



OFFERING MEMORANDUM
±2,800 SF NNN LEASED RETAIL CONDOMINIUM
239-41 S. 10th St, Philadelphia, PA 19107

Presented By:
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Pricing Highlights

Price
\$1,425,000

Cap Rate
7.20%

NOI
\$102,046

Executive Summary

Equity CRE is proud to present the opportunity to purchase 239-41 S 10th St. Positioned in the heart of Washington Square West, one of Philadelphia's most energetic and walkable retail corridors, this property presents a rare opportunity to acquire a fully stabilized, trophy retail condominium just steps from Thomas Jefferson University Hospital and Walnut Street. This ±2,800 SF street-level retail asset is 100% leased to a high-performing tenant, Cloudline Physical Therapy, on a long-term triple net lease through 2031, ensuring steady, predictable income with virtually no landlord responsibilities. The asset sits in a dense, mixed-use pocket of Center City, surrounded by medical, residential, and hospitality demand — a proven formula for sustained foot traffic and rent growth.

Boasting CMX-2 zoning, the property combines strong in-place cash flow with future redevelopment potential in one of Philadelphia's highest-intensity mixed-use districts. The surrounding neighborhood's transformation, driven by institutional investment and urban lifestyle demand, continues to push retail rents and property values upward.

For investors seeking a turnkey, low-maintenance retail asset with secure cash flow and unmatched location fundamentals, 239-41 S 10th Street stands out as a best-in-class opportunity in Center City's thriving core.

Walk Score

Walk Score
98

Transit Score
100

Bike Score
91

via walkscore.com

Investment Highlights



Stabilized NNN Retail Investment: 100% leased through 2031 with renewal options, providing long-term, predictable cash flow and minimal landlord obligations under a true triple-net structure.



Proven Retail Corridor: Retail rents in the Washington Square West and Market East submarket average \$35-\$45/SF, driven by healthcare density, tourism, and neighborhood residential growth.



Zoning: CMX-2 (Community Commercial Mixed-Use)

- Philadelphia's most versatile and desirable zoning designations, encouraging street-level commercial activity and upper-story residential or office uses.
- Permitted Uses: Retail, restaurant, service, professional office, and multifamily residential above the ground floor.
- Intended to support pedestrian-oriented retail corridors and active street-level engagement within high-density mixed-use districts.



Demographics: Jefferson Health District Influence: The property sits just one block from Thomas Jefferson University Hospital, a reliable base of consistent foot traffic, drawing tens of thousands of employees, students, and visitors daily.

Demographic Overview (1-mile):

- Population: 98,579
- Average HHI: \$163,195
- Daytime Population (Ages 16+): 204,244

Property Information

ADDRESS	239-41 S. 10th St, Philadelphia, PA 19107
PROPERTY TYPE	Retail Condominium
BUILDING SIZE	±2,800 SF
ZONING	CMX-2 (Philadelphia)
YEAR BUILT	Circa 1920
LEASE TERM	Through 2031 (NNN)
CURRENT NOI	\$102,046

Demographic Overview (1-mile radius)



