

One Franklin Square Philadelphia, PA 19106

New Mixed-Use Development in Philadelphia's Historic Old City District



PROPERTY FACT SHEET



Rendering - View Looking Northeast



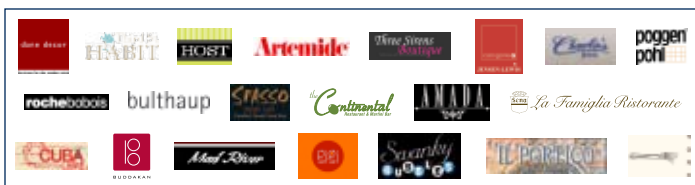
Rendering - View of Retail Spaces on Race Street & 4th Street

PROPERTY DESCRIPTION & FEATURES

One Franklin Square will be a ±263,000 SF mixed-use project that will occupy an entire city block. The project will include a **Toby Keith's "I Love This Bar & Grill"**, a 155 room **Aloft** hotel, 55 residential units, and a 220 space parking garage.

- Prime Retail Space Remaining (12' ceiling heights):
 - Street Level - Retail A: 14,125 SF
 - Street Level - Retail B: 5,215 SF
 - Street Level - Retail C: 4,254 SF
 - Lower Level: 20,000 SF
- Located directly across from the National Constitution Center at the base of the Benjamin Franklin Bridge (I-676) traveled by more than 102,000 VPD
- Surrounded by a high-energy, affluent, and dense population

AREA RETAILERS



DEMOGRAPHIC PROFILE

	.5 MILE	1 MILE	1.5 MILE
Population	7,420	36,426	97,064
Households	4,149	18,609	49,889
Average Household Income	\$86,198	\$80,089	\$68,551
Daytime Employees	30,567	125,467	273,576

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One Franklin Square, located at 401 Race Street, is considered to be the Gateway to Philadelphia and is one of the most visible locations in City. One Franklin Square's prime location is situated at the base of the Ben Franklin Bridge, acts as the northern anchor of Independence National Park, is adjacent to Franklin Square Park, fronts the western border of Old City, and is within walking distance to the newly expanded Pennsylvania Convention Center - one of the top 10 largest in the country.

- One Franklin Square will encompass an entire city block (1.34 acres), and feature Toby Keith's "I Love This Bar & Grill" ($\pm 23,000$ SF), an additional $\pm 43,600$ SF of retail space, a 155 room Aloft hotel, 55 residential units, and a 220 space parking garage.
- Independence National Park, adjacent to One Franklin Square, sees almost 3 million visitors each year and is one of the top 10 most visited national parks in the United States. Independence National Park features the Liberty Bell, the National Constitution Center, the American Revolution Center, and the new National American Jewish museum.
- One Franklin Square is situated in Old City - Philadelphia's most vibrant neighborhood with loft style living, retail stores, art galleries, historic sites, restaurants, and music venues. Franklin Square Park, located across from One Franklin Square, has recently been renovated to include miniature golf, rides, and new restaurants as well as a new subway stop that connects it with all points in the City of Philadelphia.



SOUTH View from Site - Independence National Park



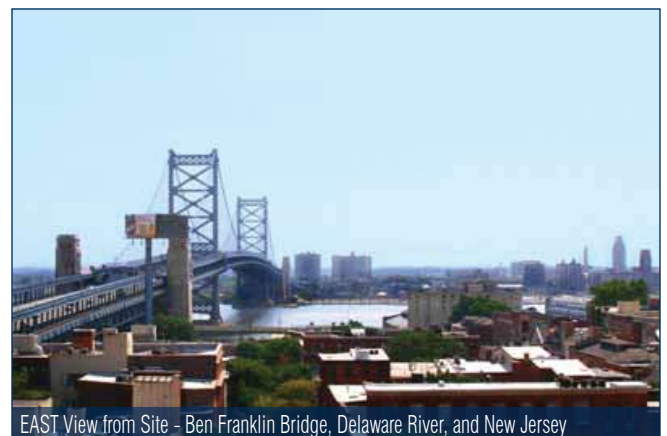
WEST View from Site - Downtown Philadelphia Skyline



