

INVESTMENT SALES CONTACTS

KENNETH WELLAR

Managing Partner
215.454.2879
ken@rittenhouserealty.com

ALAN KRAWITZ

Senior Associate
267.323.4803
alan@rittenhouserealty.com

JACK DARLING

Associate
267.323.4081
jack@rittenhouserealty.com

COREY LONBERGER

Managing Partner
215.454.2878
corey@rittenhouserealty.com

MARK DUSZAK

Director
215.454.2884
mark@rittenhouserealty.com

DOUG EMRICH

Associate
215.454.2889
doug@rittenhouserealty.com

3200 SOUTH BROAD

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INVESTMENT OVERVIEW

Largest Development Site Available on Broad Street from City Hall to the Navy Yard

3.46-Acre Parcel with Frontage on South Broad Street and Curtin Street Just Off Packer Avenue in South Philadelphia

Located within Sports Complex District

Lies just east of Lincoln Financial Field, Citizens Bank Park, Wells Fargo Center, Xfinity Live! and the New Live! Casino and Hotel

Access to Green Space

Neighbors 348-Acre FDR Park, Golf Course, Skate Park, Lakes, Athletic Fields and Picnic Areas

Commute to Employers in University City, Center City and Navy Yard

Bike, Car, or Bus/Subway to Major Employment Sectors in Less than 30 Minutes

Convenient to Major Roadways

South Broad Street Location with Access to Interstates 76, 95 and 676

On behalf of Ownership, Rittenhouse Realty Advisors is pleased to exclusively offer the opportunity to acquire the fee simple interest in 3200 South Broad Street (the “Property” or “Site”). The Property is comprised of approximately 150,650 total square feet situated on South Broad Street just off Packer Avenue in Philadelphia, Pennsylvania.

The Site boasts proximity to the best infrastructure in the area. This Project is uniquely positioned within proximity to major highways such as Interstates 76 and 95 and the Walt Whitman Bridge, as well as public transportation routes via NRG Station on the SEPTA Broad Street Subway Line. The Property offers future homeowners the opportunity to use a multitude of transportation options to access employment centers throughout the Philadelphia MSA.

Ownership will provide a prospective purchaser sufficient time to obtain the necessary entitlements that maximize the development potential of the Site. For information on current zoning code options, see [Zoning Code Review](#).

The amenities that surround the Site are abundant with proximity to the Philadelphia Navy Yard, Live! Casino, South Quarter Crossing, Citizens Bank Park, Wells Fargo Center, and Lincoln Financial Field as well as the retail corridors on Oregon Avenue and South Broad Street.

The Site presents the opportunity to purchase the largest development site on Broad Street currently available from City Hall to the Navy Yard.

