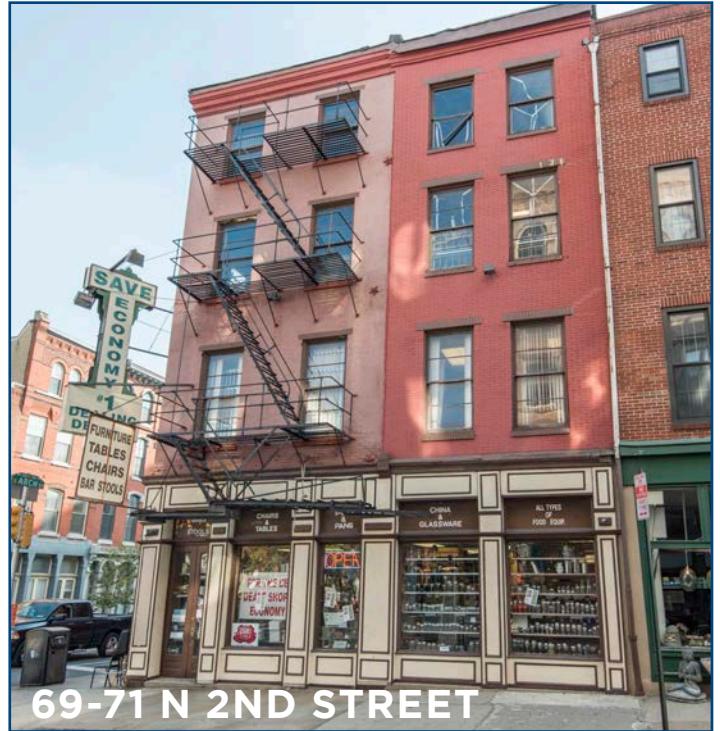


# OLD CITY DEVELOPMENT OPPORTUNITIES

## 2ND & ARCH PROPERTIES Old City, Philadelphia 19106



# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106

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## 2ND & ARCH PROPERTIES Old City, Philadelphia 19106

MPN Realty, Inc., is proud to present to a qualified buyer this exceptional opportunity to add tremendous value to what is essentially three unique properties at Arch Street along the N. 2nd Street corridor in Old City. All of these properties are zoned CMX-3 and can be sold as a package or individually, and all are considered historically contributing. Please review the section of the package regarding historical as well as the information regarding the 65-foot height overlay for these locations.

The ground floor of 100 N. 2nd Street is currently occupied by PAWS animal shelter with an owner occupied, bi-level residential unit above. The 69-71 N. 2nd Street building houses Economy restaurant supply. The showroom occupies the ground floor and basement with office and conference space on the second. The remaining two floors of the building are used for supply storage. The properties at 69-71 and 100 N. 2nd Street occupy adjacent corners at the intersection of Arch and N. 2nd Street with frontage along both streets. These corner locations would allow for more than 4,000 SF of ground floor, corner, and commercial space. The 59 N. 2nd Street property is a storage warehouse with more than 12,268 SF of clear span space over four stories. The property runs from N. 2nd street with rear access on N. Mascher Street.

In other parts of Old City and throughout Center City Philadelphia, sites of this size and scope have been and are being developed as apartment or condo buildings with first-floor retail development. A review of the information provided and the development map in the marketing package should help a prospective buyer evaluate the best and greatest use for these properties.

OVERVIEW	59 N 2ND ST	69-71 N 2ND ST	100 N 2ND ST
PRICE	\$2,400,000	\$2,900,000	\$1,900,000
NUMBER OF BUILDINGS	1	1	1
NUMBER OF FLOORS	4	4	3
UNIT MIX	(1) Warehouse	(1) Commercial	(1) Retail; (1) Residential
LOT SIZE	20' x 166'	25' x 54'	25' x 54'
LOT AREA	3,320 SF	2,729 SF	1,324 SF
TOTAL BLDG AREA	12,268 SF	10,880 SF	3,935 SF
REAL ESTATE TAX ASSESSMENT 2018	\$897,100	\$443,800	\$851,100
TOTAL 2018 REAL ESTATE TAX	\$12,557.61	\$6,212.31	\$11,913.70
ZONING	CMX-3	CMX-3	CMX-3

# 2ND & ARCH PROPERTIES Old City, Philadelphia 19106



PROPERTY OVERVIEW	59 N 2ND ST	69-71 N 2ND ST	100 N 2ND ST
			
<b>Price</b>	\$2,400,000	\$2,900,000	\$1,900,000
<b>Year Built</b>	1920	1840	1840
<b>Historical Designation</b>	Contributing	Contributing	Contributing
<b>Number of Buildings</b>	1	1	1
<b>Number of Floors</b>	4	4	3
<b>Number of Units</b>	1	n/a	2
<b>Unit Mix</b>	(1) warehouse	n/a	(1) retail, (1) residential
<b>Lot Size</b>	20' x 166'	34' X 80'	25' x 54'
<b>Lot Area</b>	3,320 SF	2,720 SF	1,324 SF
<b>Total Building Area</b>	12,268 SF	10,880 SF	3,935 SF
<b>Total Residential Area</b>	NA	8,160 SF	2,648 SF
<b>Total Retail Area</b>	NA	2,720 SF	1,324 SF
<b>Real Estate Tax Assessment 2018</b>	\$897,100	\$443,800	\$851,100
<b>Real Estate Tax 2018</b>	\$12,557.61	\$6,212.31	\$11,913.70
<b>Frontage</b>	20' on North 2nd Street	35' on N 2nd Street 80' on Arch Street	25' on N 2nd Street 50' on Arch Street
<b>Surface Parking</b>	Street	Street	Street
<b>Site Shape</b>	Rectangle	Rectangle	Rectangle
<b>Zoning</b>	CMX-3	CMX-3	CMX-3
<b>Ceiling Height</b>	12' and 8'	8'	8'
<b>Foundation</b>	Stone	Stone/concrete/brick	Stone
<b>Exterior</b>	Concrete block/stucco	Brick	Brick/stucco
<b>Roofing</b>	Flat - hot tar BUR	Flat - hot tar BUR	Roof deck

# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## Property Aerial



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# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## Property Parcel Map



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# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## PROPERTY OVERVIEW FOR 59 N 2ND ST