WEST View from Site - Franklin Square Park



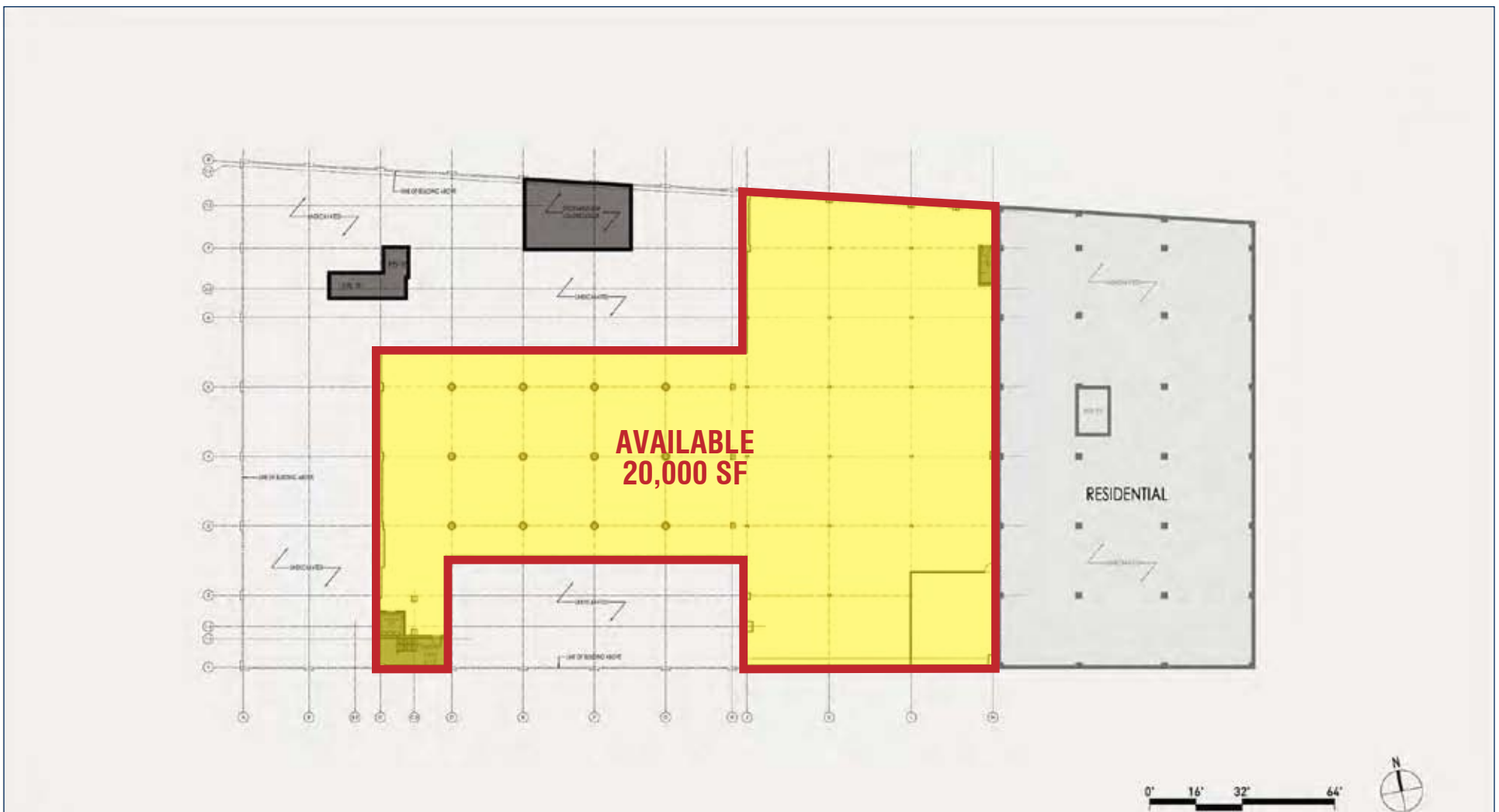
Rendering - View Looking Northwest



EAST View from Site - Ben Franklin Bridge, Delaware River, and New Jersey



STREET LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



RACE STREET ELEVATION

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AERIAL PHOTO

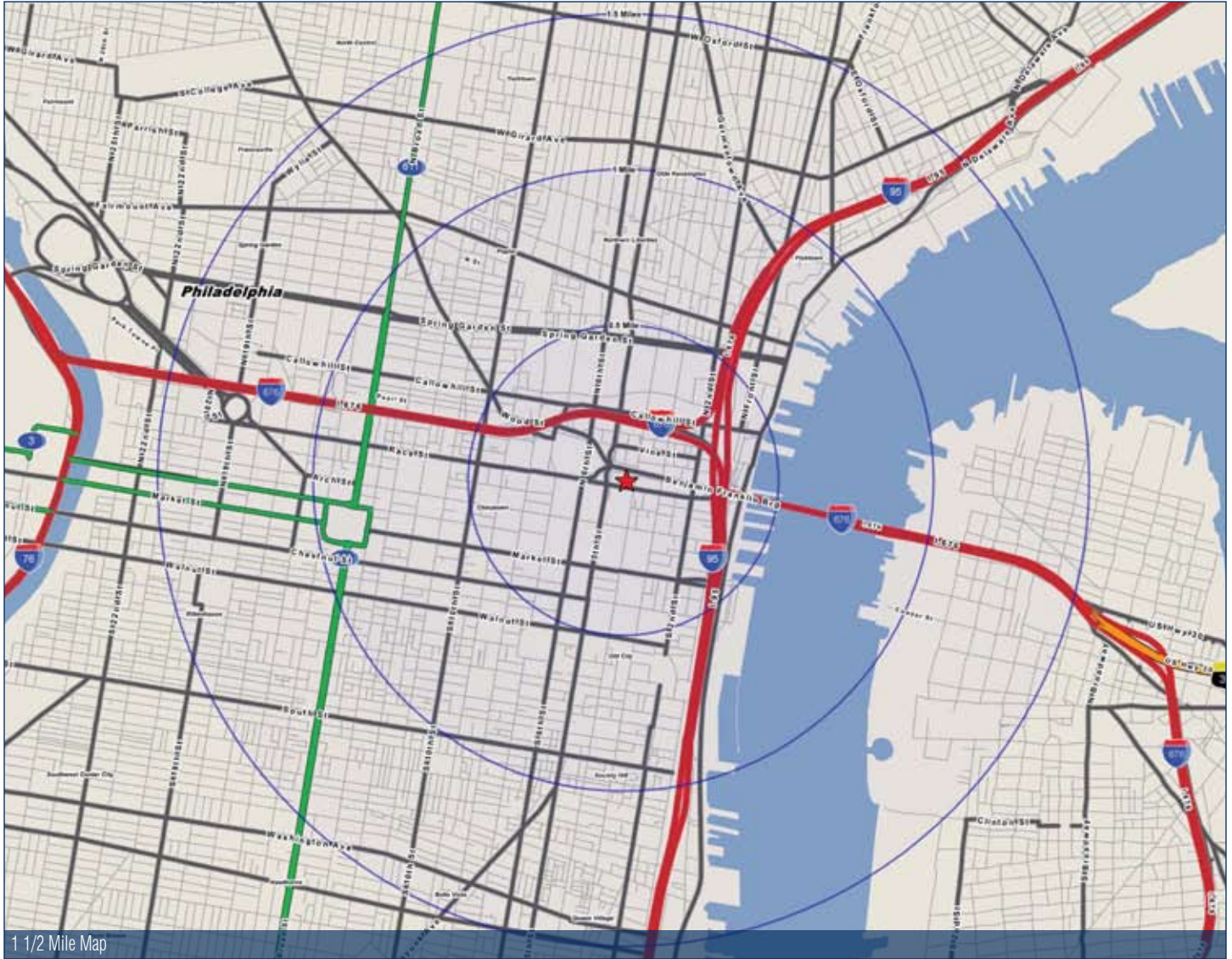


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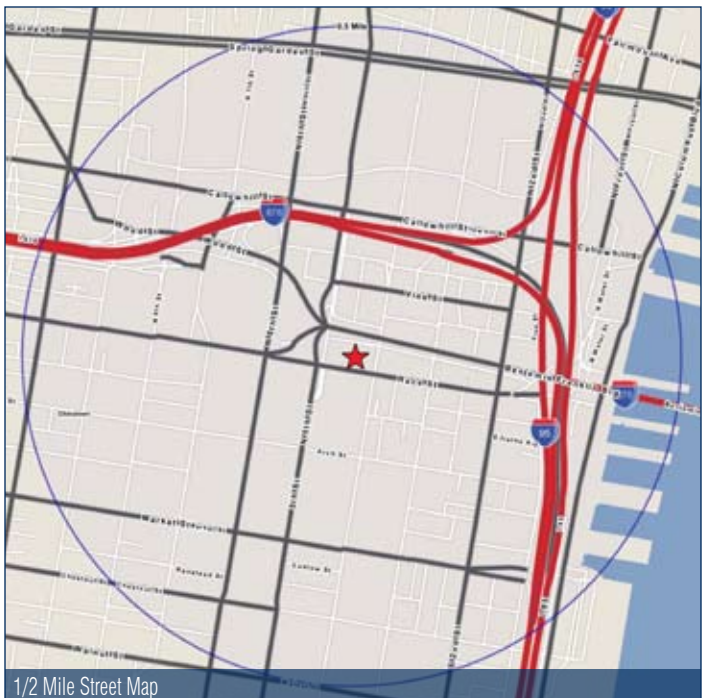
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LOCATION STUDY



1 1/2 Mile Map



1/2 Mile Street Map



Aerial Map

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 39.9546/-75.14706

4th Street & Race Street Philadelphia, PA		0.5 Mile	1 Mile	1.5 Miles
POPULATION	2010 Estimated Population	7,420	36,246	97,064
	2015 Projected Population	8,595	42,275	108,644
	2000 Census Population	5,440	31,567	89,576
	1990 Census Population	4,742	29,676	90,070
