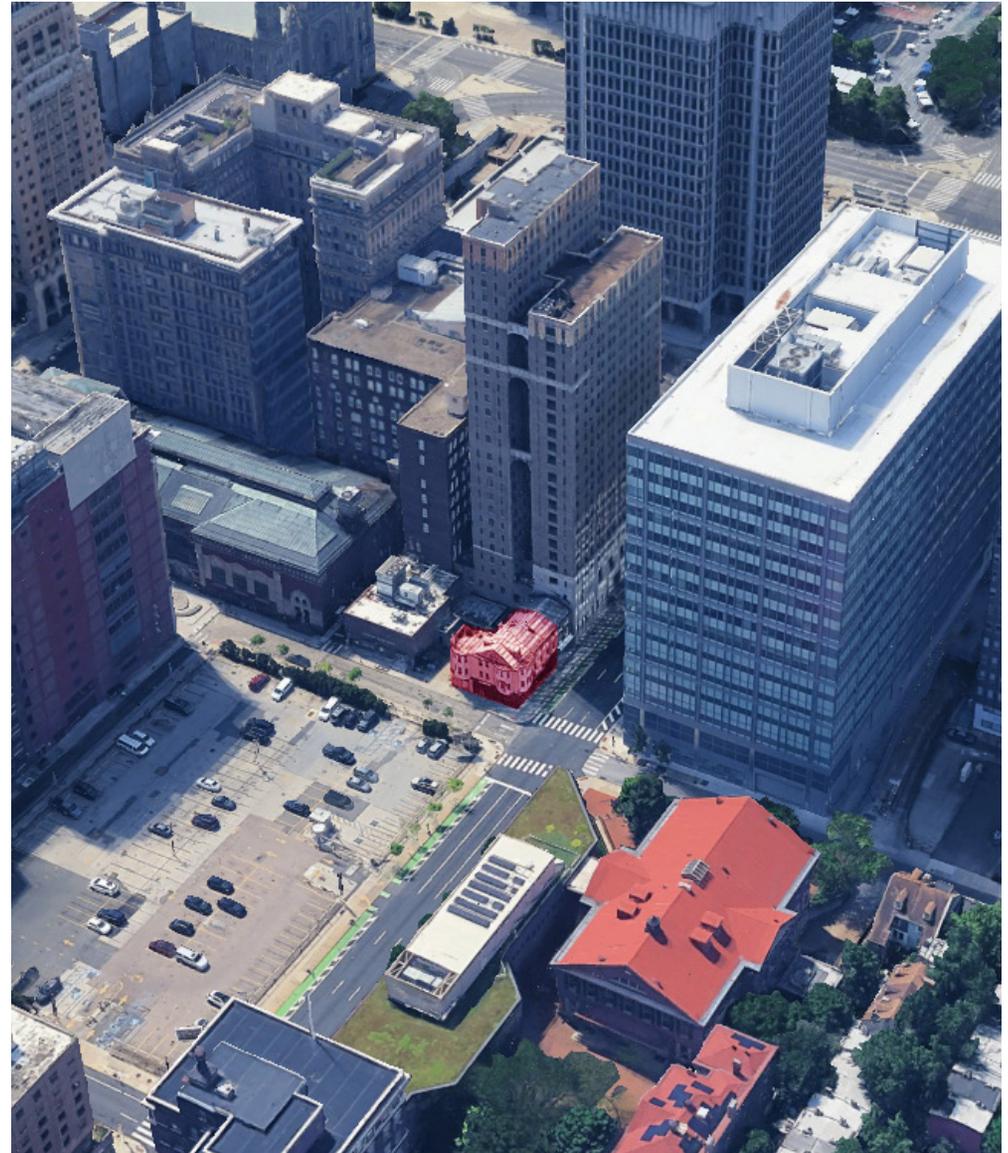
# EXECUTIVE SUMMARY

## Executive Summary

This rare development opportunity is located in the heart of Center City, Philadelphia, just steps from City Hall, the Central Business District and the Philadelphia Convention Center. Adjacent to the Family Court of Philadelphia, the site offers prime frontage with 48 feet on 15th Street and 45 feet on Cherry Street, positioned at a signalized intersection for excellent visibility. With plans already in place, the property is suitable for the development of either a hotel or mixed-use apartment building, making it an ideal investment in one of the city's most sought-after neighborhoods.