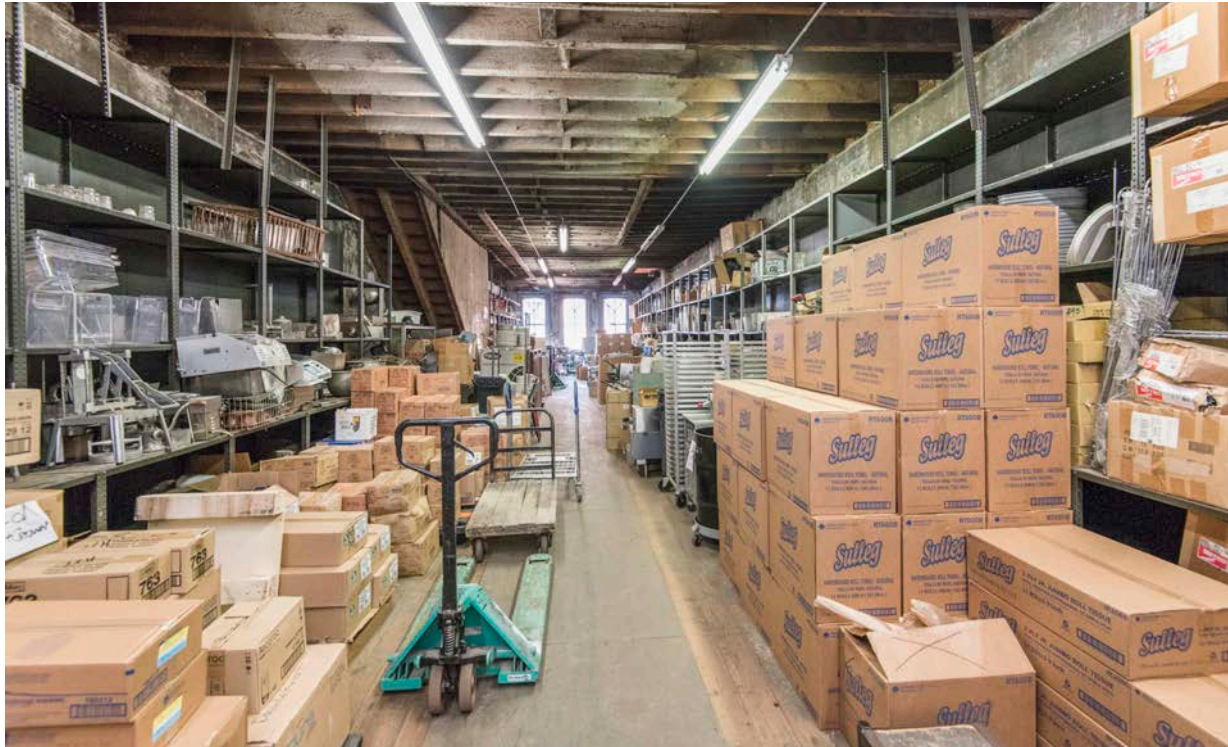
Price	\$2,400,000
Year Built	1920
Historical Designation	Contributing
Number of Buildings	1
Number of Floors	4
Number of Units	1
Unit Mix	Warehouse
Lot Size	20' x 166'
Lot Area	3,320 SF
Total Building Area	12,268 SF
Real Estate Tax Assessment 2018	\$897,100
Real Estate Tax 2018	\$12,557.61
Frontage	20' on North 2nd street
Surface Parking	Street
Site Shape	Rectangle
Ceiling Heights	12' and 8'
Zoning	CMX-3
Foundation	Stone and concrete
Exterior	Concrete block/stucco
Roofing	Flat - hot tar BUR
Windows	Wood frame
Plumbing	Cast iron - copper
Domestic Hot Water	Gas - separate
Heating	Electric space heater 1st floor
Air Conditioning	None
Flooring	Hardwood
Fire Protection	No
Fire Towers	Yes
Elevator	1 Freight



# 2ND & ARCH PROPERTIES Old City, Philadelphia 19106



Photos: 59 N 2nd Street



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# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## PROPERTY OVERVIEW FOR 69-71 N 2ND ST

Price	\$2,900,000
Year Built	1840
Historical Designation	Contributing
Number of Buildings	1
Number of Floors	4
Number of Units	n/a
Unit Mix	n/a
Lot Size	34' X 80'
Lot Area	2,720 SF
Total Building Area	10,880 SF
Total Residential Area	8,160 SF
Total Retail Area	2,720 SF
Real Estate Tax Assessment 2018	\$443,800
Real Estate Tax 2018	\$6,212,31
Frontage	35' on N 2nd Street 80' on Arch Street
Surface Parking	Street
Site Shape	Rectangle
Zoning	CMX-3
Ceiling Height	8'
Foundation	Stone/concrete/brick
Exterior	Brick
Roofing	Flat - hot tar BUR
Windows	Wood frame
Domestic Hot Water	Gas
Heating	Gas - forced air
Air Conditioning	Central air (1st & 2nd floors)
Flooring	Hardwood
Fire Protection	
Elevator	Freight



# 2ND & ARCH PROPERTIES Old City, Philadelphia 19106



Photos: 69-71 N 2nd Street



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# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## PROPERTY OVERVIEW FOR 100 N 2ND ST

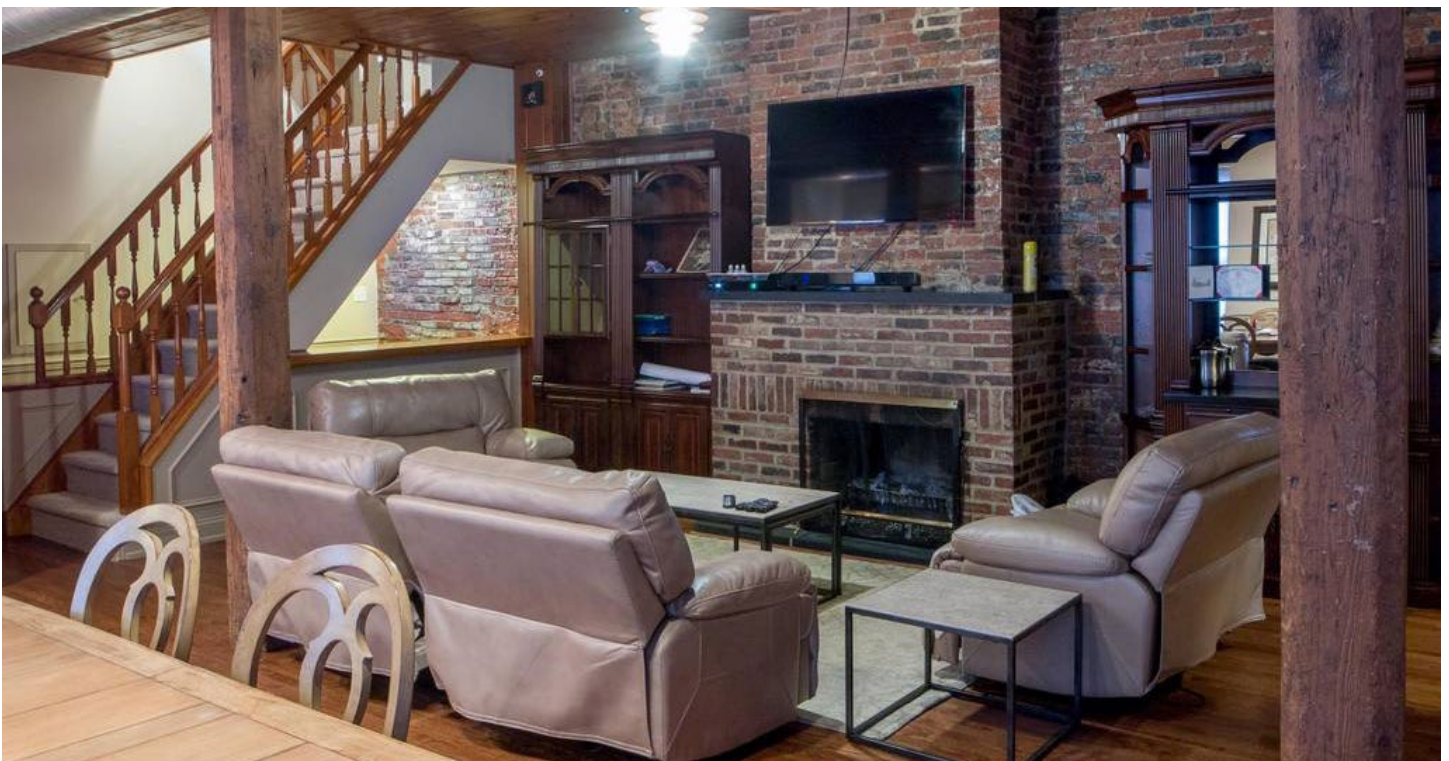
Price	\$1,900,000
Year Built	1840
Historical Designation	Contributing
Number of Buildings	1
Number of Floors	3
Number of Units	2
Unit Mix	(1) retail, (1) residential
Lot Size	25' x 54'
Lot Area	1,324 SF
Total Building Area	3,935 SF
Total Residential Area	2,648 SF
Total Retail Area	1,324 SF
Real Estate Tax Assessment 2018	\$851,100
Real Estate Tax 2018	\$11,913.70
Frontage	25' on N 2nd Street 50' on Arch Street
Surface Parking	Street
Site Shape	Rectangle
Ceiling Heights	8'
Zoning	CMX-3
Foundation	Stone
Exterior	Brick/stucco
Roofing	Roof deck
Windows	Wood frame
Electric	Separately metered
Domestic Hot Water	Gas - separate
Heating	Gas - forced air
Air Conditioning	Centrail - electric
Bathrooms	Tile
Flooring	Hardwood/carpet
Fire Protection	Sprinklers in basement; hardwired smoke & fire alarm
Elevator	none
Ground Floor Lease	\$3,000/month gross lease (tenant pays U&O, OC District tax & utilities)



