

MANAYUNK CROSSING

Prime Main Street location in Philadelphia's Manayunk District



*Exceptional
waterfront location
on the banks of the
Schuylkill River*

Prominent location at Main Street and Ridge Avenue.

Premier 33,000 square foot shopping center anchored by United Artists Theatres.

Landmark theatre with luxury seating; Fine Wine and Good Spirits Store; Cadence Cycling; 250+ parking spaces.



Penn Real Estate Group, Ltd. | 620 Righters Ferry Road | Bala Cynwyd, PA | 610-668-0300

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Property Details:

- Superior location on Main Street in the desirable Manayunk District of Philadelphia.
- Across the street from the Wissahickon train station.
- 250+ parking spaces.
- \$500 million in new development projects within one mile.
- More than ½ million cars travel within one mile.
- 848,000 people live within five miles.



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SITE PLAN



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- New multi-million dollar renovation
 - 6 Screens
 - Luxury recliner seating



MANAYUNK CROSSING AERIAL VIEW



MANAYUNK CROSSING



Manayunk Crossing is in the heart of the action!

\$500 million of new projects within one mile.



1 MILE RADIUS
in excess of 1/2 million
vehicular trips pass
through this radius daily

NEIGHBORING DEVELOPMENT ACTIVITY



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NEIGHBORING DEVELOPMENT ACTIVITY

PENCOYD LANDING: ¼ MILE FROM MANAYUNK CROSSING

In development across the
Pencoyd Bridge: two hotels and a
café – a fantastic industrial reuse!



Just across the Pencoyd Bridge from Manayunk Crossing, Penn Real Estate Group is developing Pencoyd Landing, which will be a place to gather, linking Manayunk Crossing to a public square, a cafe, and two planned Hotels, including a Marriott Residence Inn.



NEIGHBORING ACTIVITY

ACROSS THE STREET FROM MANAYUNK CROSSING

Located across the street from Manayunk Crossing, the Wilde Yarns Factory Lofts has been created through the conversion of three historic carpet yarn mill buildings into forty-three loft apartments.

The first building was constructed in 1884 by the Wilde brothers, who immigrated from England as young children with their parents in 1860. The woolen carpet yarn mill was in continuous operation, through four generations of family ownership, until about 2012.

The unusual historic structures, hillside setting and thoughtful architectural design has resulted in a distinctive living environment.



Recently Renovated
& right across the street.





**Presidential
City®**

NEIGHBORING ACTIVITY

PRESIDENTIAL CITY – ¾ MILE FROM MANAYUNK CROSSING



SORA
POOL CLUB

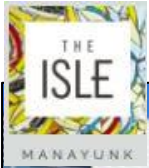
Presidential City, one of Philadelphia's most prestigious 20th century landmarks, has accommodated the lifestyles of urban-paced commuters and community-minded residents.

With fully renovated features, the residences offer contemporary comforts and modern amenities, including the SORA Pool Club and fitness center.



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THE ISLE: LESS THAN 1 MILE FROM MANAYUNK CROSSING



Life at The Isle brings waterfront living to Manayunk. These brand new apartments offer scenic water views and a state of the art fitness center. The private resident pedestrian bridge provides access to the heart of Manayunk for dining, shopping or strolling.





150 MONUMENT ROAD: 3/4 MILE FROM MANAYUNK CROSSING

NEIGHBORING ACTIVITY

Keystone Property Group has built a six-story, complex at 150 Monument Road in Bala Cynwyd ideal for retail, restaurant, fitness or medical use on the northeast corner, adjacent to the main entrance lobby. Additionally, a new 291 stall parking structure, which is part of the Property, offers 2,089 SF for retail or restaurant space just off Monument Road.

Located to the west of the Property, as part of the same condominium ownership, a 205-unit multifamily community, which is currently under construction with an estimated delivery of 4Q2021.



- A OUTDOOR SPACE**
Gathering space for al fresco lunches, outdoor meetings, food trucks, farmers markets & more.
- B PARKING & RETAIL**
New Parking Structure with ground-level retail.
- C LUXURY RESIDENTIAL**
205 luxury residential apartment units developed by Woodfield Investments.



