



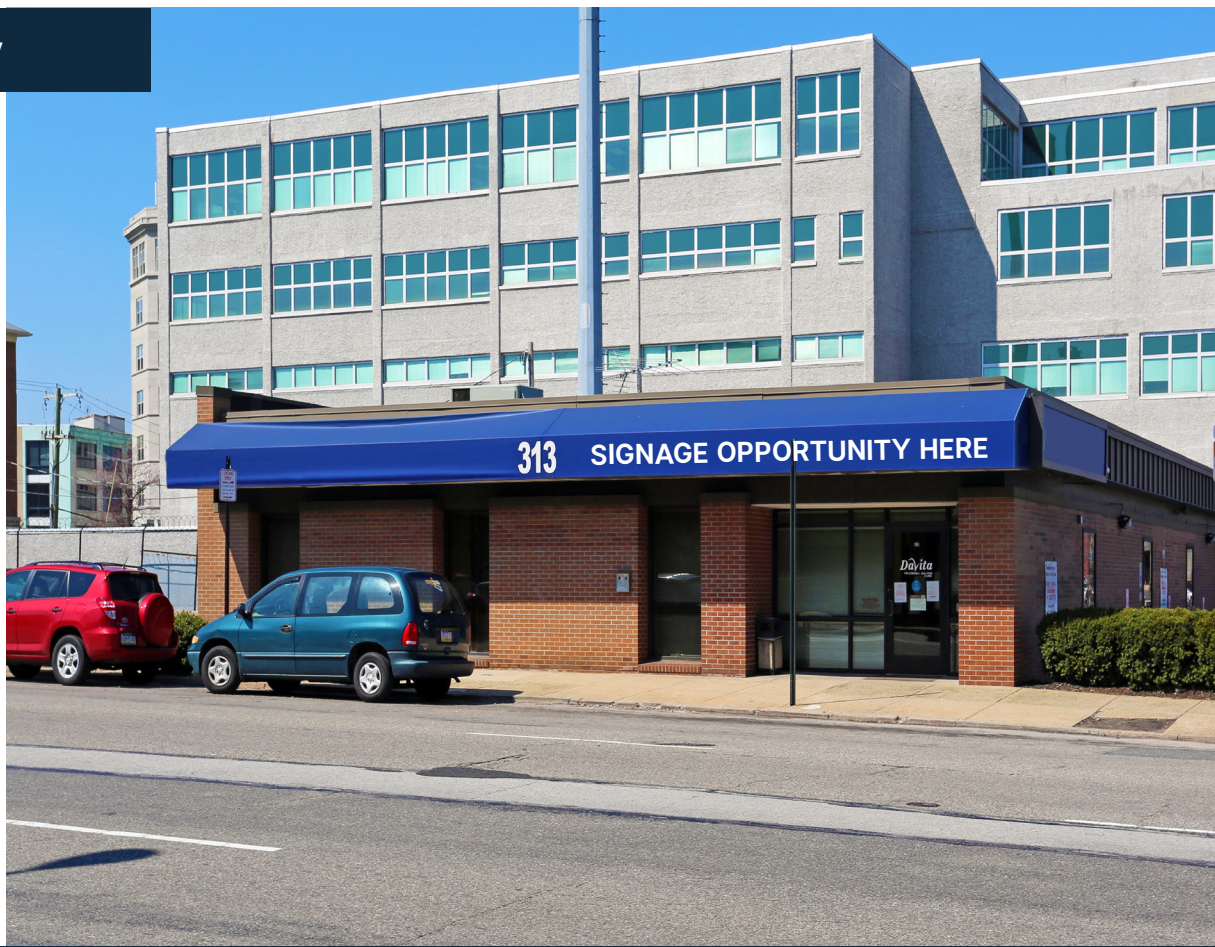
Single Tenant Building with Parking
Medical Office/Retail/Flex Space

309-13 CALLOWHILL STREET PHILADELPHIA, PA 19123

RD+
ROTHBERG
DUBROW

RD+ 309-13 Callowhill Street I Property

- 6,713sf multipurpose space in a densely populated area with limited existing healthcare providers
- 93% insured local population (Per CDC, 2018-2019 Census)
- Significant and convenient parking access with +/- 30 parking spaces and loading dock
- Unmatched visibility, immediately adjacent to I-76 on/of ramps connecting to Southern New Jersey and Philadelphia Suburbs
- CMX-3 permitting many uses by right
- ADA accessible building with one loading dock



AREA DEMOGRAPHICS 1 MILE RADIUS

Daytime Population	115,668
Average Age	38.1
Average Household Income	\$129,878

*Based on information provided by third party sources and deemed to be reliable

RD+ 309-13 Callowhill Street | Location

- Located in the Northern Liberties neighborhood of Philadelphia, which has experienced a significant development boom with thousands of apartment units coming online, over \$1B in private capital invested, and retail activation from nationally recognized brands
- Ideally situated between Spring Arts, Old City, and Philadelphia's Delaware Waterfront, this location offers convenient regional and local access.
- Nearby countless food & beverage operators such as Yards Brewing Co., Silk City Diner, Del Rossi's Cheesesteaks, Cafe La Maude, and many more.
- Multiple SEPTA bus routes, bike rental stations, as well as a SEPTA Subway station are within one block of the building.