# 2ND & ARCH PROPERTIES Old City, Philadelphia 19106



Photos: 100 N. 2nd Street



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# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## Historic Contribution

The City of Philadelphia's historic preservation ordinance authorizes the Philadelphia Historical Commission to designate buildings, structures, sites, objects, and districts as historic. A historic district is a collection of historic resources that are linked geographically or thematically. Every resource within a historic district is classified as Significant, Contributing, or Non-Contributing. When the Historical Commission reviews a building permit application for a Significant or Contributing resource within a historic district, it seeks to protect the individual resource as well as the historic district as a whole. When it reviews a building permit application for a Non-Contributing property within a historic district, it seeks to protect the historic district but not necessarily elements of the Non-Contributing property. The is the description for this property, as found at [www.phila.org](http://www.phila.org), is as follows:

### 59 N. 2ND STREET (a.k.a. 62 Mascher Street)

4-story, 3-bay, brick, Queen Anne building with storefront. Concrete ramp; squared entrance opening; single-leaf flush metal door with single-light wood transom; storefront clad with buff brick; single-light and paired single-light aluminum storefront windows; pressed metal storefront cornice; segmental arched window openings with 2/2 wood windows at upper stories; granite sills; brick jack arch lintels; molded brick belt courses; patterned and textured brick and pressed metal cornice with end consoles; flat roof. South elevation: stucco. East elevation: 5-story, 2-bay, brick at 1st story, stucco from 2nd to 5th stories; squared garage door opening with rolldown gate; painted window imitating stained glass at 1st story; 2/2 aluminum windows at 2nd to 5th stories; fire escape. Built c. 1885. Designated: 6 Jan 1977. Contributing.



### 69-71 N 2ND STREET

4-story, 4-bay, painted brick, Greek Revival building with 5-bay storefront. Concrete step; squared entrance opening; double-leaf paneled and glazed wood door with boarded transom; single-light wood storefront windows with boarded transoms; paneled wood storefront pilasters and cornice; horizontal 2/2 wood windows at 2nd to 3rd stories; 1/1 wood windows at 4th story; painted brick lintels and sills at 69; painted granite lintels and sills at 71; fire escape at 2nd to 4th stories; projecting box sign at corner; corbelled brick cornice; flat roof. North elevation: 4-story, 5-bay, painted brick; granite steps; squared entrance openings; double-leaf glazed wood door; single-leaf paneled wood door with boarded transom; double-leaf paneled wood door with single-light

wood transom to shaftway; 2/2 wood windows at 1st story; horizontal 2/2 wood windows at 2nd and 3rd stories; 1/1 wood windows at 4th story; 6/6 wood windows above elevator shaft; granite lintels and sills; corbelled brick cornice. East elevation: brick and stucco. Built c. 1840. Alterations: storefront alterations at 71, 1914. Designated: 6 Jan 1977. Contributing