Price by Market

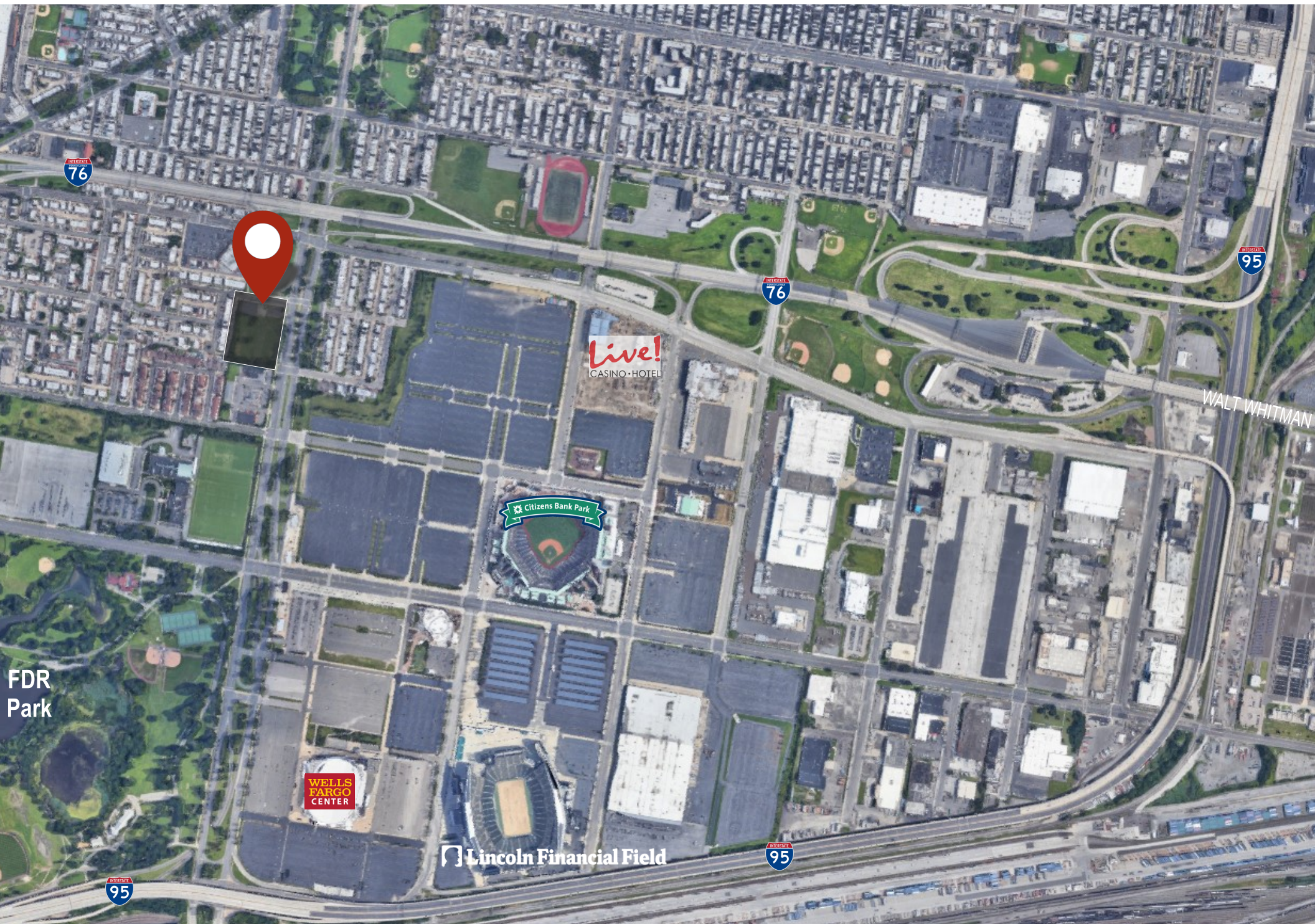
3.46 Acres

Offering
Price

Lot
Size

Address	3200 S. Broad Street; Philadelphia, Pennsylvania 19145
Zoning	RSA-5
APN	261381000
Lot Size	3.46 Acres / 150,650 Square Foot





PACKER PARK/SPORTS & ENTERTAINMENT/NAVY YARD DISTRICT



Packer Park is a neighborhood in the South Philadelphia section of the City and one of four adjacent communities that form Philadelphia's Sports Complex Special Services District. The approximate boundaries are Packer Avenue to the north, Hartranft Street to the south including FDR Park farther south, Broad Street to the east known as the Southern Parkway and Interstate-76 to the far west. This area of the city is known for sports stadiums consisting of Citizens Bank Park, Lincoln Financial Field, and Wells Fargo Center.

Packer Park is an extremely coveted area of Philadelphia that offers all of the perks of living in Philadelphia with none of the inconveniences of city life. You will find beautiful, luxurious homes for sale, bountiful parking, sprawling parks, and a powerful sense of community.

Suburban Feel Close to City Convenience

This community of townhomes is different from the rest of South Philadelphia by departing from the City's grid of streets and blocks of dense rowhomes. This includes cul-de-sacs that were designed with a greater emphasis on a green park setting with common green spaces and accommodation for driveways and off street car parking but still close to all the excitement Philly has to offer. In Packer Park, most residents own their homes, so there is a great sense of community. It's a peaceful neighborhood where people look out for each other, know their neighbors and keep their blocks clean. The residents frequently celebrate their commitment to "brotherly love" through community events and block parties.

Conveniently Located to Philly Sports Stadiums

Packer Park has all of the amenities you could ever want in a neighborhood including restaurants, delis, diners and shopping centers. All the excitement of the Philadelphia Sports Complex lies just to the east of Packer Park. It consists of Lincoln Financial Field, Citizens Bank Park, the dining complex of Xfinity Live! and Wells Fargo Center.

