NEW! ShopRite ANCHORED SHOPPING CENTER

WEST HUNTING PARK AVENUE & FOX STREET, PHILADELPHIA, PA

BAKERS CENTRE

PHASE I - NOW OPEN

PHASE II - HUNTING PARK AVENUE RETAIL - NOW LEASING!

FAMILY DOLLAR — my family. my family dollar.

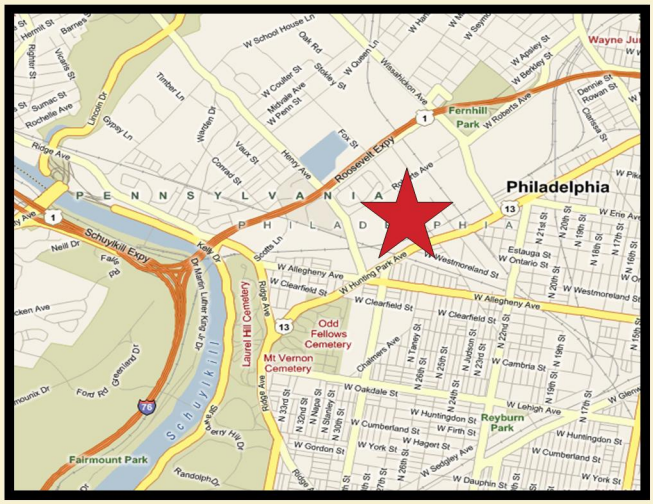
Checkers — BURGERS • FRIES • COLAS

Proposed: DUNKIN' DONUTS

Victoria's Kitchen

30 +/- Acre Mixed-Use Project

- Phase I - Approximately 12,450 SF of Retail and 3,000 SF PAD Available
- Phase II - Approximately 1,500 - 12,000 SF of Retail Available along Hunting Park Avenue
- New 71,000 SF ShopRite (Brown Super Stores Inc.)
- Strong Daytime Demographics
- Excellent Access to I-76, Rte.1and Rte. 13
- Close proximity to Chestnut Hill, East Falls, South Germantown, Allegheny West, Tioga and Manayunk



Information provided by reliable sources. Subject to errors, omissions, price change, prior sale or withdrawal from market without notice.

Leasing Info:

US REALTY ASSOCIATES, INC.

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Ardmore, PA 19003
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BAKERS CENTRE

West Hunting Park Avenue & Fox Street
Philadelphia, PA

PHASE II

NOW LEASING!

HUNTING PARK AVE RETAIL

Units From 1,500 Square Feet

Hunting Park West PMA Top 5 Industries By Employment

- Healthcare And Social Assistance 8,797
- Educational Services 5,,311
- Manufacturing 2,402
- Retail Trade 1,938
- Accommodation And Food Service 1,065

Source: U.S. Census Bureau; 4 Award Planning LLC, 2009

Demographic And Labor Trends

- Between 2000 and 2009, The Hunting Park West PMA Experienced a 69.7% Growth in Upper Income ($75,000 and Greater Income Bracket) Households.
- The 2009 Estimated Annual Aggregate Expenditures for Households Within The Hunting Park West PMA was $197,181per Square Mile.
- The largest Industry Employment Sector for 2006 was Health Care and Social Service Workers, Educational Services and Manufacturing.

Source: US Census Bureau; Scan US; 4 Award Planning LLC, 2009

Businesses Within 2 Miles Of Bakers Centre

- Temple University Health Systems - Approx.1,000 Employees.
- Drexel University College of Medicine - Approx. 1,000 Medical Students, 550 Medical Residents, 700 Clinical and Basic Science Employees and 1,700 Affiliate and Volunteer Faculty.
- Pep Boys Corporate Offices - Approx. 400 Employees.
- Philip Randolph Center Academy - Approx. 300 Students.
- Fresenius Medical Care Center - Approx. 360 Patients a Day.
- Philadelphia University - Approx. 2,707 Full and Part Time Undergraduate Students, 486 Graduate Students and a 12:1 Student/Faculty Ratio.
- Philadelphia Veterans Administration - Regional Offices and Insurance Center Which Services Over 796,000 Veterans Residing in Portions of Eastern Pennsylvania and Southern New Jersey.

Developed By:

METRO Development Company

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