### 100 N 2ND STREET (a.k.a. 201-203 Arch Street)

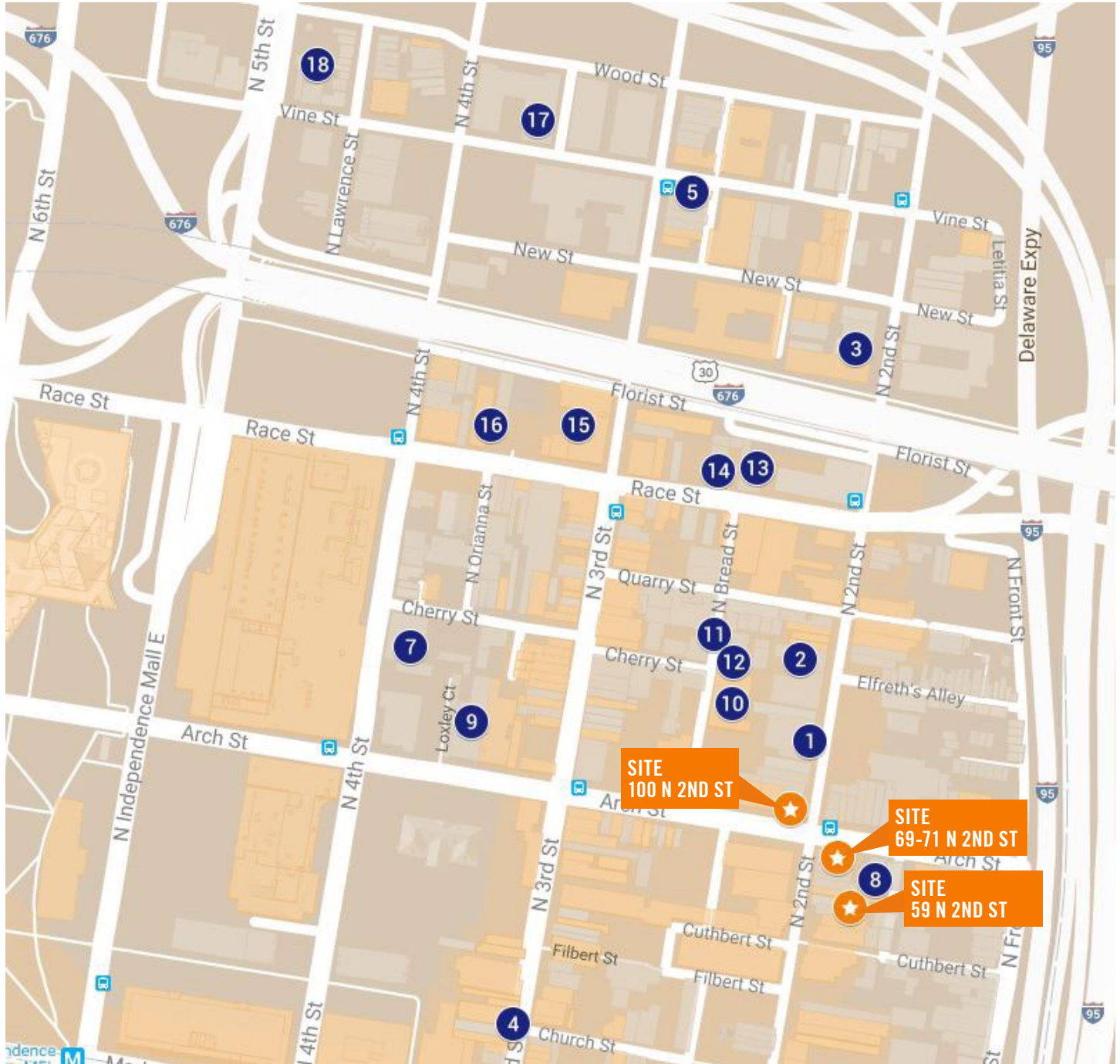
3-story, 3-bay, painted Flemish-bond brick with vinyl siding at 3rd story, Greek Revival building with storefront. Granite stoop; squared corner entrance opening; replacement double-leaf glazed wood door with boarded transom; painted cast-iron corner column; single-light wood storefront window; wood signboard at storefront cornice; 1/1 aluminum windows at 2nd story; paired single-light aluminum windows above single-light aluminum window at 3rd story; gable roof. South elevation: 3-story, 5-bay, painted Flemish-bond brick at 1st to 2nd stories, stucco at 3rd story; squared entrance openings; replacement single-leaf paneled wood door with small lights; garage opening with roll-down gate; rear alleyway access with metal gate; single-light wood storefront windows; 1/1 aluminum windows at 2nd story; 2-light sliding aluminum windows at 3rd story; group of single-light windows with aluminum surround at 3rd story; painted stone lintels and sills at 2nd story; vinyl siding on parapet and cornice. Built c. 1840. Alterations: top 2 stories removed and west wall rebuilt, 1938 for Fidelity Philadelphia Trust Company. Designated: 31 Dec 1984. Contributing.

# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## Residential Rent Comparables



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## Residential Rent Comparables

	ADDRESS	UNIT MIX	PRICE	SF	RENT PSF	STATUS DATE
1	112 N 2nd St Unit#5H3	2bed / 2bath	\$2,650	1,280	\$2.07	8/15/2017
2	136-38 N 2nd St Unit#3D	1bed/ 2bath	\$2,100	1,270	\$1.65	6/27/2017
3	232-34 N 2nd St Unit#B	1 bed / 1bath	\$2,000	1,800	\$1.11	4/5/2017
4	20 N 3rd St Unit#402	2 bed / 2 bath	\$3,900	2,064	\$1.89	9/3/2015
5	263 N 3rd St Unit#A	1 bed / 1 bath	\$1,525	1,200	\$1.27	8/15/2017
6	820-24 N 3rd St Unit#302	3 bed/2.5 bath	\$2,850	1,450	\$1.97	7/11/2017
7	125-27 N 4th St Unit#306	1bed / 1 bath	\$1,785	1,200	\$1.49	6/30/2017
7	125-27 N 4th St Unit#408	1bed / 1 bath	\$1,710	733	\$2.33	8/15/2017
7	125-27 N 4th St Unit#508	1bed / 1 bath	\$1,710	733	\$2.33	8/16/2017
7	125-27 N 4th St Unit#604	1bed / 1bath	\$1,980	669	\$2.96	5/18/2017
8	130 Arch St Unit#208	1bed / 1 bath	\$1,305	600	\$2.18	7/19/2017
8	130 Arch St Unit#303	2 bed / 1 bath	\$2,020	900	\$2.24	8/17/2017
8	130 Arch St Unit#403	2bed / 1 bath	\$2,020	900	\$2.24	8/24/2017
8	130 Arch St Unit#501	2bed / 1 bath	\$1,915	900	\$2.13	6/15/2017
8	130 Arch St Unit#C04	1bed / 1bath	\$1,525	700	\$2.18	8/10/2017
9	315 Arch St Unit#406	1bed / 1bath	\$1,850	789	\$2.34	7/6/2017
9	315 Arch St Unit#603	1bed / 1bath	\$1,800	902	\$2.00	8/25/2017
10	113 N Bread St Unit#3A9	2bed / 2bath	\$3,750	1,511	\$2.48	7/20/2017
11	130-36 N Bread St Unit#422	2bed / 2bath	\$2,450	1,166	\$2.10	7/16/2017
12	133 N Bread St Unit#13	2 bed / 2.5bath	\$2,950	1,392	\$2.12	7/6/2017
13	221-23 Race St Unit#1	2bed / 2bath	\$2,200	1,048	\$2.10	8/24/2017
14	229 Race St Unit#2ND FL	2bed / 1.5bath	\$2,495	3,105	\$0.80	7/7/2017
15	301 Race St Unit#316	1 bed / 1 bath	\$1,900	850	\$2.24	4/13/2017
15	301 Race St Unit#413	1 bed / 1 bath	\$1,650	700	\$2.36	7/25/2017
15	301 Race St Unit#501	1 bed / 1 bath	\$1,695	710	\$2.39	7/29/2017
16	323 Race St Unit#D	2 bed / 2batg	\$3,000	1,475	\$2.03	7/19/2017
17	317-319 Vine St Unit#105	1 bed / 1bed	\$1,800	743	\$2.42	6/13/2017
18	427 Vine St Unit#B	1bath / 1 bed	\$1,430	700	\$2.04	7/27/2017

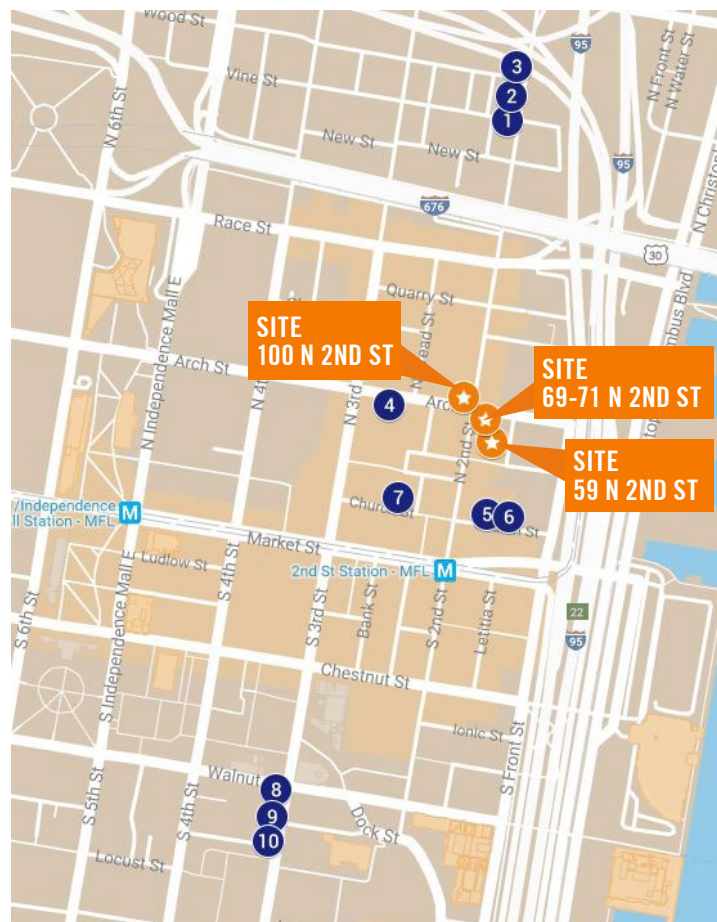
# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## Residential Sales Comparables