Close to Public Transportation & Highway Access

Close proximity to major highways and the Broad Street line, as well as the Philadelphia International Airport allow residents easy access to anywhere they wish to go. Packer Park is also a less than 20 minute drive to center City Philadelphia and University City.

Green Space

FDR park and golf course is just around the corner! With 348 acres of fields, lagoon, creek and lakes are nestled among the industry and neighborhoods of South Philly. The area is a bird-watcher's paradise and boasts spaces for golf, tennis, rugby and baseball. The park's gazebo is a great place to set up a picnic lunch. Of special note is the FDR Skate Park, a public spot designed and built by local volunteer skateboarding enthusiasts. The Park is getting a shot of funding to advance an ambitious \$250 million master plan that aims to transform the sprawling green over the next decade or more. Mayor Jim Kenney and other officials announced \$4.5 million will go toward the design of a new welcome center and event space, as well as a new three-acre playground imagined as a destination for families in the region. (Full Article from WHYY/PBS)



Rendering of a three-acre playground planned for FDR Park

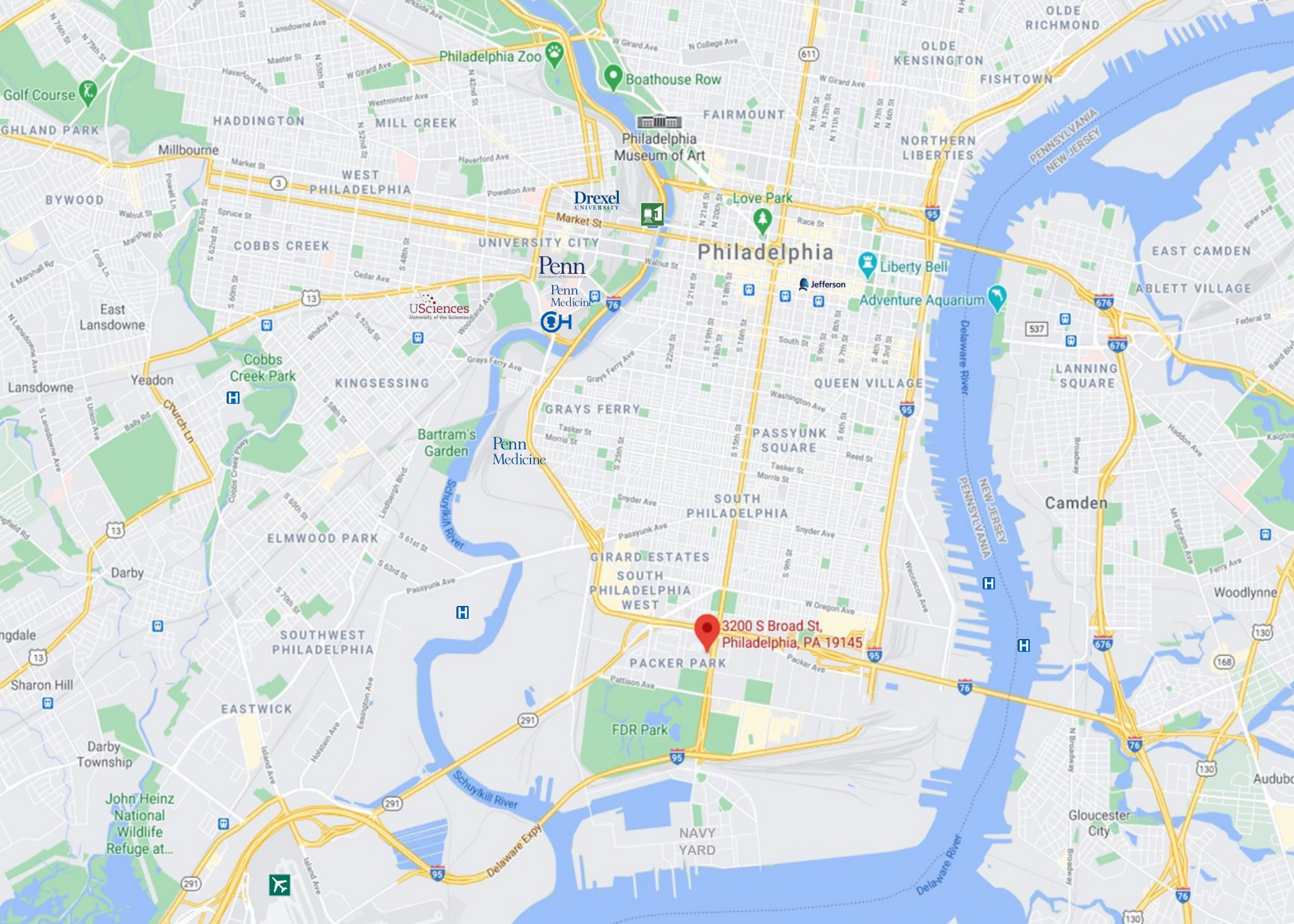


Residents of Packer Park are convenient to the **Navy Yard Complex**. Today, the Navy Yard is an **expanding community of nearly 15,000 employees and 170 employers who occupy 7.5± million square feet of facilities across a mix of property types**, including office, retail, industrial, R&D, and institutional. These employers include GSK's North American headquarters; Jefferson Health; Urban Outfitters headquarters; life science and technology startups; manufacturers; R&D, including Axalta's Global Innovation Center; critical U.S. Navy engineering centers; and a graduate engineering, business, and research campus for Penn State University.

In recent years, the Navy Yard's total employment has steadily expanded by approximately **1,000 new employees per year and will support an additional 10 million square feet of commercial and residential development at full buildout**. In addition, residents and employees have easy access to the SEPTA Broad Street Subway for a short commute to Center City Philadelphia and connections to Regional Rail Lines.

The Navy Yard is home to more than 150 companies and organizations in the office, industrial and manufacturing, R&D, and retail sectors