Remaining Lease

**Historical lease can be presented upon request*

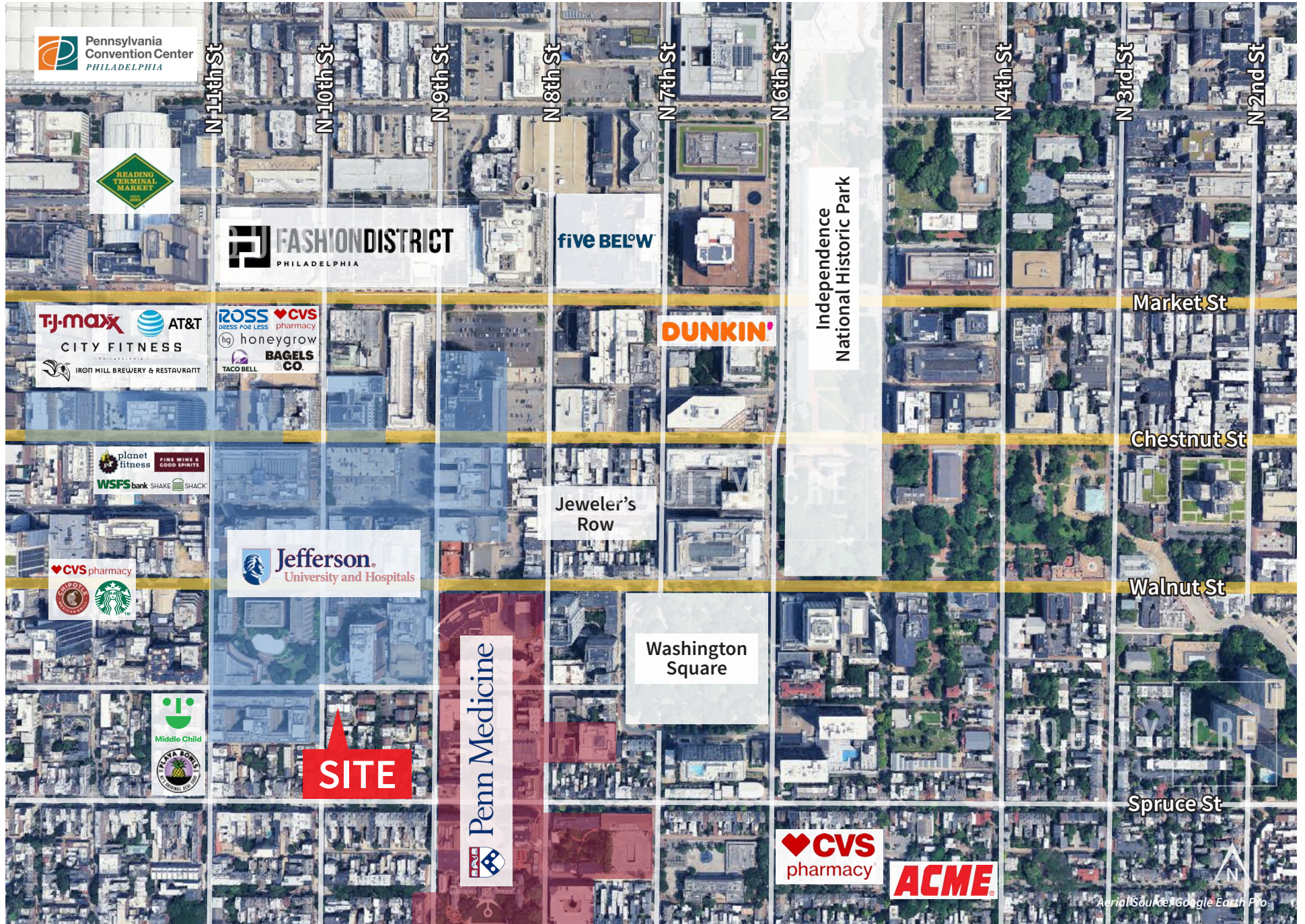
Term	Rent (Monthly)	Rent (Annually)
July 2025 - July 2026 <i>Current Term</i>	\$8,604.62	\$103,255.44
July 2026 - July 2027	\$8,819.73	\$105,836.76
July 2027 - July 2028	\$9,040.23	\$108,482.76
July 2028 - July 2029	\$9,266.23	\$111,194.76
July 2029 - July 2030	\$9,497.89	\$113,974.68
July 2030 - July 2031	\$9,735.34	\$116,824.08