	ADDRESS	UNIT MIX	PRICE	SF	PRICE PSF	STATUS
1	300 North 2nd street	5bed/3bath	\$1,550,000	3,853	\$402.60	Pending
2	308 North 2nd street	5bed/3bath	\$1,450,000	3,800	\$381.58	Settled
3	310 North 2nd street	5bed/3bath	\$1,428,000	3,800	\$375.79	Settled
4	240 Arch street	4bed/4bath	\$2,150,000	4,800	\$447.92	Active
5	115 Church street	4bed/5bath	\$1,995,000	4,370	\$456.52	Settled
6	117 Church street	4bed/5bath	\$2,050,000	4,375	\$468.57	Settled
7	211 Church street	2bed/1bath	\$599,000	1,824	\$328.40	Settled
8	212 South 3rd street	4bed/4bath	\$2,650,000	5,130	\$519.30	Active
9	214 South 3rd street	4bed/4bath	\$2,650,000	4,583	\$578.22	Active
10	216 South 3rd street	4bed/4bath	\$2,650,000	5,158	\$513.77	Active



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# 2ND & ARCH PROPERTIES Old City, Philadelphia 19106

## Commercial Lease Comparables

ADDRESS	FLOOR	SF LEASED	PRICE PSF	SERVICES	USE	STATUS
1 153 North 3rd Street	1st	1,800	\$25.00	NNN	Office	9/1/2017
2 18-22 South Letitia Street	1st	1,846	\$22.00	MG	Office	
3 399 Market Street	3rd	10,250	\$22.00	FS	Office	7/1/2017
4 10 North 3rd Street	1st	1,200	\$18.00	FS	Office/Retail	7/1/2017
5 229-237 Arch Street	1st	840	\$22.86	NNN	Office	5/1/2017
6 20-22 North 3rd Street	3rd	2,200	\$20.00	NNN	Office	4/1/2017
7 244 Race Street	1st	700	\$32.50	NNN	Retail	5/1/2017
8 11 North 3rd Street	1st	884	\$27.00	FS	Retail	3/1/2017
9 14 South 3rd Street	3rd	1,030	\$30.00	MG	Office	2/1/2017
10 205 Arch Street	1st	2,000	\$31.50	FS	Office/Retail	1/1/2015
5 229-237 Arch Street	1st	840	\$22.86	NNN	Office	12/1/2016
11 68 North 2nd Street	LL/1st	2,000	\$21.00	FS	Office/Retail	10/1/2016

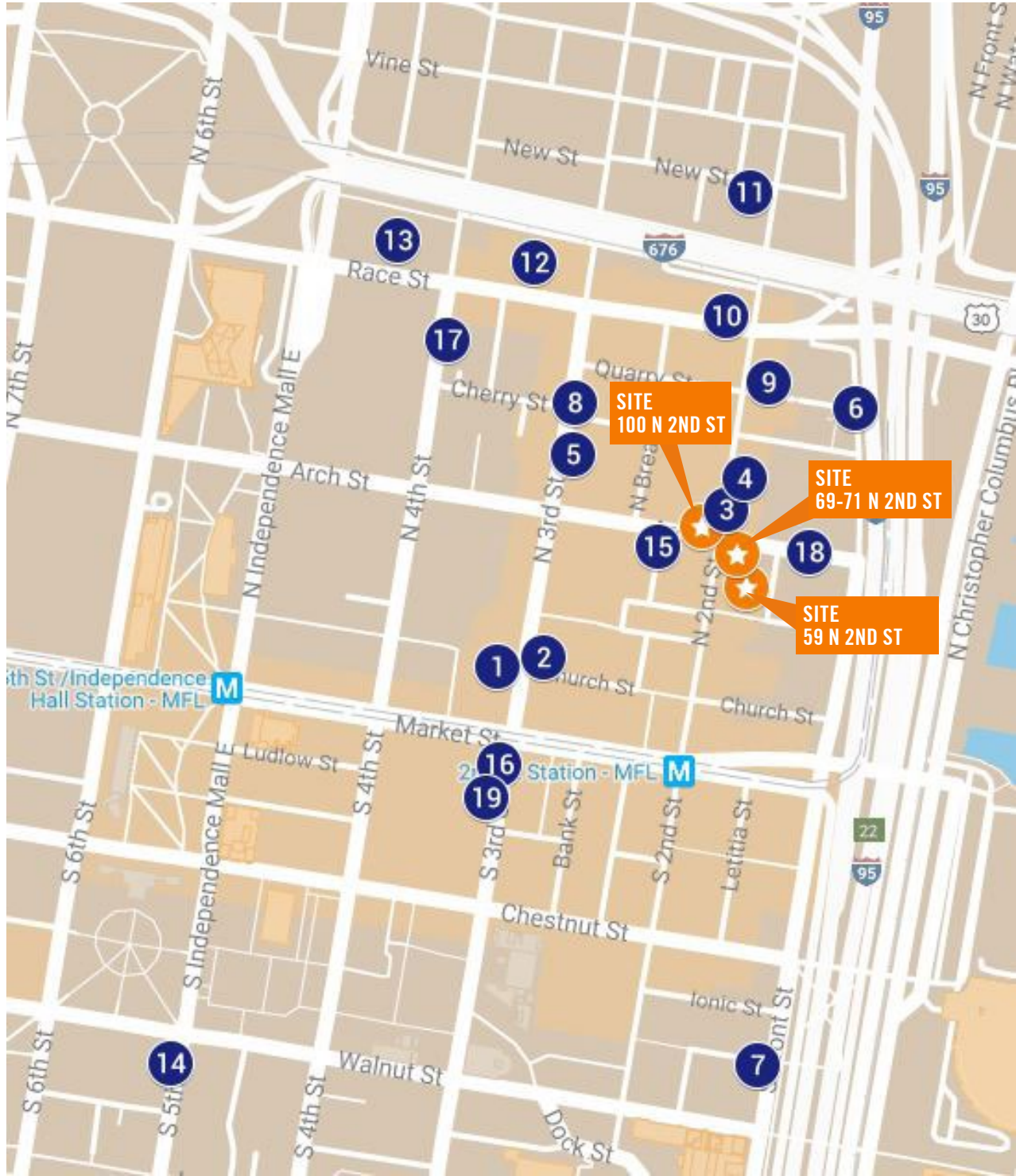


# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## Local Development: Current & Upcoming