	Historical Annual Growth 1990 to 2010	2.8%	1.1%	0.4%
	Projected Annual Growth 2010 to 2015	3.2%	3.3%	2.4%
HOUSEHOLDS	2010 Est. Households	4,149	18,609	49,889
	2015 Proj. Households	4,806	21,312	55,857
	2000 Census Households	3,129	16,660	46,188
	1990 Census Households	2,739	15,802	45,015
	Historical Annual Growth 1990 to 2010	2.6%	0.9%	0.5%
	Projected Annual Growth 2010 to 2015	3.2%	2.9%	2.4%
AGE	2010 Est. Population 0 to 9 Years	5.8%	7.0%	8.2%
	2010 Est. Population 10 to 19 Years	5.8%	7.9%	8.9%
	2010 Est. Population 20 to 29 Years	23.8%	25.0%	22.6%
	2010 Est. Population 30 to 44 Years	28.2%	24.5%	23.2%
	2010 Est. Population 45 to 59 Years	21.4%	20.1%	19.4%
	2010 Est. Population 60 to 74 Years	10.2%	10.4%	11.2%
	2010 Est. Population 75 Years Plus	4.7%	5.1%	6.6%
	2010 Est. Median Age	36.7	35.5	36.1
MARITAL STATUS & SEX	2010 Est. Male Population	53.0%	51.9%	50.4%
	2010 Est. Female Population	47.0%	48.1%	49.6%
	2010 Est. Never Married	47.2%	50.9%	50.3%