## Property Information

ADDRESS	129 N. 15th Street, Philadelphia, PA
MUNICIPALITY	Philadelphia
ZONING	CMX-5
BUILDING SIZE	±5,430 SF
LOT SIZE	±2,130 SF
UTILITIES	Public
APN	871403260
ESTIMATED 2025 TAXES	\$6,081





# Property Overview | Photos



# MARKET OVERVIEW

## Philadelphia

### Philadelphia, Pennsylvania

Philadelphia is the most populous city in the State of Pennsylvania, and the second-most populous city in the Northeast megalopolis and Mid-Atlantic regions after New York City. The City boasts a diverse and robust economy, rooted in its historical significance and strategic geographic location. As a major economic hub on the East Coast, Philadelphia has a well-established presence in sectors such as healthcare, education, finance, and technology. With a diverse economic base, a commitment to innovation, and a strategic location, Philadelphia continues to thrive as a dynamic economic force in the United States.

### Highlights of Philadelphia County, Pennsylvania

- Most populous city in PA
- Booming Economy
- Educational Hub – Top Universities in the US
- Medical Excellence – Renowned Healthcare Institutions
- Growing Market – In both the residential and commercial real estate sectors

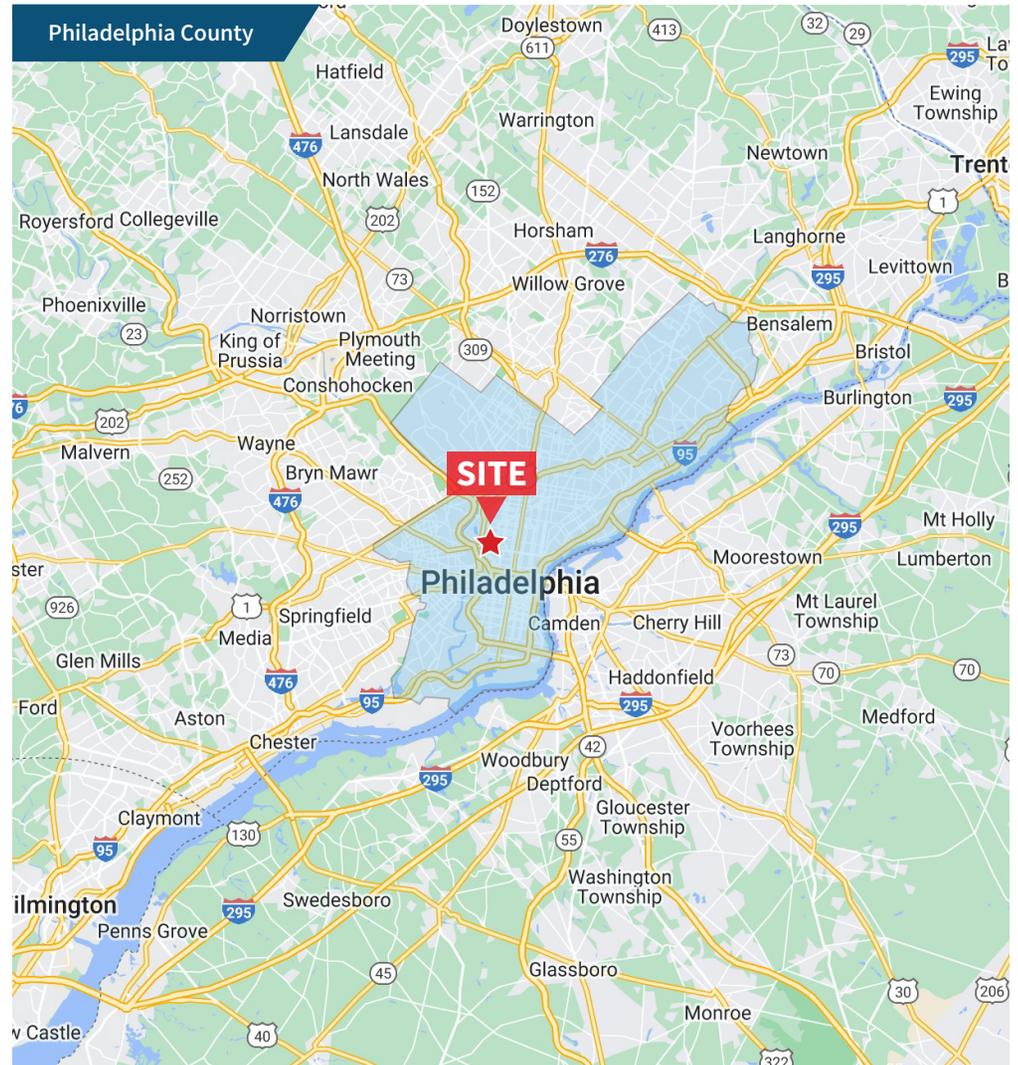
### Transportation

- Philadelphia International Airport – 8 Miles
- Trenton-Mercer Airport – 28 Miles
- Atlantic City International Airport – 48 Miles
- Newark Liberty International Airport – 72 Miles
- SEPTA

### Major Roadways

- I-95  I-76  I-276  I-476 
- US 1  US 30  US 73  US 63  US 309 

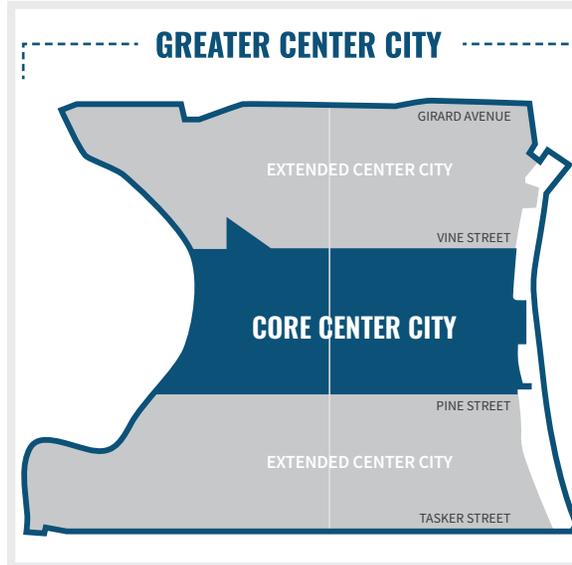
### Largest Employers in Philadelphia County, Pennsylvania:



# Center City

“Philadelphia’s downtown retail market has been comprised of a diverse mix of locally owned stores and national brands. While more than 90 nationals opened in Center City during the last five years, local retailers still make up more than 75% of the overall tenant mix. Downtown shops and restaurants provide a mix of entry-level and skilled jobs for city residents and help contribute to Center City’s prominence as a regional shopping and dining destination offering unique brands and experiences.”

