EQUITY CRE

OFFERING MEMORANDUM

±10,000 SF REDEVELOPMENT/ADAPTIVE RE-USE OPPORTUNITY

COMMERCIAL/MIXED USE ASSETS *can be sold separately

1301-03 & 1305 Germantown Ave, Philadelphia, PA 19122

Presented By:
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Executive Summary

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Equity CRE presents 1301-03 & 1306 Germantown Avenue, a rare opportunity to acquire a warehouse-to-retail/mixed-use conversion. The combined assemblage is located steps away from Northern Liberties in Olde Kensington, one of Philadelphia's fastest growing urban submarkets. The offering consists of two adjacent properties totaling approximately 9,996 SF of building area on 4,751 SF of land, with the ability to combine the buildings, creating flexibility for investors, users or developers.

The surrounding area is experiencing significant residential growth, There are thousands of new apartment units recently delivered or planned nearby, supporting sustained demand for residential, retail or mixed-use concepts.

Offering Highlights

Price	Total SF	Total Lot Size
$2,000,000	9,996 SF	5,751 SF

Investment Highlights

Prime Location: Situated along Germantown Avenue in the heart of Olde Kensington, the property benefits from immediate proximity to Northern Liberties & Fishtown, two of Philadelphia's most active & desirable mixed-use neighborhoods.

Warehouse Conversion/Adaptive Reuse Opportunity: The offering consists of two adjacent warehouse-style buildings that can be combined, creating a highly flexible footprint suitable for retail, creative office, showroom, residential or mixed-use conversion.

Flexible Zoning: The assemblage features RSA-5 zoning (1301-05 Germantown Ave) & ICMX zoning (1305 Germantown Ave), providing investors with multiple redevelopment pathways and long-term optionality.

Strong Residential Growth & Density Drivers: The surrounding trade area is experiencing significant residential development, with thousands of new apartment units delivered or planned nearby-supporting long-term demand for retail, service & experiential use.

Affluent, Young Demographic Base: Average household incomes exceed $95,000 within a 1/2 mile radius, paired with a young population profile, making the location highly attractive to retailers, hospitality users & mixed-use developers

Sold Individually

1301-1303 Germantown Ave

Equity CRE presents 1301-03 Germantown Avenue, a ±4,356 SF warehouse-style corner building on a 1,751 SF lot at the signalized intersection of Germantown Avenue and W Thompson Street in Olde Kensington, one of Philadelphia's fastest-growing urban submarkets, with a substantial head start on residential conversion.

The property is zoned RSA-5, positioning its highest and best use as a residential conversion, which already has a substantial head start. A single-family residence is achievable by right, offering a rare opportunity to create a dramatic ±4,300 SF corner loft home.

Offering Highlights

Price	Total SF	Total Lot Size
$1,200,000	4,356 SF	1,751 SF

Investment Highlights

- **By-Right Residential Conversion:**
  RSA-5 zoning supports single-family conversion by right-an end-user or builder can create a signature corner loft residence without zoning relief, compressing timeline and entitlement risk.
- **Variance Upside:**
  Corner siting on a commercial corridor, prior warehouse use, and neighborhood precedent support a multifamily or mixed-use variance play for developers seeking greater density.
- **Authentic Loft Character**:
  Exposed wood beam ceilings, masonry construction, and open spans deliver the loft aesthetic that commands premium pricing in Olde Kensington, Fishtown, and Northern Liberties.
- **Low Carry:**
  Current real estate taxes of just $3,022 keep holding costs minimal through design and entitlement.

1305 Germantown Ave

Equity CRE presents 1305 Germantown Avenue, a ±5,640 SF warehouse building on a 3,000 SF lot with 150 feet of depth fronting Germantown Ave in the heart of Olde Kensington. With exposed timber ceilings, high clear heights, and drive-in access via roll-up doors, the building offers the flexible bones that today's retail, hospitality, and creative users seek.

The property is zoned ICMX (Industrial Commercial Mixed-Use), and its highest and best use is a by-right commercial conversion — retail, showroom, creative office, studio, maker space, or food and beverage concepts can all be accommodated without zoning relief.