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## Local Development: Current & Upcoming

ADDRESS	STATUS	DEVELOPMENT
1 18 N 3rd St	Underway	9 Residential Units + Retail
2 19 N 3rd St	Underway	4 Story Mixed-Use Redevelopment
3 109 N 2nd St	Underway	The National II - 123 Residential Units + 3,000 SF Retail
4 115 N 2nd St	Underway	The National - 193 Residential Units + Retail + Underground 57 Car Parking + 64 Bike Spots
5 115-17 N 3rd St	Underway	9 Residential Units + Retail
6 117-35 Quarry St	Underway	10 Townhomes
7 130 S Front St	Underway	15 Residential Units w/ Roof Decks
8 135-37 N 3rd St	Underway	Samuel Machinery Building - Historic Restoration: First Floor - Retail, Upper Floors - Residential Units
9 151 N 2nd St	Underway	7 Residential Units
10 205 Race St	Underway	130 Residential Units + 14,000 SF Retail
11 240-42 N 2nd St	Underway	10 Residential Units + Retail
12 313-25 Race St	Underway	50-60 Residential Units
13 401 Race St	Underway	216 Residential Units + Underground 144 Car Parking
14 500 Walnut St	Underway	40 Luxury Residential Units
15 218 Arch Street	Underway	10-story mixed-use, 116 rental apartments and ground-floor retail
16 300 Market Street	Underway	4-story with ground-floor retail and 12 rental apartments
17 141-43 N 4th St/319 Cherry St	Pending	6-story addition to existing building for residential use
18 113-15 Arch Street	Pending	Addition of 4th, 5th & 6th floors on top of an existing three- and four-story attached building. Retail on ground floor with 7 condos and 7 off-street parking spaces
19 14 S 3rd Street	Underway	5-story building with ground-floor commercial, 4 units above

# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106

## Local Development: Completed



# 2ND & ARCH PROPERTIES Old City, Philadelphia 19106



## Local Development: Completed

ADDRESS	STATUS	DEVELOPMENT
1 101 S 3rd St	Complete	The Museum of the American Revolution - 32,000 SF Museum
2 111-17 Walnut St	Complete	4 Luxury Townhomes (5,200 SF - 7,000 SF) w/ 2 Car Garages
3 113-25 Church St	Complete	7inSPIRE Townhomes - 7 Luxury Townhomes w/ Roof Decks, Garages & Elevators
4 120 Race St	Complete	8 Unit Multi-Family Attached Structure + 1 Single-Family Semi-Detached Structure
5 150-54 Vine St	Complete	3 Five-Story Townhomes w/ Garages
6 230 Race St	Complete	Bread Street Estates - 8 Luxury Townhomes + Garage Parking + Au Pair Suites
7 230-50 N Columbus Blvd	Complete	Marina View - 180 Residential Units + 1,100 SF Retail
8 300-10 N 2nd St	Complete	The Baldwin Philly - 6 Luxury Townhomes w/ 2 Car Garages & Roof Gardens
9 N Front & Quarry Streets	Complete	6 Residential Condo Units
10 229 Arch St	Complete	Berger Building - 65 Residential Units + 4,000 SF Retail/Office
11 140 N Columbus Blvd	Complete	FringeArts Headquarters - Conversion from 10,000 SF Former Pumping Station into Permanent Headquarters for FringeArts Festival, including: • 225 Seat Theater • Rehearsal Studio • La Peg Restaurant • Outdoor Plaza w/ Bar & Headquarter Offices
12 240 Arch Street	Complete	The Ross Homes - 3 Five-Story Single-Family Townhomes
13 20 S 3rd St	Complete	The Umbrella Building - Historic Restoration of Four-Story Mixed-Use Building
14 5 S Bank St	Complete	4 Townhomes
15 20 S Letitia St	Complete	Waterbridge Condos - 30 Residential Units
16 233 Chestnut St	Complete	Conversion into Five-Story Mixed-Use Property - Luxury Condos + Retail (Capofitto by Capogiro Gelato Artisans)
17 225-27 Chestnut St	Complete	Historic Restoration of 2 Four-Story Commercial Buildings
18 320 Walnut St	Complete	Walnut Place - 66 Residential Units + Retail
19 105 N 2nd St	Complete	The Pottery - 44 Residential Units + 2,000 SF Retail
20 247-59 Market St	Complete	The Shirt Corner Apartments - 59 Residential Units + Retail (CVS & Snap Kitchen)

# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106

## Aerial View of Neighborhood



# 2ND & ARCH PROPERTIES Old City, Philadelphia 19106



## Zoning: CMX-3

### Potential Re-Development

Properties in CMX-3 zoning are permitted a base FAR (Floor Area Ratio) of 500% (5x lot size), and up to an additional 300% with bonuses.

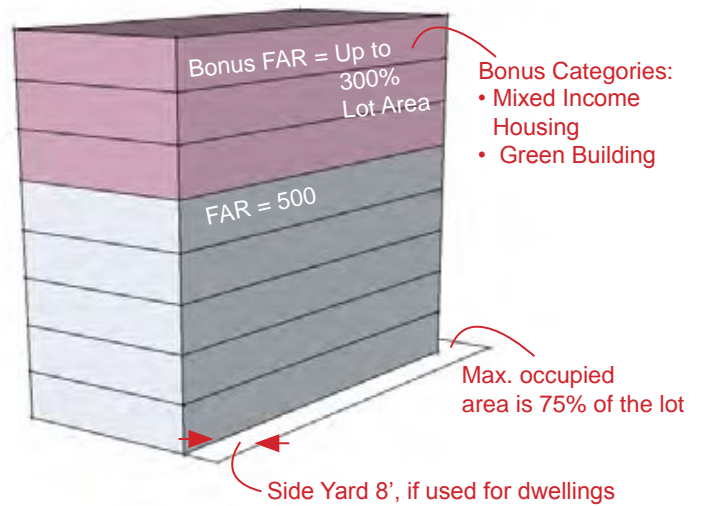
**Prospective purchasers are advised:** Please verify and consult with an architect to determine the exact formulas for calculating bonus square footage. There are numerous factors which contribute to eligibility of bonus floor area such as design, setbacks etc.