	2010 Est. Now Married	31.5%	26.7%	24.0%
	2010 Est. Separated or Divorced	16.9%	17.2%	18.7%
	2010 Est. Widowed	4.3%	5.2%	7.0%
INCOME	2010 Est. HH Income \$200,000 or More	6.1%	6.3%	4.4%
	2010 Est. HH Income \$150,000 to \$199,999	3.2%	5.4%	4.6%
	2010 Est. HH Income \$100,000 to \$149,999	13.7%	12.8%	11.3%
	2010 Est. HH Income \$75,000 to \$99,999	14.4%	9.7%	8.8%
	2010 Est. HH Income \$50,000 to \$74,999	16.0%	13.5%	14.7%
	2010 Est. HH Income \$35,000 to \$49,999	14.6%	13.3%	13.5%
	2010 Est. HH Income \$25,000 to \$34,999	8.4%	8.8%	10.4%
	2010 Est. HH Income \$15,000 to \$24,999	7.4%	9.6%	10.5%
	2010 Est. HH Income \$0 to \$14,999	16.1%	20.7%	21.8%
	2010 Est. Average Household Income	\$86,198	\$80,089	\$68,551
	2010 Est. Median HH Income	\$60,326	\$55,916	\$49,643
2010 Est. Per Capita Income	\$49,570	\$43,014	\$36,966	
2010 Est. Number of Businesses	1,941	7,794	15,433	
2010 Est. Total Number of Employees	30,567	125,467	273,576	