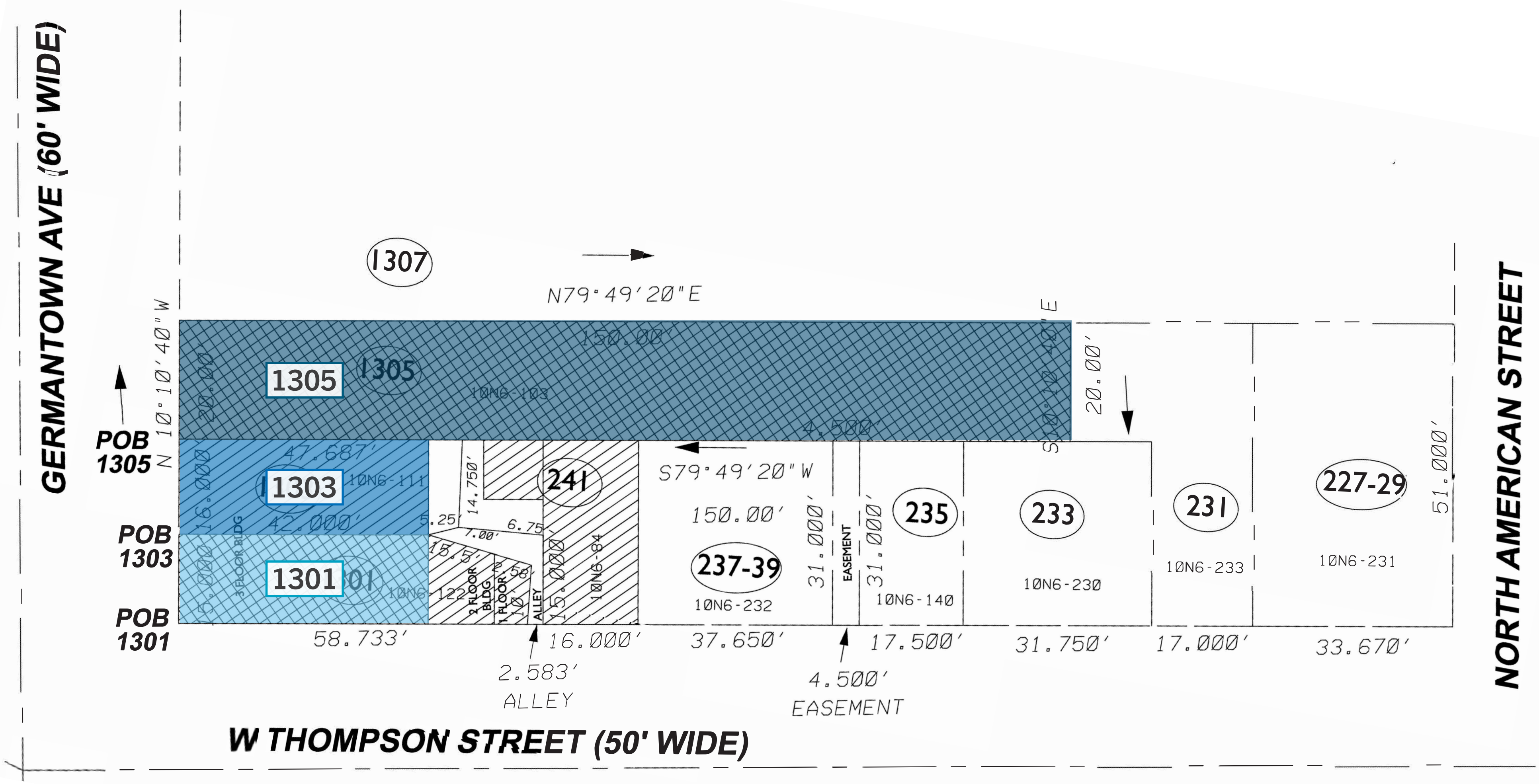
Offering Highlights

Price	Total SF	Total Lot Size
$800,000	5,640 SF	3,000 SF

Investment Highlights

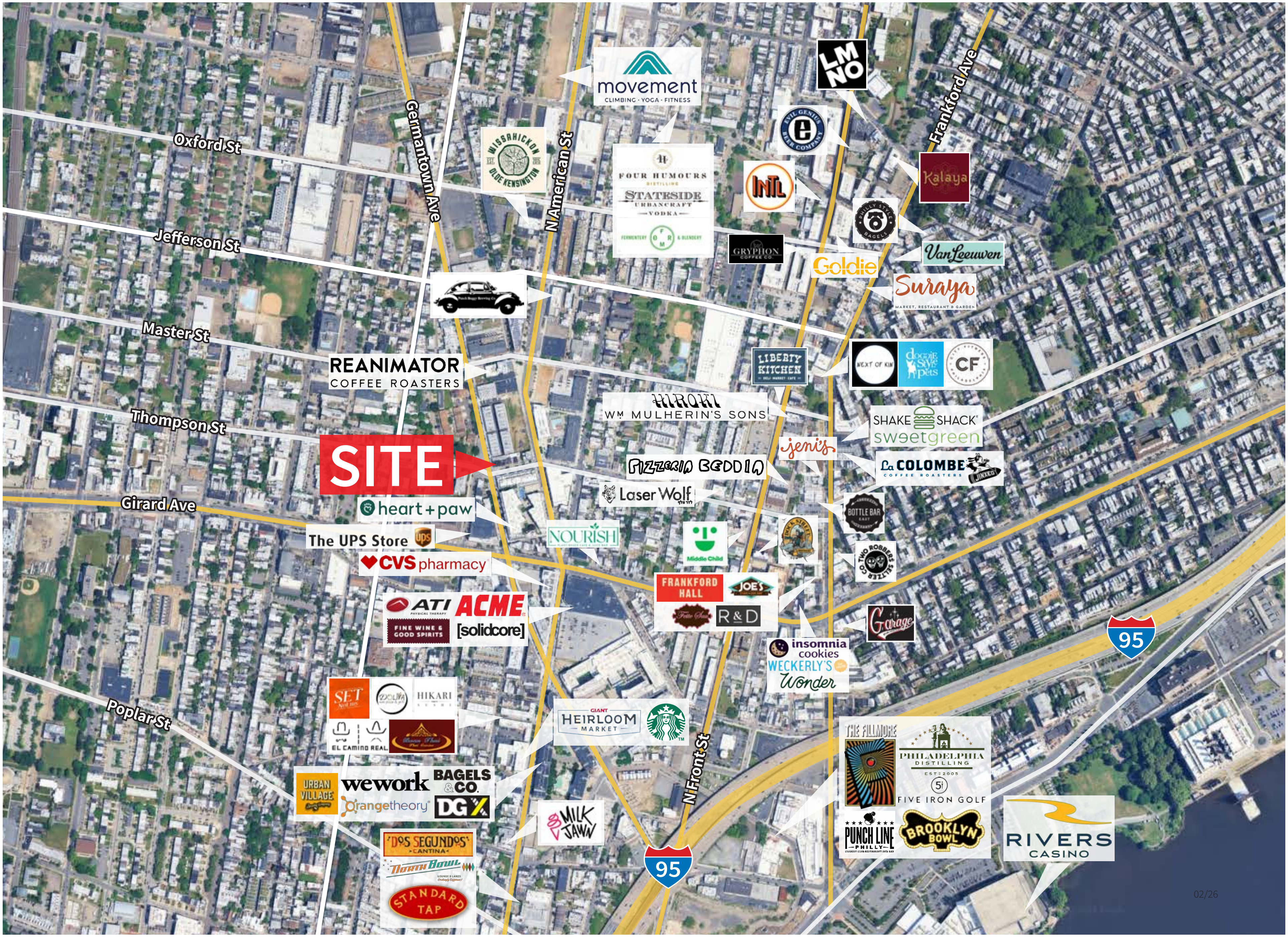
- **By-Right Commercial Flexibility:**
  ICMX zoning permits retail, office, showroom, studio, and light industrial uses by right - no ZBA, no variance risk, no entitlement timeline. Ideal for owner-users seeking speed to occupancy.
- **Adaptive Reuse Bones:**
  Masonry construction, exposed wood ceilings, open floor plates, and roll-up door access provide an authentic industrial canvas for high-design retail, F&B, fitness, gallery, or creative office concepts.
- **Proven Corridor**
  Positioned between Northern Liberties and Fishtown, two of Philadelphia's most active mixed-use districts, on a corridor with established destination retail and hospitality.
- **Owner-User Financing Eligible:**
  Qualifying owner-occupants may access SBA 504/7(a) financing with as little as 10% down.