A.P. Construction, Inc.	McKean Defense Group
Advance Integrated Technologies	Naval Surface Warfare Center
Army Corp of Engineers	NDI Engineering Company
BAE Systems	Paramount Enterprises International
Continental Tide Defense Systems	Penn Capital Management
Coriell Life Sciences	Penn State at The Navy Yard
Courtyard South Philadelphia	Philadelphia Regional Port Authority
Delphinus Engineering, Inc.	PIDC
Drexel University	PNC Bank
Gibraltar Technologies	Stonehenge Advisors Inc.
Green Expert Technology Inc.	Tasty Baking Company
GSK	U.S. Department of Agriculture
Jefferson University Hospitals	Urban Outfitters, Inc.
Liberty Property Trust	Villanova University
McDevitt Company	





PHILADELPHIA MSA

6.10M est.
2019 Population

4,603
Square Miles

1,325
People / Square Mile

PHILADELPHIA CITY

1.6M est.
2019 Population

134.2
Square Miles

11,923
People / Square Mile

The City of Philadelphia is the **largest city in the Commonwealth of Pennsylvania**, the second largest city on the East Coast, and the primary city of the 11-county Philadelphia-Camden-Wilmington Metropolitan Statistical Area, or Greater Philadelphia. The metro area is the nation's 6th largest MSA, home to over 6.0 million residents and comprises the Delaware Valley.

Within the Lower Delaware Valley, the core of the metropolitan area consists of seven counties. The city of Philadelphia is the seat of its own county, while the adjacent counties are Montgomery County, Pennsylvania to the north; Bucks County, Pennsylvania to the northeast; Burlington County, New Jersey to the east; Camden County, New Jersey to the southeast; Gloucester County, New Jersey to the south; and Delaware County, Pennsylvania to the west.

Located at the confluence of the Delaware and Schuylkill Rivers, Philadelphia is the only consolidated city-county in Pennsylvania. Its neighborhoods are divided into large sections - North, Northeast, Northwest, West, South, and Southwest Philadelphia - all of which surround Center City, the leading cultural and employment hub of Philadelphia. Each of these large areas contains numerous neighborhoods, some of whose boundaries derive from the boroughs, townships, and other communities that made up Philadelphia County before their absorption into the city. For much of Philadelphia's history, the typical home has been the row house. A variety of row houses are found throughout the city, from Victorian-style homes in North Philadelphia to twin row houses in West Philadelphia.