*(Center City District)*



## CENTER CITY PHILADELPHIA

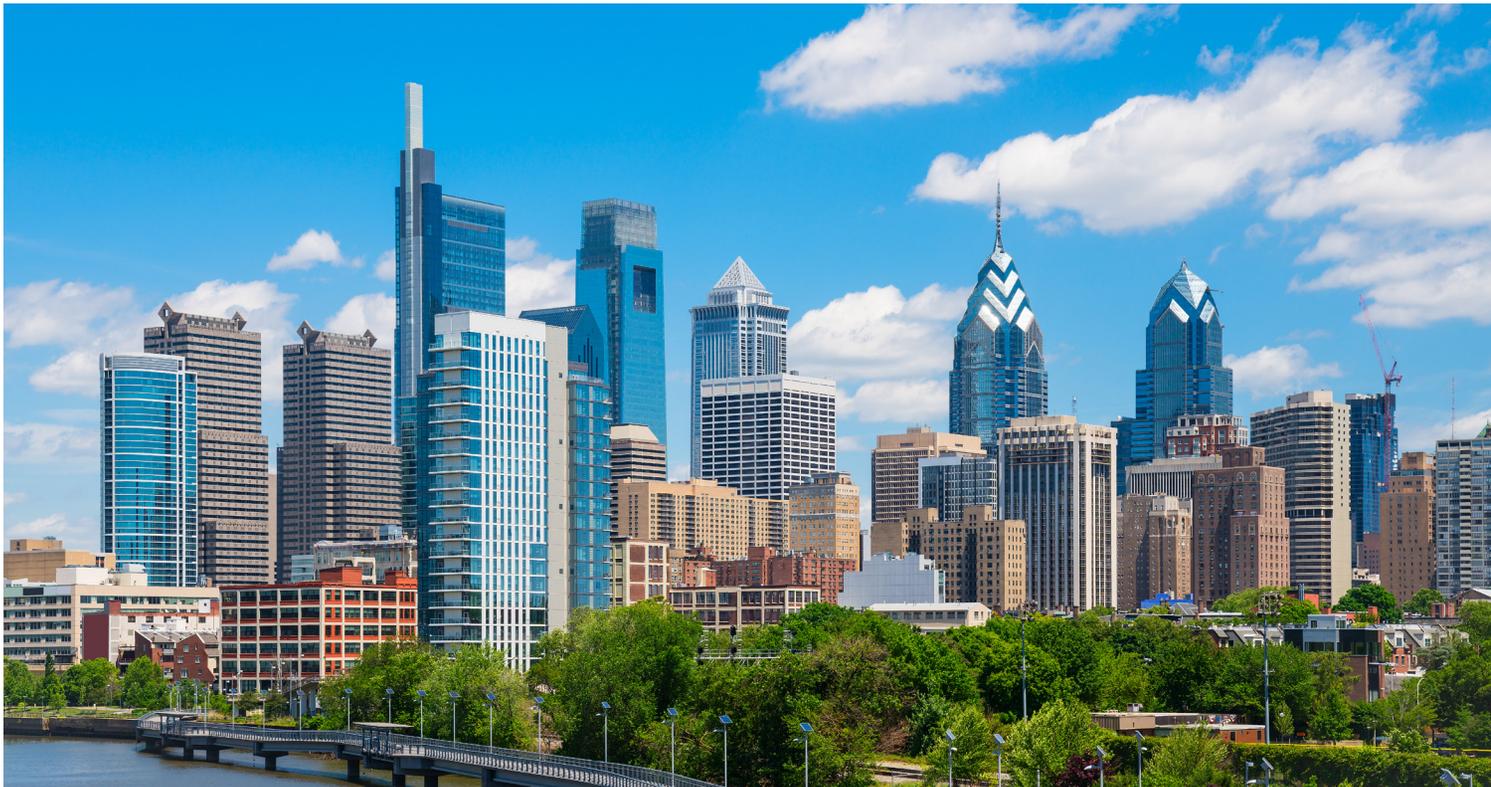
### KEY FACTS

**84.5%**  
storefronts occupied

**235**  
new retailers

**227**  
full service restaurants

**279,465**  
jobs in Philadelphia



#### PA Convention Center

860,799  
VISITORS

#### Dilworth Park

9,600,000  
VISITORS

#### Reading Terminal Market

5,250,000  
VISITORS

Hotel Rooms ..... 13,000

Residential Pop. .... 201,439

College Students ..... 109,000

Retailers ..... 1,883

Arts & Culture ..... 210

*(Center City District)*



Retail Aerial | 129 N. 15th St, Philadelphia, PA

**SITE**

**Pennsylvania Convention Center PHILADELPHIA**

**aloft**  
A VISION OF W HOTELS

**Le MERIDIEN**

**TRADER JOE'S**

**MAGGIANO'S**  
LITTLE ITALY

**READING TERMINAL MARKET**  
Since 1880

**CITY HALL**  
**DILWORTH PARK**

**SEPTA**

**TIR NA NOGEL**

**Walgreens**

**drybar**  
**TruMark Financial**  
Credit Union

**swætgreen**

**green eggs café**

**HEYDAY just salad**  
**PADDYWAX**  
**KURA**  
**SUGARED + BRONZED**

**THE SHOPS AT LIBERTY PLACE**

**DUNKIN' Wendy's**  
**FIVE GUYS Foot Locker**  
**five BELOW J.CREW**  
**WELLS FARGO**

**element HOTELS**

**DI BRUNO BROS.**  
**NORDSTROM rack**  
**BARNES & NOBLE**  
**SEPHORA**

**SPREAD**  
**honeygrow**

**DUNKIN' S'ULCYCLE**  
**GIUSEPPE & SONS**

**Del Frisco's**  
DOUBLE EAGLE STEAKHOUSE