ROYAL ATHENA: LESS THAN ½ MILE FROM MANAYUNK CROSSING



Less than ½ mile from Manayunk Crossing, Royal Athena is an apartment complex with a clubhouse, a premium gym, a refreshing pool with sundeck, a business center with conference room, and a hospitality bar at hand. Royal Athena's tenants have direct access to Manayunk Crossing via the Pencoyd Bridge.





NEIGHBORING ACTIVITY



VENICE ISLAND: ¾ MILE FROM MANAYUNK CROSSING

The Venice Island Performing Arts and Recreation Center is a waterfront community destination along the Schuylkill River that was developed in partnership with the Philadelphia Water Department and the Parks and Recreation Department. The \$45 million project is situated on a piece of land located between the Manayunk Canal and Schuylkill River, and serves a dual purpose, with a four million-gallon underground water tank and pumping station below and a 250-seat performing arts center, outdoor amphitheater and recreational facilities above.

Venice Island features original programming throughout the year including professional and amateur performers, children's theater and more.



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335 BALA: LESS THAN 1 MILE FROM MANAYUNK CROSSING

Nolen Properties recently completed 335 Bala, a 216-unit, 5-story apartment complex at 335 Righters Ferry Road in Bala Cynwyd, less than a 1 mile from Manayunk Crossing. The property consists of two buildings, separated by an infinity pool, fitness & Yoga Studio as well as a landscaped area and skydeck



LUXOR BALA: LESS THAN 1 MILE FROM MANAYUNK CROSSING



Westrum Development is currently developing The Luxor, a 173-unit, luxury apartment complex at 9 Presidential Blvd in Bala Cynwyd. The properties resort-style amenity package will include a fitness & Yoga center, swimming pool, dog park, golf simulator, and more. This property is currently on schedule for opening February 2021.



DESTINATION:

MN YK MANAYUNK



URBAN EXPERIENCE, SMALL TOWN CHARM

Named a National Historic District in 1983 and a Classic Town by The Delaware Valley Regional Planning Commission in 2007, Manayunk is centrally located just 15 minutes from Center City Philadelphia, King of Prussia, Chestnut Hill, and The Main Line. Nestled along the banks of the Schuylkill River and the Manayunk Canal and Tow Path, the commercial district is lined with renovated storefronts and mill buildings giving an urban experience with small town charm.



Manayunk's central location is ideal for commuting between the city and suburbs by car, bus, train, or even bike. Residents of Manayunk can choose between a variety of housing types from turn of the century row homes to contemporary town houses or loft apartments. Best of all, Manayunk's dog friendly commercial district is filled with activities that add to the living experience.



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DINE IN MANAYUNK

With more than 30 dining options and a dozen international ethnic cuisines, Manayunk has something to satisfy every craving. Whether a quick bite at a casual café or a three course meal at a fine dining establishment, the flavors of Philly are available all along one walkable street. Manayunk's famous al fresco dining scene, along Main Street or overlooking the river, is the perfect place to catch up with friends and passersby.





SHOP IN MANAYUNK

Manayunk plays host to a unique blend of independently-owned retailers that line Main Street, making Manayunk a perfect shopping destination. From high-end fashion to consignment stores, jewelry to gift boutiques, hair salons to spas, home furnishing to home décor stores, and art galleries to music stores, Manayunk has something special for everyone.