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FULL PROFILE

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4th Street & Race Street		0.5 Mile	1 Mile	1.5 Miles
Philadelphia, PA				
RACE	2010 Est. White Population	59.6%	60.1%	58.3%
	2010 Est. Black Population	16.7%	24.8%	30.5%
	2010 Est. Asian & Pacific Islander	22.7%	13.8%	9.2%
	2010 Est. American Indian & Alaska Native	0.2%	0.3%	0.4%
	2010 Est. Other Races Population	0.7%	1.0%	1.5%
HISPANIC	2010 Est. Hispanic Population	502	3,234	12,374
	2010 Est. Hispanic Population Percent	6.8%	8.9%	12.7%
	2015 Proj. Hispanic Population Percent	8.6%	10.6%	14.3%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	5,929	26,729	70,386
	2010 Est. Elementary (0 to 8)	5.1%	4.8%	5.3%
	2010 Est. Some High School (9 to 11)	6.5%	7.1%	8.9%
	2010 Est. High School Graduate (12)	15.7%	17.4%	20.7%
	2010 Est. Some College (13 to 16)	10.9%	11.9%	12.9%
	2010 Est. Associate Degree Only	2.7%	4.2%	4.4%
	2010 Est. Bachelor Degree Only	27.9%	26.2%	23.3%
	2010 Est. Graduate Degree	31.2%	28.5%	24.4%
HOUSING	2010 Est. Total Housing Units	4,730	21,917	59,247
	2010 Est. Owner Occupied Percent	26.1%	26.2%	28.3%
	2010 Est. Renter Occupied Percent	61.6%	58.7%	55.9%
	2010 Est. Vacant Housing Percent	12.3%	15.1%	15.8%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.2%	0.2%	0.7%
	2000 Homes Built 1995 to 1998	1.1%	0.7%	1.1%
	2000 Homes Built 1990 to 1994	1.0%	1.5%	1.4%
	2000 Homes Built 1980 to 1989	9.5%	8.7%	7.2%
	2000 Homes Built 1970 to 1979	6.0%	10.6%	10.5%
	2000 Homes Built 1960 to 1969	16.0%	14.5%	13.9%
	2000 Homes Built 1950 to 1959	5.4%	7.8%	9.6%
	2000 Homes Built Before 1949	60.7%	55.8%	55.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	4.3%	1.0%	0.4%
	2000 Home Value \$500,000 to \$999,999	18.3%	11.1%	4.2%
	2000 Home Value \$400,000 to \$499,999	5.3%	7.9%	3.4%
	2000 Home Value \$300,000 to \$399,999	9.6%	8.7%	4.9%
	2000 Home Value \$200,000 to \$299,999	14.5%	14.5%	10.9%
	2000 Home Value \$150,000 to \$199,999	13.2%	8.7%	9.6%
	2000 Home Value \$100,000 to \$149,999	16.1%	17.2%	14.5%
	2000 Home Value \$50,000 to \$99,999	12.9%	22.8%	32.1%
	2000 Home Value \$25,000 to \$49,999	4.5%	6.7%	14.5%
	2000 Home Value \$0 to \$24,999	1.4%	1.4%	5.6%
	2000 Median Home Value	\$266,676	\$220,055	\$143,462
	2000 Median Rent	\$741	\$631	\$607