The **strength and desirability of the Greater Philadelphia Region** is characterized by its **economic diversity and population density**. Its location, **high concentration of educational, medical and government facilities**, and a **strong transportation network** underscore these strengths. Philadelphia boasts strong economic fundamentals.

DEMOGRAPHICS



HOUSING: Single-Family Home Value

The median price of homes listed in the City of Philadelphia as of October 2019 was **\$229,900** while the median price of homes that sold recently was \$175,900

The median list price per square foot in Philadelphia was **\$180** as of October, which was higher than the Philadelphia-Camden-Wilmington Metro average of \$150

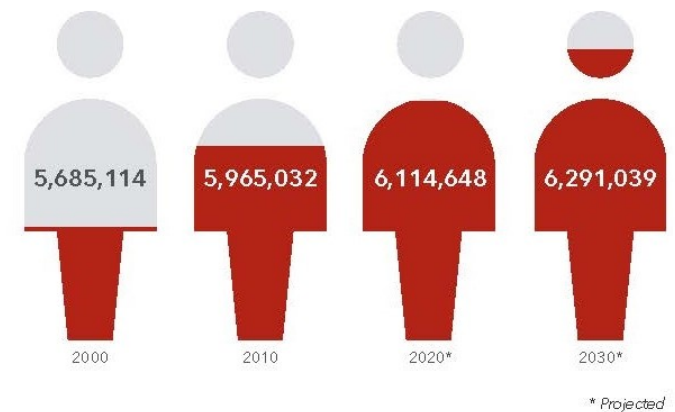
The median price of homes listed in the Philadelphia-Camden-Wilmington metro was **\$262,900** as of October 2019, while the median price of homes that sold recently was \$217,700

POPULATION

The City of Philadelphia's **population grew in 2018 for a 12th straight year** according to Census Bureau estimates, adding nearly 4,000 new residents. The metro area gained approximately 18,000 new residents from 2017-2018.

Median Household Income

The Census ACS 1-year survey reports that the median household income for the Philadelphia-Camden-Wilmington metro area was \$68,572 in 2017, the latest figures available. Philadelphia median household income is **\$9,377 higher than the median Pennsylvania household income** and **\$8,236 greater than the U.S. median household income**.



ECONOMY

As the **center of economic activity in Pennsylvania**, the Philadelphia area has an estimated total GDP of \$490 billion for 2019, making it the eighth largest metropolitan economy in the United States (Bureau of Economic Analysis), ahead of Boston, Atlanta, Seattle, Miami and San Jose, among others. Greater Philadelphia has one of the most diverse economies in the nation and is known for its welcoming business community with strong international connections. In addition to its prime location in the center of the country's wealthiest population in the Northeast, Greater Philadelphia is also conveniently positioned just a short train ride away from the financial markets in New York and the political and regulatory center in Washington, D.C.

Philadelphia benefits from its **strategic geographical location, relative affordability, cultural and recreational amenities, and its growing strength in key industries**. As a hub for education and medicine, the city is home to a number of institutions of higher education, medical and research facilities, and hospitals. Philadelphia also has a strong business and personal services economy with strengths in insurance, law, finance, and leisure and hospitality. Tourism is driven by the city's attractive historic district and array of cultural assets, including museums, theatres and entertainment venues, vast park system, and dynamic restaurant scene. The cost of living in the city is relatively moderate compared to other major metropolitan areas. In addition, Philadelphia offers the business community a large and diverse labor pool.

- Home to the U.S. District Court for the Eastern District of Pennsylvania and the U.S. Court of Appeals for the Third Circuit
- Home to six prominent area law schools including University of Pennsylvania,
- Drexel University, Temple University, Rutgers University, Villanova University, and Widener University
- Headquarters of the American Law Institute
- Ten of the 100 largest law firms in the U.S. have their headquarters or largest office in Philadelphia



\$490B^{est}
GDP 2019



3M
Payroll Jobs



8th
Largest Job Market
In U.S.