**THE CAPITAL GRILLE**  
**HipCityVeg**

**Broth Thyme**  
**BARBUZZO**

**SHAKE SHACK**  
**FINE WINE & GOD SPIRITS**  
**Planet Fitness**  
**MillieBoy**

**The Dandelion**

**PHILADELPHIA AT WETTINGER SQUARE**  
**HipCityVeg**

**PALOMAR**  
**honeygrow**

**MISSION**  
**oyster**  
**BROOKLYN DUMPLING SHOP**

**OCEAN PRIME**  
ISLAND STEAKHOUSE

**UNIVERSITY CITY**

**DOUBLE KNOT**  
RESTAURANT

**prunella**

**VonSeawen**

**RITTENHOUSE SQUARE**

**ATHLETA**  
**Glossier.**  
**saatva**  
**INDOCHINO**  
**PIETROS**  
**TD Bank**

**free people**  
**PAPER SOURCE**  
**alo**  
**Marine Layer**  
**gorjana**  
**CHASE**  
**FAHERTY theory**

**STARBUCKS**  
**Levain**  
**ELIXR**

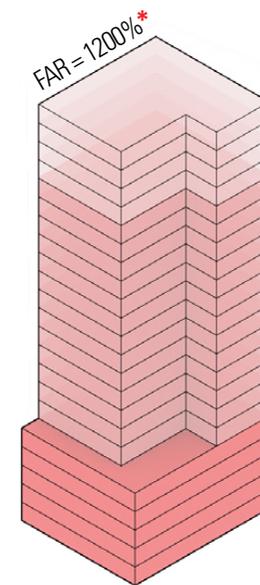
**verizon wireless**  
**CB2**  
**Cheesecake Factory**  
**BelleVue HOTEL**

## CMX-5 ZONING

### CENTER CITY COMMERCIAL MIXED-USE

Intended to accommodate mixed-use development in the central core area of Center City

Max. Occupied Area	Buildings $\leq$ stories with 1 or more dwelling units 90%; Others 100%
Min. Side Yard Width	If used: Buildings $\leq$ 4 stories with three or fewer dwelling units = 5 ft.; Others = 8 ft.
Max. Floor Area Ration	1200% With additional bonuses 1600% For certain lots within Center City, University City, with additional bonuses



Sky plane controls 14-701(5)(b) can add additional flexibility to these requirements