Location Overview



Market Aerial







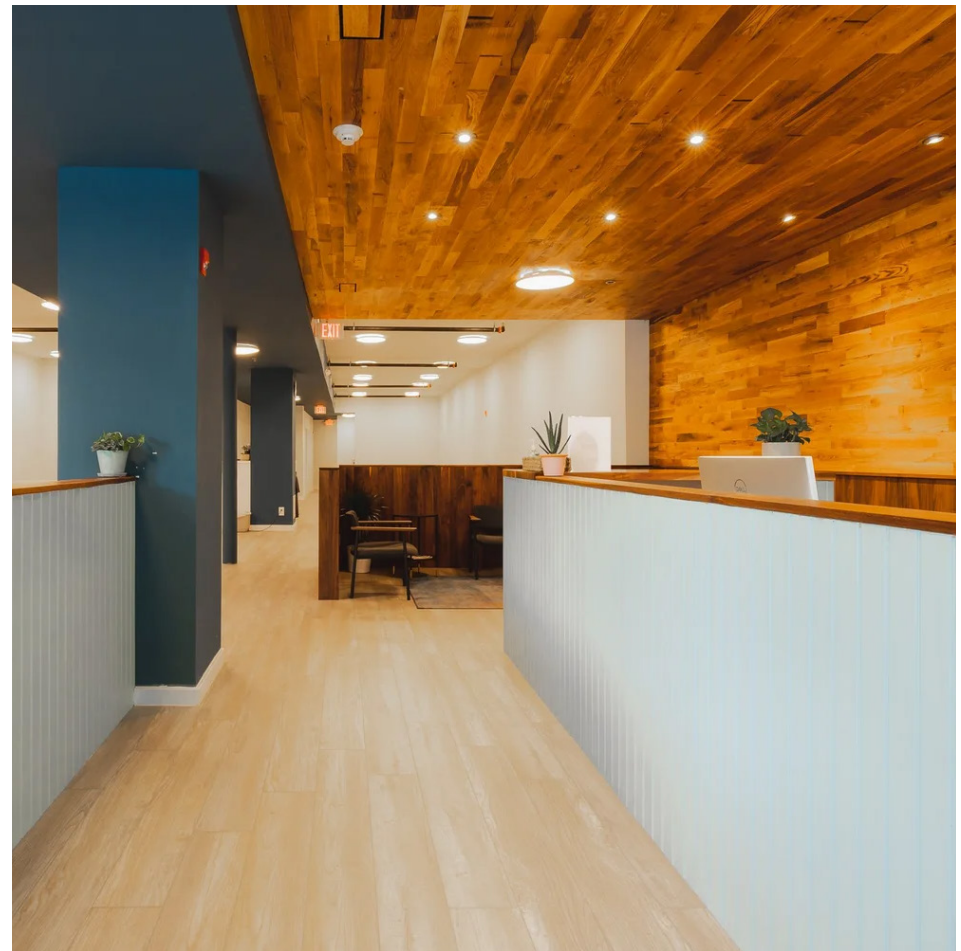
TENANT PROFILE

Cloudline Physical Therapy



Cloudline Physical Therapy is a boutique, Philadelphia-based practice dedicated to redefining the patient-therapist relationship through a highly personalized, collaborative approach to care. Founded on a mission to partner with patients in their recovery journey, Cloudline emphasizes clinical excellence by continually developing its therapists and tailoring treatment to each individual's goals.

The practice provides comprehensive outpatient services including post-surgical rehabilitation, sports medicine, scoliosis treatment, balance and falls prevention, TMJ/TMD therapy, and vestibular and concussion care. In addition to its flagship location at 239 S. 10th Street in Center City, Cloudline operates locations at 138 S. 34th Street and 1501 Walnut Street, strategically positioned to serve Philadelphia's most vibrant and accessible neighborhoods.





DEMOGRAPHICS

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Calculated using weighted block centroid from block groups