### CMX-3

**Description:** Community commercial and residential mixed use

**Uses permitted as of right:** Household Living; Group Living; Recreation; Day Care; Educational Facilities; Fraternal Organization; Hospital/Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverage, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Eating and Drinking Establishment; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Structured Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Personal Vehicle Repair Sales and Rental; Personal Vehicle Repair and Maintenance; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden; Market or Community-Supported Farm

**Uses requiring special exception approval:** Surface Parking



### DIMENSIONAL STANDARDS

Max. Occupied Area	Intermediate: 75% Corner: 80%
Min. Front Yard Depth	NA
Min. Side Yard Width	8 ft. if used for building w/ dwelling units
Min. Rear Yard Depth	NA
Max. FAR	500%; up to an additional 300% with bonuses



# 2ND & ARCH PROPERTIES Old City, Philadelphia 19106



## About the Neighborhood: Old City



VISITPHILLY.COM



Center City District

### At a Glance (YR 2016)

Population	11,474
Median Age	35.5 yrs
21+ Years	10,714
Total Housing Units	7,103

### % Change Since 2000

Population	37.3%
Median Age Decline	3.5 yrs
21+ Years	36.9%
Total Housing Units	22.4%

Old City fulfills the fundamental dictum of profitable real estate investing and retailing: “location, location, location”. The property is surrounded by numerous thriving bars, restaurants, and retail shops. The area is especially busy on First Fridays when Old City becomes the epicenter of an artistic and art-appreciating crowd drawn from nearby neighborhoods and the suburbs.

More and more people want to live in Old City: young, old, artist, hipster, professional. New apartments and condos propagate even as rents and prices per square foot rise. The vibrant, wealthy community values local businesses and quality residences and the real estate upon which they sit. At last count, 1,300 new luxury condos and townhouses were approved, under construction or just finished. This affluent population wants food and drink and has the ability to pay for it. Old City is booming.

Philadelphia has also attracted more major events recently, such as the Pope’s 2015 visit, 2016 Democratic National Convention, and the 2017 NFL Draft. The Convention Center as well hosts both national and local gatherings that draw tens of thousands of people to the Center City area each year, including the 2nd St and Market St Corridors. These big splashes will send out ripples for years to come.

— [www.visitphilly.com](http://www.visitphilly.com)

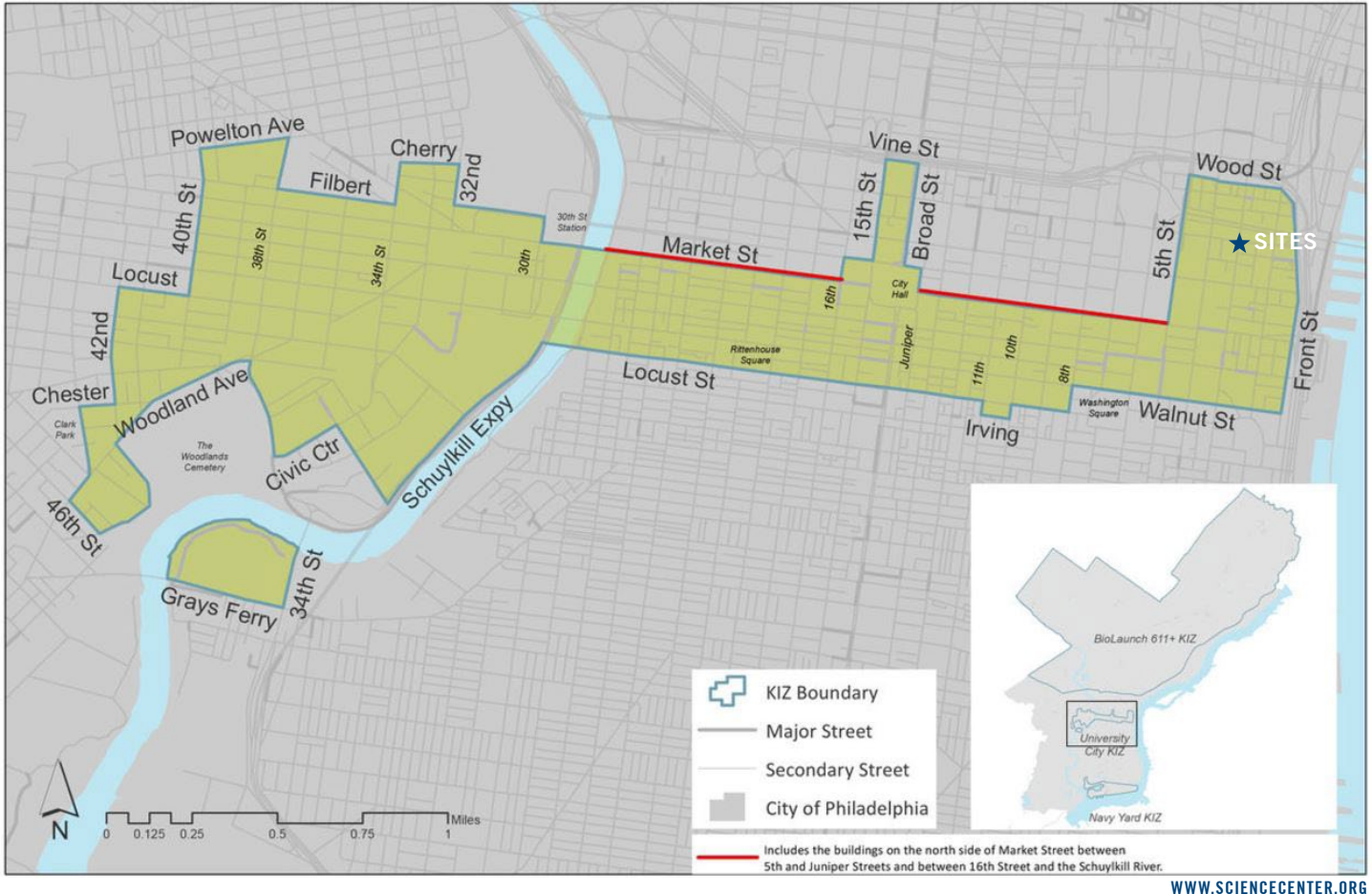
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# 2ND & ARCH PROPERTIES Old City, Philadelphia 19106

## About the Neighborhood: Keystone Innovation Zone



N. 3rd Street — or as some call it, “N3rd Street” (pronounced: Nerd Street) — is located right in the heart of the recently expanded University City Keystone Innovation Zone. This KIZ stretches from 42nd St. in University City through Center City and all the way down to Front St. in Old City.

Keystone Innovation Zones are geographically designated areas that give eligible tech companies up to \$100,000 annually in sellable tax credits. Companies must be a for-profit business, in operation for less than eight years, focused on innovation in life sciences or technology, and located within the zone to receive the credits.

— [www.phillymag.com](http://www.phillymag.com)

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## OLD CITY KEY FACTS 2015

### Demographic Information

- Old City’s historic sites attract **3.9 million visitors** each year.
- Old City’s residential population has **increased 15%** in the past decade.
- **207,030 people** live within a five minute drive of Old City. **3.4 million people** live within a 25 minute drive.
- 78% of households in Old City have annual incomes **over \$50,000**, 60% have annual incomes **over \$75,000** a year, 45% have incomes **over \$100,000**. Median household income: **\$89,588**
- Households within a five minute drive of Old City spend over \$142 million on apparel and over \$1.8 billion on retail goods annually. (Sources: US Census ACS, ESRI, Independence Visitor Center)

### Major Developments & Investments in Old City

Old City is in the midst of a residential construction boom with projects in progress, recently completed or planned totaling over 1,000 units in Old City and its immediate vicinity.