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Philadelphia, PA				
LABOR FORCE	2010 Est. Labor: Population Age 16+	6,740	32,271	84,545
	2010 Est. Civilian Employed	67.5%	62.0%	58.6%
	2010 Est. Civilian Unemployed	2.5%	3.8%	4.4%
	2010 Est. in Armed Forces	0.8%	0.4%	0.2%
	2010 Est. not in Labor Force	29.1%	33.8%	36.8%
	2010 Labor Force: Males	52.7%	51.6%	50.1%
	2010 Labor Force: Females	47.3%	48.4%	49.9%
OCCUPATION	2000 Occupation: Population Age 16+	3,477	17,349	44,080
	2000 Mgmt, Business, & Financial Operations	20.6%	18.1%	17.0%
	2000 Professional & Related	41.5%	43.1%	39.3%
	2000 Service	9.2%	10.9%	12.5%
	2000 Sales and Office	20.3%	21.3%	22.3%
	2000 Farming, Fishing, and Forestry	-	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	0.9%	1.9%	2.9%
	2000 Production, Transport, & Material Moving	7.6%	4.7%	5.9%
	2000 Percent White Collar Workers	82.3%	82.4%	78.6%
2000 Percent Blue Collar Workers	17.7%	17.6%	21.4%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	33.8%	29.5%	29.4%
	2000 Drive to Work in Carpool	5.5%	5.8%	6.6%
	2000 Travel to Work by Public Transportation	28.4%	23.2%	22.5%
	2000 Drive to Work on Motorcycle	-	0.1%	0.2%
	2000 Walk or Bicycle to Work	26.5%	36.2%	36.4%
	2000 Other Means	0.1%	0.5%	0.7%
	2000 Work at Home	5.7%	4.7%	4.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	27.5%	30.7%	28.3%
	2000 Travel to Work in 15 to 29 Minutes	42.1%	38.1%	39.5%
	2000 Travel to Work in 30 to 59 Minutes	24.0%	23.7%	24.6%
	2000 Travel to Work in 60 Minutes or More	6.4%	7.5%	7.6%
	2000 Average Travel Time to Work	21.4	22.7	23.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$260 M	\$1.10 B	\$2.67 B
	2010 Est. Apparel	\$12.5 M	\$53.4 M	\$129 M
	2010 Est. Contributions & Gifts	\$17.3 M	\$76.1 M	\$177 M
	2010 Est. Education & Reading	\$7.78 M	\$34.4 M	\$80.5 M
	2010 Est. Entertainment	\$14.5 M	\$61.3 M	\$147 M
	2010 Est. Food, Beverages & Tobacco	\$41.0 M	\$173 M	\$425 M
	2010 Est. Furnishings & Equipment	\$11.6 M	\$49.0 M	\$117 M
	2010 Est. Health Care & Insurance	\$18.4 M	\$78.2 M	\$192 M
	2010 Est. Household Operations & Shelter & Utilities	\$78.1 M	\$333 M	\$805 M
	2010 Est. Miscellaneous Expenses	\$4.42 M	\$18.6 M	\$45.6 M
	2010 Est. Personal Care	\$3.80 M	\$16.1 M	\$38.9 M
	2010 Est. Transportation	\$50.7 M	\$210 M	\$510 M

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