239-41 S. 10th St, Philadelphia, PA 19107		.5 Mile Radius	1 Mile Radius	1.5 Mile Radius
Population	2025 Estimated Population	29,330	98,579	184,355
	2030 Projected Population	29,005	99,394	188,443
	2020 Census Population	28,539	92,687	173,496
	2010 Census Population	24,287	75,586	143,956
	Projected Annual Growth 2025 to 2030	-0.2%	0.2%	0.4%
	Historical Annual Growth 2010 to 2020	1.8%	2.3%	2.1%
	2025 Median Age	37.2	37.0	35.9
Households	2025 Estimated Households	16,743	55,780	99,725
	2030 Projected Households	16,398	55,762	101,389
	2020 Census Households	16,866	54,369	95,216
	2010 Census Households	13,265	41,868	74,786
	Projected Annual Growth 2025 to 2030	-0.4%	-	0.3%
	Historical Annual Growth 2010 to 2025	1.7%	2.2%	2.2%
Race & Ethnicity	2025 Estimated White	62.7%	63.1%	59.4%
	2025 Estimated Black or African American	17.6%	16.8%	19.6%
	2025 Estimated Asian or Pacific Islander	12.9%	12.5%	12.6%
	2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2025 Estimated Other Races	2.7%	3.2%	3.7%
	2025 Estimated Hispanic	10.3%	12.0%	13.4%
Income	2025 Estimated Average Household Income	\$156,868	\$163,195	\$156,981
	2025 Estimated Median Household Income	\$95,013	\$102,004	\$99,366
	2025 Estimated Per Capita Income	\$90,223	\$92,744	\$85,195
Education (Age 25+)	2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.3%	2.8%
	2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.7%	3.0%
	2025 Estimated High School Graduate	12.4%	11.0%	12.5%
	2025 Estimated Some College	8.2%	7.8%	8.5%
	2025 Estimated Associates Degree Only	3.4%	3.8%	4.0%
	2025 Estimated Bachelors Degree Only	35.5%	34.7%	33.9%
	2025 Estimated Graduate Degree	34.6%	37.8%	35.3%
Business	2025 Estimated Total Businesses	4,623	13,345	17,067
	2025 Estimated Total Employees	61,564	179,559	219,286
	2025 Estimated Employee Population per Business	13.3	13.5	12.8
	2025 Estimated Residential Population per Business	6.3	7.4	10.8



CONSUMER NOTICE

THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

• **Licensees may enter into the following agency relationships with consumers:**

Seller Agent

As a seller agent, the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

Buyer Agent

As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

Dual Agent

As a dual agent, the licensee works for both the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

Designated Agent

As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licensees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

• **In addition, a licensee may serve as a Transaction Licensee.**

A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

- The seller will accept a price less than the asking/listing price,
- The buyer will pay a price greater than the price submitted in the written offer, and
- The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

• **Regardless of the business relationship selected, all licensees owe consumers the duty to:**

- Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
- Deal honestly and in good faith.
- Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived by the seller where the seller's property is under contract and the waiver is in writing.
- Comply with Real Estate Seller Disclosure Law.
- Account for escrow and deposit funds.
- Disclose, as soon as practicable, all conflicts of interest and financial interests.
- Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
- Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
- Keep the consumer informed about the transaction and the tasks to be completed.
- Disclose financial interest in a service, such as financial, title transfer and



CONSUMER NOTICE

CONTINUED-

preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.

- **The following contractual terms are negotiable between the licensee and the consumer and must be addressed in an agreement/disclosure statement:**
 - The duration of the licensee’s employment, listing agreement or contract.
 - The licensee’s fees or commission.
 - The scope of the licensee’s activities or practices.
 - The broker’s cooperation with and sharing of fees with other brokers.
- **All sales agreements must contain the property’s zoning classification except where the property is zoned solely or primarily to permit single family dwellings.**
- **The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.**

Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.

ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

DATE: _____ SIGNATURE: _____

DATE: _____ SIGNATURE: _____

I certify that I have provided this document to the above consumer during the initial interview.

DATE: _____

(Licensee’s PRINTED NAME) (Licensee’s SIGNATURE)

DATE: _____

(Licensee’s PRINTED NAME) (Licensee’s SIGNATURE)

DATE: _____

(Licensee’s PRINTED NAME) (Licensee’s SIGNATURE)

Adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

239-41 S. 10th St, Philadelphia, PA 19107

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.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity CRE or the Seller. Neither Equity CRE nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity CRE or the Seller conducted any investigation regarding the information contained herein. Neither Equity CRE nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity CRE or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

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.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity CRE or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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

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

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