Side: 8' max;  
5' if  $\leq$  4 stories  
or  $\leq$  3 dwelling units

Max occupied area: 100%  
90% if  $\leq$  5 stories or  
1+ dwelling unit

# DEMOGRAPHICS

## Summary Profile

### 2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using weighted block centroid from block groups

125 N. 15th St, Philadelphia, PA 19102		0.5 Mile Radius	1 Mile Radius	1.5 Mile Radius
<b>Population</b>	2024 Estimated Population	3,183	23,701	96,230
	2029 Projected Population	3,797	24,710	96,135
	2020 Census Population	2,275	21,033	91,565
	2010 Census Population	1,067	13,484	72,672
	Projected Annual Growth 2024 to 2029	3.9%	0.9%	-
	Historical Annual Growth 2020 to 2024	14.2%	5.4%	2.3%
	2024 Median Age	32.6	36.4	36.4
<b>Households</b>	2024 Estimated Households	1,908	15,068	57,344
	2029 Projected Households	2,297	15,532	56,543
	2020 Census Households	1,326	13,291	55,718
	2010 Census Households	510	7,597	41,527
	Projected Annual Growth 2024 to 2029	4.1%	0.6%	-0.3%
	Historical Annual Growth 2010 to 2024	19.6%	7.0%	2.7%
<b>Race &amp; Ethnicity</b>	2024 Estimated White	59.0%	58.0%	59.7%
	2024 Estimated Black or African American	17.7%	16.4%	19.4%
	2024 Estimated Asian or Pacific Islander	16.6%	18.9%	13.8%
	2024 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2024 Estimated Other Races	6.6%	6.5%	7.0%
	2024 Estimated Hispanic	7.8%	7.8%	8.0%
<b>Income</b>	2024 Estimated Average Household Income	\$144,515	\$144,154	\$157,002
	2024 Estimated Median Household Income	\$97,406	\$91,751	\$89,566
	2024 Estimated Per Capita Income	\$88,190	\$92,242	\$94,043
<b>Education ( Age 25+)</b>	2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.3%	2.1%
	2024 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.6%	2.8%
	2024 Estimated High School Graduate	8.0%	10.8%	10.9%
	2024 Estimated Some College	7.4%	6.8%	8.5%
	2024 Estimated Associates Degree Only	5.1%	3.5%	3.3%
	2024 Estimated Bachelors Degree Only	31.4%	35.0%	34.4%
	2024 Estimated Graduate Degree	44.1%	39.1%	38.0%
<b>Business</b>	2024 Estimated Total Businesses	1,705	6,511	11,913
	2024 Estimated Total Employees	43,915	121,405	193,990
	2024 Estimated Employee Population per Business	25.8	18.6	16.3
	2024 Estimated Residential Population per Business	1.9	3.6	8.1

# CONFIDENTIALITY & DISCLAIMER

## 129 N. 15th St, Philadelphia, PA 19121

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity Retail Brokers.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity Retail Brokers or the Seller. Neither Equity Retail Brokers nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity Retail Brokers or the Seller conducted any investigation regarding the information contained herein. Neither Equity Retail Brokers nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity Retail Brokers or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity Retail Brokers reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity Retail Brokers or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity Retail Brokers, Inc is licensed in PA, NJ, & DE.

## Agents

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### STEPHEN JEFFRIES

Equity Retail Brokers, Inc  
531 W. Germantown Pike, Suite 103  
Plymouth Meeting, PA

Office 484.531.2250  
Fax 610.645.5454

[sjeffries@equityretailbrokers.com](mailto:sjeffries@equityretailbrokers.com)

Stephen Jeffries is a licensed real estate salesperson in PA.

### NATHAN RHODES

Equity Retail Brokers, Inc  
531 W. Germantown Pike, Suite 103  
Plymouth Meeting, PA

Office 484.531.2076  
Fax 610.645.5454

[nrhodes@equityretailbrokers.com](mailto:nrhodes@equityretailbrokers.com)

Nathan Rhodes is a licensed real estate salesperson in PA.