- The Shirt Corner Apartments | 59 units, CVS
- The Pottery | 44 units, 2k SF retail
- 500 Walnut | 40 luxury condo units
- 401 Race Street | 216 units
- 205 Race Street “The Bridge” | 130 units, 14k SF retail
- The National | 193 units
- Marina View | 180 units, 1.1k SF retail
- Museum of The American Revolution | \$150 million

### “Best Fit” Businesses for Old City

- Home design, furnishings, & furniture
- Creative economy – high-tech, creative class, professional services
- Fashion boutiques
- Arts & cultural attractions & institutions
- Market needs: grocery store, neighborhood services, specialty foods
- High-quality dining

### Old City’s Cost Advantage

		Old City (19106)	Center City (19103)
Retail	Price Range:	\$13-30/SF	\$25-95/SF
	Average Price:	\$20/SF	\$59/SF
Office	Price Range:	\$9-24/SF	\$14-26
	Average Price:	\$18/SF	\$20/SF

### Old City District—A Resource & Partner for Businesses

- Information - Market Data, Demographics, etc.
- Advocacy & Outreach - Liaison to the City of Philadelphia
- Neighborhood Cleaning & Safety Programs
- Streetscape Improvements & Place-making & Events
- Neighborhood Marketing & Branding

#### Old City District

231 Market Street, Philadelphia PA 19106

VOICE 215 592 7929 FAX 215 592 4249 EMAIL [info@oldcitydistrict.org](mailto:info@oldcitydistrict.org)

For more information about Old City, visit our website [www.oldcitydistrict.org](http://www.oldcitydistrict.org)



# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## Overlays tweak zoning



Old City Residential  
Special Permit Required for  
Restaurants



Old City Residential, Central  
65' Height Limit  
Accessory Parking lots prohibited



Bridge Approach  
FAR Bonuses + No Height Limit



← VINE  
RACE →  
← ARCH  
MARKET  
CHESTNUT →  
← WALNUT  
← SPRUCE

RBA with Atkin Olshin Schade Architects + Urban Partners

Additional Regulations ...

### Arch Street

Parking garage ground floors require active uses

### Market Street

Parking garage ground floors require active uses

Vehicular ingress and egress prohibited

Vehicular loading + trash storage areas require ZBA special exception permit

South Side 25' minimum height

Additional Restrictions on Accessory Uses & Structures

Non-accessory signs and animated illumination prohibited

### Chestnut Street

Parking garage ground floors require active uses

Accessory parking lots, vehicular ingress and egress prohibited

25' Minimum cornice height

Buildings must extend to the streetline for at least 65% of lot frontage

Non-accessory signs, animated illumination, and projecting signs prohibited

Additional retail, commercial, and vehicular sales use restrictions

### South of Chestnut Street

If provided, residential parking must be accessed by a shared driveway or

rear alley; no parking garages with capacity over 500 vehicles

### Sansom Street

Parking garage ground floors require active uses

South side 25' minimum height

### Walnut Street

Parking garage ground floors require active uses

Accessory parking lots, vehicular ingress and egress prohibited

25' Minimum cornice height

Buildings must extend to the streetline for at least 65% of lot frontage

# 2ND & ARCH PROPERTIES

Old City, Philadelphia 19106



## About the Neighborhood: Living in Old City

### Walk Score®

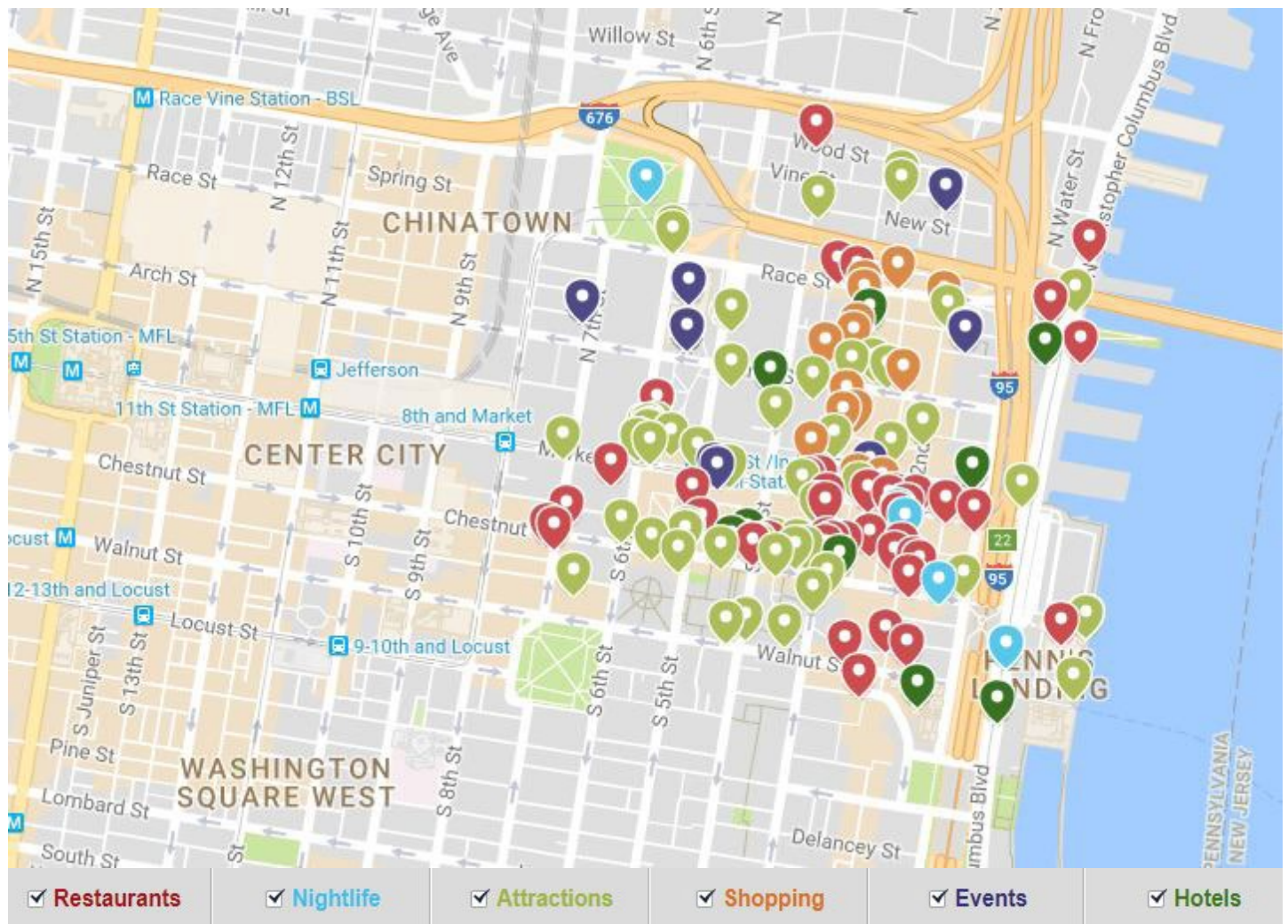
Walk Score  
**98**

Transit Score  
**97**

Bike Score  
**92**

Center City East is the 5th most walkable neighborhood in Philadelphia with 14,635 residents.

Center City East has world-class public transportation and is a biker's paradise.



— [www.visitphilly.com/www.walkscore.com](http://www.visitphilly.com/www.walkscore.com)

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