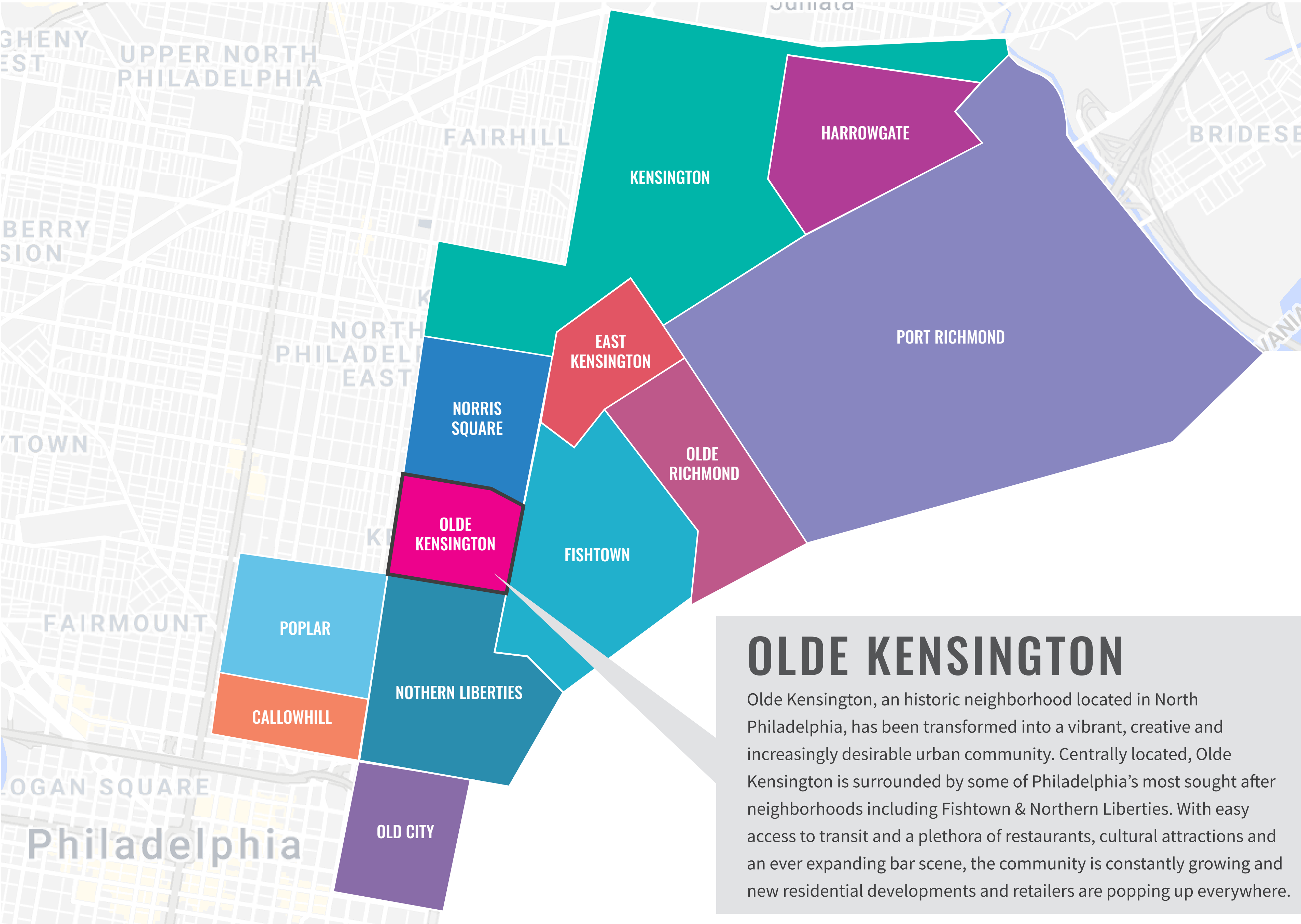
Site Plans


GERMANTOWN AVE (60' WIDE)
NORTH AMERICAN STREET
W THOMPSON STREET (50' WIDE)
1307
N79°49'20"E
150.00'
1305
1305
10N6-103
20.00'
N 10°10'40"W
POB 1305
1303
10N6-111
47.687'
42.000'
16.000'
POB 1303
1301
10N6-122
POB 1301
58.733'
4.500'
14.750'
5.25'
6.75'
7.00'
15.5'
241
10N6-84
15.000'
2 FLOOR BLDG
1 FLOOR
ALLEY
3 FLOOR BLDG
S79°49'20"W
150.00'
237-39
10N6-232
31.000'
EASEMENT
31.000'
235
10N6-140
233
10N6-230
231
10N6-233
227-29
10N6-231
51.000'
20.00'
16.000'
37.650'
17.500'
31.750'
17.000'
33.670'
2.583'
ALLEY
4.500'
EASEMENT