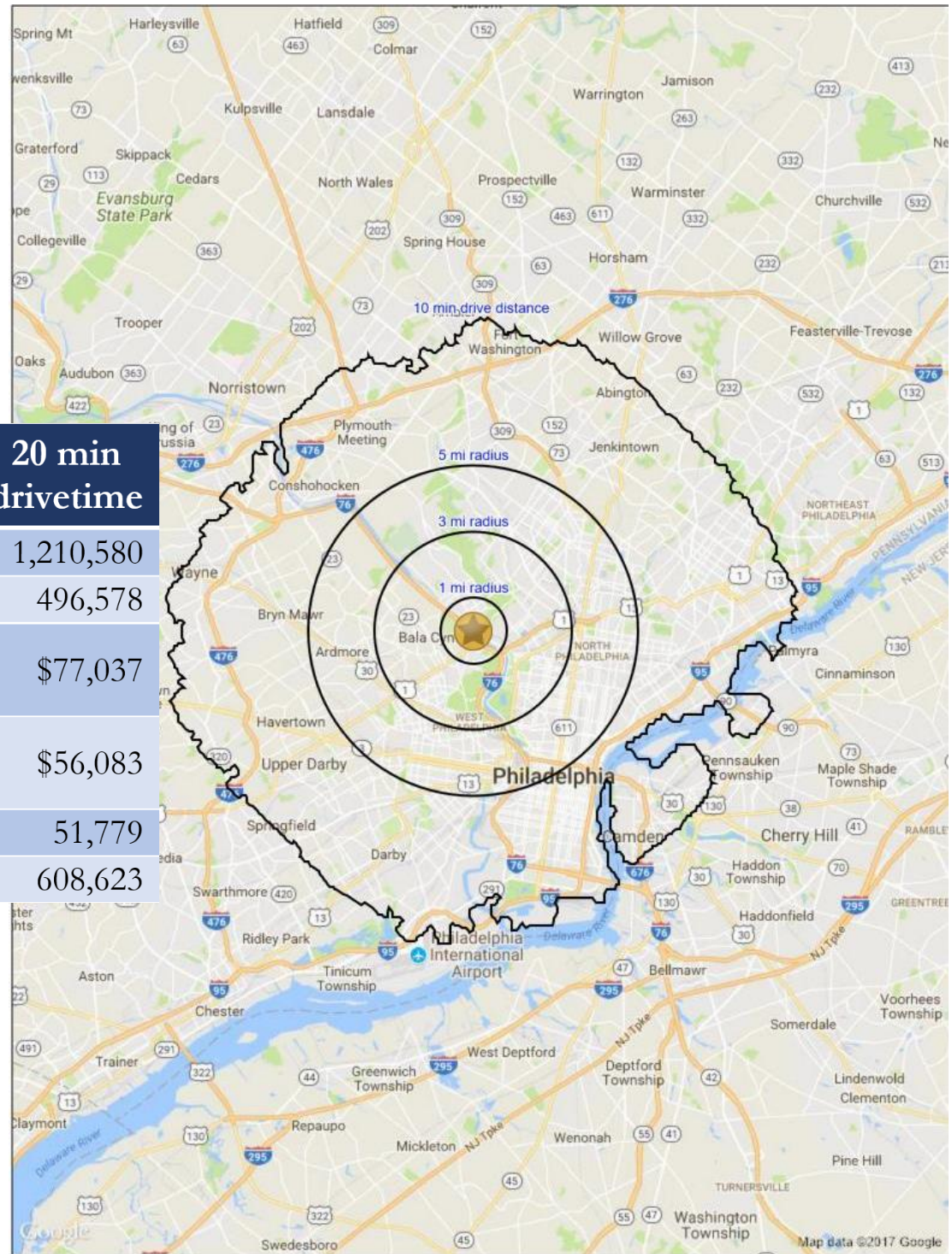
PLAY IN MANAYUNK

Recreation and fitness are key aspects of Manayunk culture. Behind Main Street lies the historic Manayunk Canal and Tow Path, a trail that is used by visitors and locals for walking, running, and biking, and the nearby Schuylkill River is perfect for kayaking and boating. Pretzel Park or Canal View Park feature spots to relax, while a good workout is available at any of the numerous fitness studios.



MANAYUNK CROSSING DEMOGRAPHICS

2020 Summary	1 mile	3 mile	5 mile	20 min drivetime
Population	22,021	217,638	848,462	1,210,580
Households	11,627	96,220	351,353	496,578
Average Household Income	\$78,972	\$77,285	\$71,984	\$77,037
Median Household Income	\$61,428	\$57,126	\$51,988	\$56,083
Total Businesses	1,482	7,226	33,124	51,779
Total Employees	17,833	75,115	402,459	608,623



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3720 Main Street, Manayunk, PA 19127



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