15
Fortune 500 companies



150
Headquarters of National
& International Companies



42%
Of All City Jobs Located
in Center City

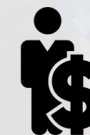
FORTUNE 500

Fifteen 2018 Fortune 500 Companies are Headquartered in the Philadelphia Metro Area



Philadelphia Created More Jobs in 2018 Than in Any Year Since 1969

Over the one-year period ended August 2019, the Philadelphia Metro Area gained 41,500 jobs, equivalent to 1.4% growth, rising from 1.2% one year ago, and setting a new peak employment total for any August in the metro's history. The unemployment rate reflected the strong job gains, falling 30 basis points YoY to 4.3% in August.



ECONOMY



The Philadelphia Metro's largest employers include information technology, insurance, health care, education, financial services, chemical manufacturing, pharmaceutical manufacturing, and business services.



- #1 **University of Pennsylvania & Health System**
40,697 Employees
- #2 **Thomas Jefferson University & Jefferson Health**
30,000 Employees
- #3 **ACCU Staffing Services**
28,020 Employees
- #4 **Temple University & Health System**
13,600 Employees
- #5 **Trinity Health Corporation**
13,600 Employees
- #6 **Merck and Co., Inc.**
12,500 Employees
- #7 **Comcast Corporation**
12,349 Employees
- #8 **Drexel University**
12,124 Employees
- #9 **The Vanguard Group**
9,500 Employees
- #10 **Virtua Health System**
9,000 Employees

"EDS & MEDS" LEAD THE WAY



Healthcare and educational institutions are the **main drivers** of Philadelphia's economy

"Eds & Meds"

University City	81%
Center City	21%



234,000
Citywide Jobs



34.1%
Of All City Employment



120
Pharmaceutical & Biotech Firms



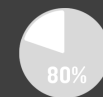
135
Medical Manufacturers



1 in 5
Doctors Practicing in U.S. Trained at a Philadelphia Area School



Over 100,000
Doctors Practice In or Around the Region



80%
Of U.S. Pharmaceutical & Biotech Companies have a Presence in the DE-NJ-PA Corridor

"EDS & MEDS" LEAD THE WAY

The Philadelphia Region contains **one of the nation's largest concentrations of health care resources in the nation** with 120 hospitals, 200 pharmaceutical and biotech firms and 135 medical manufacturers. In addition, the area is one of the largest health education and research centers in the United States. The city's largest private employer, the University of Pennsylvania and Health System, runs a large teaching hospital and extensive medical system. There are also major hospitals affiliated with Temple University School of Medicine, Drexel University College of Medicine, Thomas Jefferson University Hospital, and Philadelphia College of Osteopathic Medicine. Philadelphia also has three distinguished children's hospitals: the Children's Hospital of Philadelphia, the nation's first pediatric hospital (located adjacent to the Hospital of the University of Pennsylvania), St. Christopher's Hospital, and the Shriners' Hospital. In the city's northern section are Albert Einstein Medical Center, and in the northeast section, Fox Chase Cancer Center. The city is also home to the nation's first school of pharmacy, the Philadelphia College of Pharmacy, now called the University of the Sciences in Philadelphia.

Today, **health care is one of the largest sectors of employment in the city**. One in five doctors practicing in the nation were trained at a Philadelphia area school, and over 100,000 have chosen to practice in or around the region. Further, with Philadelphia's importance as a medical research center, the **region supports the pharmaceutical industry**. GlaxoSmithKline, AstraZeneca, Wyeth, Merck, GE Healthcare, Johnson and Johnson and Siemens Medical Solutions are just some of the large pharmaceutical companies with operations in the region. Another positive trend for the future of Philadelphia is the emergence of the biotech sector. In fact, "early stage" biotech companies and researchers received a huge boost when Pennsylvania recently announced that it would allocate \$100 million from its tobacco settlement funds to create three biotechnology "greenhouses," including one in Philadelphia, to nurture and promote biotech startup companies.



8 of the World's Largest Pharmaceutical Companies within a 50-Mile Radius of Philadelphia

Including AstraZeneca, Bristol-Myers Squibb, GlaxoSmithKline, Janssen Biotech, Merck and Novo Nordisk. GE Healthcare, Johnson and Johnson and Siemens Medical Solutions are some of the other large pharmaceutical companies with operations in the region.