Site Aerial

Location Aerial

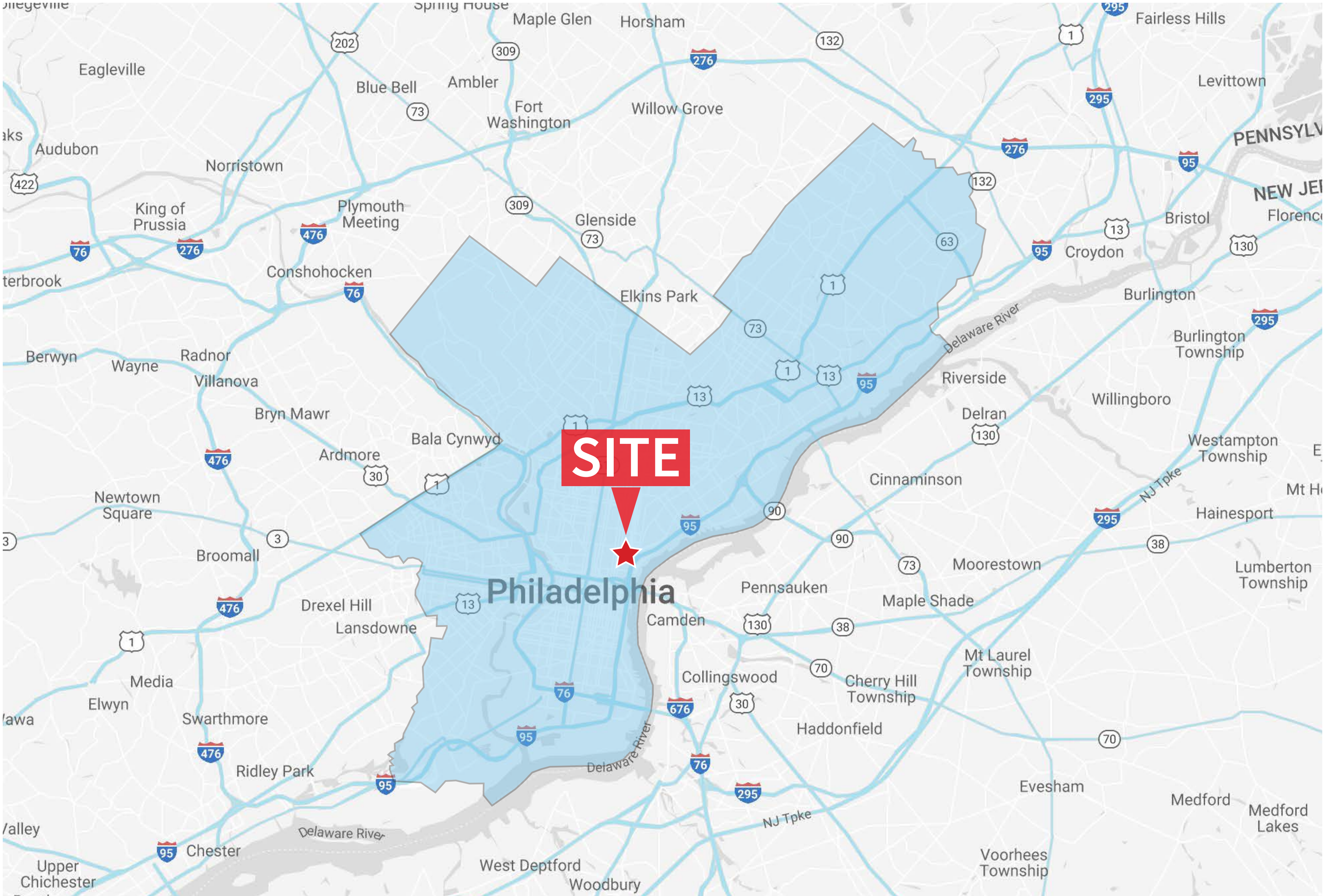




OLDE KENSINGTON

Olde Kensington, an historic neighborhood located in North Philadelphia, has been transformed into a vibrant, creative and increasingly desirable urban community. Centrally located, Olde Kensington is surrounded by some of Philadelphia's most sought after neighborhoods including Fishtown & Northern Liberties. With easy access to transit and a plethora of restaurants, cultural attractions and an ever expanding bar scene, the community is constantly growing and new residential developments and retailers are popping up everywhere.

Location Overview



Demographics

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using weighted block centroid from block groups

1301-03 & 1305 Germantown Ave, Philadelphia, PA		.25 Mile Radius	.5 Mile Radius	1 Mile Radius
Population	2024 Estimated Population	7,797	23,532	70,980
	2029 Projected Population	9,345	28,659	83,674
	2020 Census Population	4,979	17,932	56,176
	2010 Census Population	2,911	11,668	40,907
	Projected Annual Growth 2024 to 2029	4.0%	4.4%	3.6%
	Historical Annual Growth 2010 to 2024	11.2%	6.8%	4.9%
	2024 Median Age	31.9	32.5	32.1
Households	2024 Estimated Households	4,032	11,623	32,048
	2029 Projected Households	4,850	14,234	38,325
	2020 Census Households	2,234	7,931	23,060
	2010 Census Households	1,313	5,141	16,396
	Projected Annual Growth 2023 to 2029	4.1%	4.5%	3.9%
	Historical Annual Growth 2010 to 2024	13.8%	8.4%	6.4%
Race & Ethnicity	2024 Estimated White	61.1%	57.5%	50.2%
	2024 Estimated Black or African American	17.7%	21.2%	26.5%
