

NEW! *ShopRite* ANCHORED

SHOPPING CENTER

WEST HUNTING PARK AVENUE & FOX STREET, PHILADELPHIA, PA



PHASE I - THREE RETAIL OPPORTUNITIES REMAINING

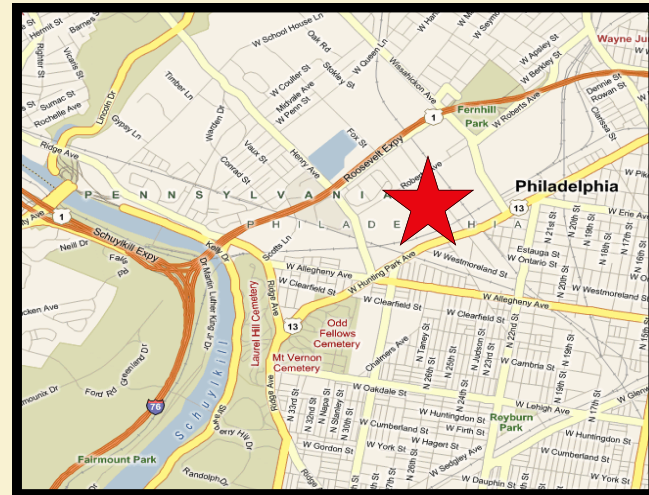


PHASE II - HUNTING PARK AVENUE RETAIL - READY FOR OCCUPANCY



30 +/- ACRE MIXED-USE PROJECT

- ◆ Phase I - Approximately 12,450 SF Box In-Line with ShopRite and Ross - 3,000 SF PAD with Drive-Thru Opportunity - 1,900 SF 2nd Generation Corner Store Available
- ◆ Phase II - New Building Approximately up to 6,200 SF of Retail with 26' Ceiling Heights - Four 10' X 12' Bays Located in Front of Building - Three 16' x 12' Bays Located in Rear of Building
- ◆ New 71,000 SF ShopRite (Brown Super Stores, Inc.)
- ◆ Strong Daytime Demographics
- ◆ Excellent Access to I-76, Route 1 and Route 13
- ◆ Close proximity to Chestnut Hill, East Falls, South Germantown, Allegheny West, Tioga and Manayunk



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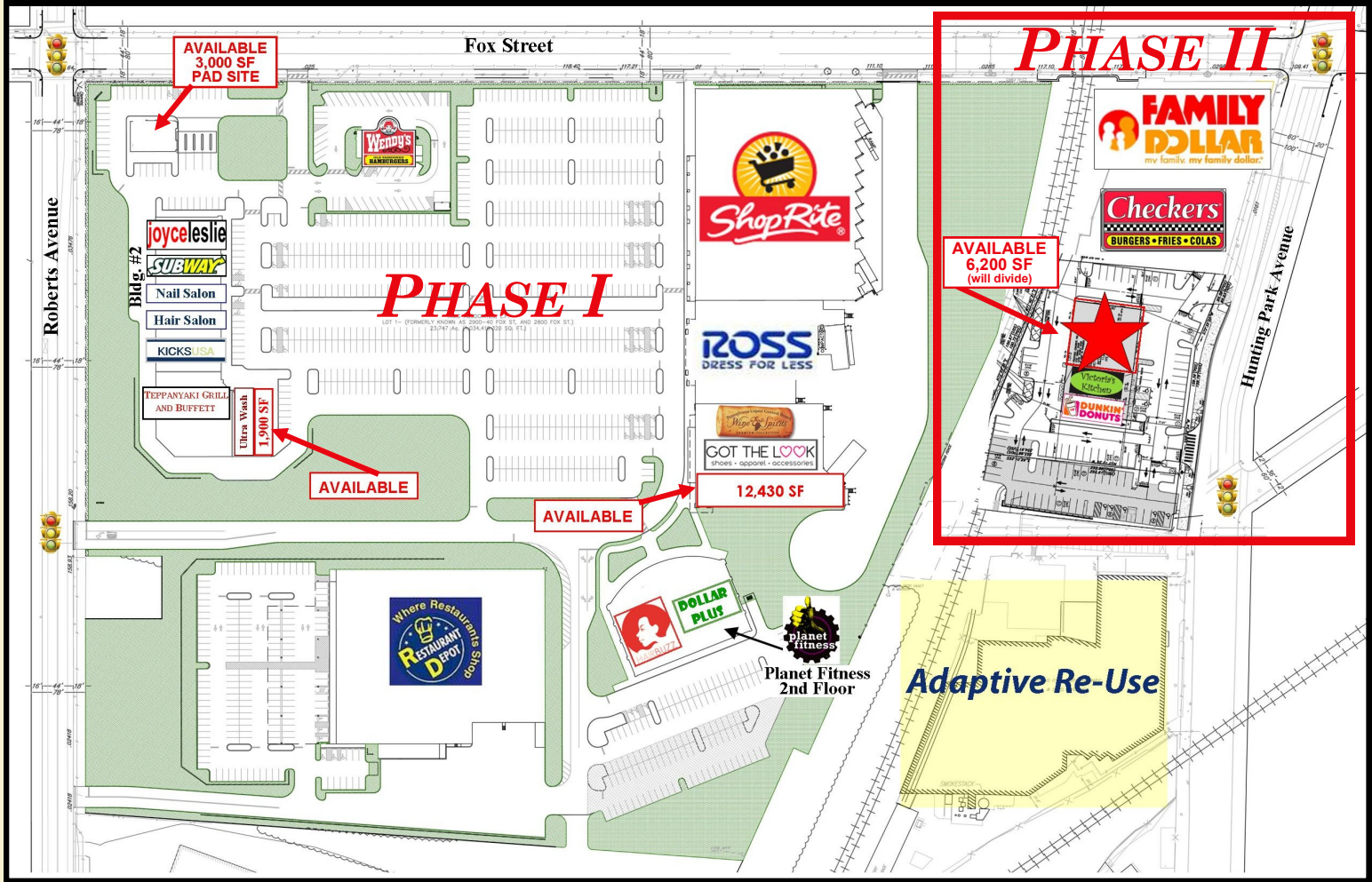
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BAKERS CENTRE

WEST HUNTING PARK AVENUE & FOX STREET
PHILADELPHIA, PA



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 \$197,181 per 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:



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