"EDS & MEDS" LEAD THE WAY

Philadelphia's educational heritage began with the founding of the University of Pennsylvania, a world renowned Ivy League school. Today, **Greater Philadelphia area ranks as one of the nation's leading centers for higher education**. More than 20 universities in the region sponsor technology and science incubators, allowing new science and IT businesses access to top-rated university talent and equipment. Technology transfer programs, incubators, and science technology centers support the development and commercialization of new products and treatments, providing state-of-the-art lab and manufacturing facilities, access to capital, and other support for entrepreneurs. This provides a steady pipeline of highly-educated people who enter the workforce or launch startup companies in the Greater Philadelphia region.

- Center City's 14 colleges and universities report a total enrollment of about 40,000 students. Adjacent to Center City, Drexel, Penn, Temple, and University of the Sciences enrolled an additional 78,000± students.
- According to the National Science Foundation's Higher Education Research and Development Survey, combined research spending at Drexel, Temple, Jefferson, and Penn totaled \$1.9 billion in 2017, up from \$1.8 billion in 2016. Those four institutions, along with CHOP, launched a total of 29 startups in 2017 and applied for 391 patents.
- Penn's research and development expenditures ranked fourth in the nation in 2017. Overall, Philadelphia's \$992 million in National Institutes of Health grants in 2017 put the city in third place nationally behind Boston and New York, representing more than half of Pennsylvania's \$1.8 billion in NIH grants.



101

Degree-Granting
Institutions



6

Medical
Schools



Over 300,000

Students Enrolled in Philadelphia
Area Colleges & Universities
(130,000± within the City)



92,000

Degrees & Certificates
Awarded Annually



26

Teaching
Hospitals



INFRASTRUCTURE

METRO BUS AND RAIL

Philadelphia links travelers through more Amtrak stations than any other and the region has substantially lower traffic congestion than other major cities. Philadelphia is at the heart of the Northeast Corridor Rail System.

Center City is accessible to all surrounding Pennsylvania counties by train via the Southeastern Pennsylvania Transportation Authority (SEPTA), which has one of the most comprehensive bus, subway, and commuter rail systems in the United States. The PATCO high-speed line and New Jersey Transit link the New Jersey suburbs with Center City Philadelphia and the Pennsylvania suburbs.

**AMTRAK'S
30TH STREET STATION**

SEPTA

3rd

Busiest Station in
AMTRAK System

3.7M

Passengers Annually

Hourly Service

New York City (1± Hour)
Washington D.C. (2± Hours)

4th

Largest Mass Transit
System in U.S.

AIRPORTS

The Philadelphia International Airport (PHL) is located just off Interstate-95 or Interstate-76 about seven miles from Center City. It can also be accessed via high speed rail operating from Amtrak's 30th Street Station.

25

Airlines

500

Daily Flights

120

Domestic & International
Destinations

31.7M

Passengers Annually, 2018
7.1% Increase over 2017



**2
Hours**



**2
Hours**



**6
Hours**

By Car to New York &
Washington D.C.