Walk Score



93

Transit Score



92



N 4th Street

Callowhill Street

PARKING

N 3rd Street

RD+ 309-13 Callowhill Street | Aerial Map

N 6th Street

Callowhill Street

Spring Garden Street

I-676

I-95

Ben Franklin Bridge

I-95

N Christopher Columbus Blvd



Penn's Landing Project
A \$2.2 billion multi-year plan for a sweeping mixed-use project. 3.5 million square feet of mixed-use space, thousands of new residential units, hundreds of hotel rooms and tens of thousands of square feet in retail space. It's predicted for completion in 2024.



417 Spring Garden Street
220-Unit Tower



501 Spring Garden Street
382-Units



412 N. 2nd St Project
397-Units, 20,400sf Office Space



200 Spring Garden Street
360-Unit Tower



Spring Garden MFL



300 N Columbus Blvd Project
360-Units



Festival Pier Project
470-Units



RD+ 309-13 Callowhill Street | Area Amenities

FOOD & RESTAURANTS

- | | |
|-----------------------------|-----------------------------|
| 1. Federal Donuts | 13. Radicchio Cafe |
| 2. Bourbon & Branch | 14. Starbucks |
| 3. The 700 | 15. Yards Brewing |
| 4. The Lucky Well | 16. Silk City |
| 5. Kaiseki | 17. Del Rossi's Cheesesteak |
| 6. Spuntino Pizza | 18. Hello Vietnam |
| 7. Stripp'd Juice | 19. Anejo Philly |
| 8. Seiko Japanese | 20. Standard Tap |
| 9. Circles Thai | 21. Urban Village |
| 10. Tuna Bar | 22. El Camino |
| 11. Liquid Art Barrel House | 23. Triple Bottom Brewing |
| 12. Cafe Ole | 24. Cafe La Maude |
| | 25. Darnel's Cakes |

STORES, RETAIL & FITNESS

- | | |
|----------------------|-------------------------------|
| 1. The Fitness Ethic | 4. Starbucks |
| 2. Target | 5. Amazon Fresh (Coming Soon) |
| 3. CVS | |

AREA ATTRACTIONS

- | | |
|------------------------|--|
| 1. Franklin Music Hall | 8. National Constitution Center |
| 2. Phield House | 9. The African American Museum in Philadelphia |
| 3. Dave & Buster's | 10. Race Street Pier |
| 4. Morgan's Pier | |
| 5. North Bowl | |
| 6. Cherry St Pier | |
| 7. Franklin Square | |

HOTELS

- | | |
|----------------|------------------------|
| 1. Lokal Hotel | 3. Holiday Inn Express |
| 2. Wyndham | |



RD+ 309-13 Callowhill Street | Transit Map

This map illustrates the transit accessibility for the property at 309-13 Callowhill Street. The property is highlighted in a green callout box. The map shows the following features:

- Transit Lines:** The Market-Frankford Line (dashed black line) and I-95 (thick yellow line) are shown. I-676 is also visible as a yellow road.
- Streets:** Callowhill St, Spring Garden St, 8th St, 7th St, 6th St, 5th St, 4th St, 3rd St, 2nd St, Race St, and Arch St are labeled.
- Transit Stops and Routes:**
 - SEPTA Market-Frankford stops are marked with blue plus signs (+).
 - SEPTA Bus Routes are marked with orange plus signs (+).
 - The I-95 Ramp is marked with a green plus sign (+).
 - An Indego Bike Station is marked with a blue plus sign (+).
- Parking:** Several parking areas are indicated by a 'P' in a black circle.
- Walking Distances:** Two orange callout boxes indicate walking times: "10 minutes" to a SEPTA Market-Frankford stop and "5 minutes" to a SEPTA Bus Route stop.

Legend:

- + SEPTA Market-Frankford
- + SEPTA Bus Routes
- + I-95 Ramp
- + Indego Bike Station
- P PARKING

-
- RD+ 309-13 Callowhill Street | Transit Map**
- Spring Garden St
- 8th St
- 7th St
- 6th St
- 5th St
- 4th St
- 3rd St
- 2nd St
- Race St
- Arch St
- Callowhill St
- I-676
- I-95
- Delaware Ave
- Market-Frankford Line
- 309-13 Callowhill
- 10 minutes
- 5 minutes
- SEPTA Market-Frankford
- SEPTA Bus Routes
- I-95 Ramp
- Indego Bike Station
- PARKING



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