	2024 Estimated Asian or Pacific Islander	7.5%	7.4%	9.4%
	2024 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2024 Estimated Other Races	13.5%	13.5%	13.5%
	2024 Estimated Hispanic	15.5%	15.3%	15.7%
Income	2024 Estimated Average Household Income	$150,549	$144,292	$128,257
	2024 Estimated Median Household Income	$107,502	$100,872	$89,130
	2024 Estimated Per Capita Income	$77,954	$71,634	$58,540
Education (Age 25+)	2024 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.2%	3.3%
	2024 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.7%	6.0%
	2024 Estimated High School Graduate	14.3%	16.2%	19.6%
	2024 Estimated Some College	7.9%	10.5%	11.7%
	2024 Estimated Associates Degree Only	4.0%	4.1%	4.4%
	2024 Estimated Bachelors Degree Only	41.7%	38.3%	32.7%
	2024 Estimated Graduate Degree	25.8%	23.9%	22.3%
Business	2024 Estimated Total Businesses	264	942	2,517
	2024 Estimated Total Employees	1,647	6,028	24,097
	2024 Estimated Employee Population per Business	6.2	6.4	9.6
	2024 Estimated Residential Population per Business	29.6	25.0	28.2

Confidentiality & Disclaimer

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The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity CRE.

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The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity CRE reserve the right to negotiate with one or more prospective purchasers at any time.

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Each prospective purchaser and/or broker proceeds at its own risk.

Equity CRE, Inc is licensed in PA, NJ, & DE.

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