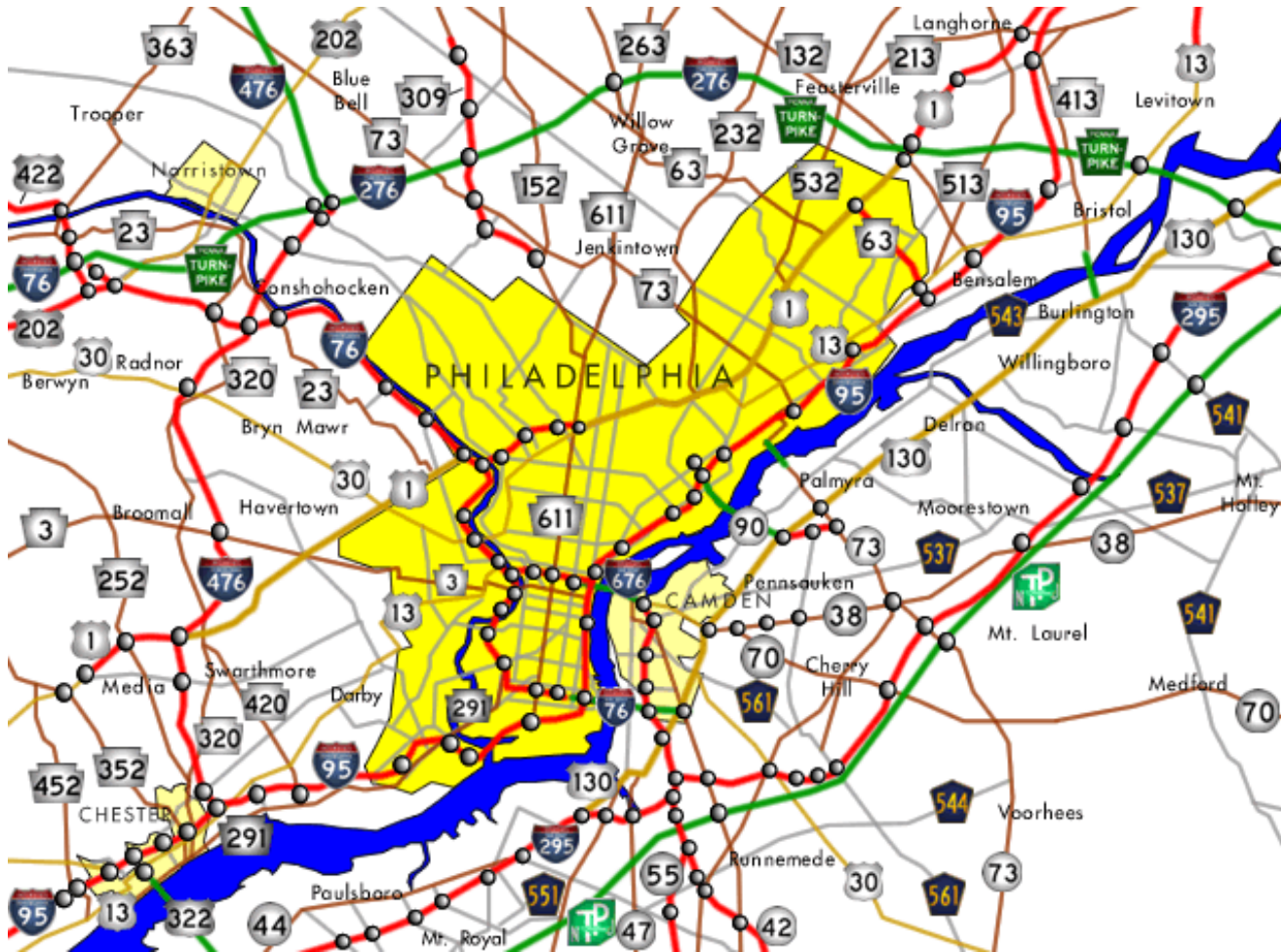
By Air from 50%
of U.S. Population

By Air to West Coast,
Europe & Latin America



INFRASTRUCTURE

The area is crossed by more than 2,500 miles of interstate, state, and local highways and roads that connect it to neighboring states and the rest of Pennsylvania. The principal highways in the Greater Philadelphia Region include:



Provides east-west access, as well as northern connections via Interstate 476 (the Northeast Extension) and connections to the New Jersey



A major north-south freeway that follows the Delaware River and passes by the Philadelphia International Airport



Connects Interstate 95 with the Pennsylvania Turnpike as it runs north-south, continuing northward to Allentown as the Northeast Extension of the Pennsylvania Turnpike (the Blue Route)



Links south Philadelphia and southern New Jersey to the western suburbs through Center City (the Schuylkill Expressway)



Runs through Center City Philadelphia (the Vine Street Expressway)



The Benjamin Franklin, Betsy Ross, Walt Whitman, Commodore Barry and Tacony-Palmyra bridges carry traffic between Pennsylvania and New Jersey



Runs from New York City to the Delaware state line



The main route for travelers to the New Jersey shore



An alternate express route to Interstate 95 that circles around the Wilmington area

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.



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Philadelphia Headquarters

107 South 2nd Street
Fourth Floor
Philadelphia, PA 19106
Tel: 215.454.2852

New Jersey Office

4 Executive Blvd
Suite 100
Suffern, NY 10901
Tel: 845.368.2400

New York Office

200 West 57th Street
Suite 702
New York, NY 10019
Tel: 212.765.7900

Delaware Office

102 Larch Circle
Suite 102
Newport, DE 19804
Tel: 302.994.3907

www.RittenhouseRealty.com | info@rittenhouserealty.com