Old City Commercial, Residential & Mixed-Use Developments
Winter 2019

Current and Upcoming Developments

401 Race Street
Developer: Priderock Capital Partners, LLC
4-story, 193,589 square foot building with 216 apartments, 144 space below grade parking garage, and surface lot with 73 spaces.
Number of residential units: 216
Status: Under construction

218 Arch Street
Developer: PMC Property Group
New construction of 10-story, 140,000 square foot mixed-use building on a former surface parking lot. 116 rental units and ground-floor retail along Arch Street.
Number of residential units: 116
Status: Leasing

313-325 Race Streets
Developer: E Built LLC
New construction of a structure with 50 dwelling units on 5 floors with parking lot located in cellar (22 interior parking spaces) and 17 bicycle spaces.
Number of residential units: 50
Status: Under construction.

113-115 Arch Street
Developer: 113 Arch Street Development LLC
Addition of fourth, fifth, and sixth floors on top of an existing three and four story attached building. Retail on ground floor with seven dwelling units above (condos) and seven accessory off-street parking spaces.
Number of residential units: 7
Status: Under construction

44-46 N 3rd Street
Developer: National Realty Investment Advisors LLC
New construction of nine four-story townhouse buildings, nine apartments, and commercial space in a five-story structure on a former surface parking lot.
Number of residential units: 18
Status: Under construction

302 Market Street
Developer: Jerry Ginsberg
New construction of two-story retail space.
Status: Under construction
Completion date: 2019

Total residential units currently under construction: 407
**Reuse/Expansions**

**Independence Visitor Center (One North Independence Mall West)**
Developer: Independence Visitor Center Corporation
The IVC is expanding into an additional 7,500 square feet of retail space, including a gift shop expansion and an expanded terrace overlooking Independence Mall.
Type: Retail & event space.
Status: Under construction

**124-126 N 2nd Street**
Erection of one story addition to existing five story structure, commercial space at first floor for a vacant commercial space at the first floor with five dwelling units (condos) above.
Number of residential units: 5
Status: Permits issued.

**146 N 2nd Street**
Developer: Artisan House Co.
Erection of a fourth floor addition to an existing structure.
Number of residential units: 2
Status: Permits issued.

**Total residential units from reuse/expansion: 7**

**Public Space**

**Cherry Street Pier (121 North Columbus Blvd)**
Developer: Delaware River Waterfront Corporation
Cherry Street Pier will be a mixed-use, 55,000 square foot public space including a market, workspace, event space, and park.
Status: Complete
Completion date: 2018

**Penn’s Landing**
Developer: Delaware River Waterfront Corporation
479,160 square foot, 11-acre park between Chestnut & Walnut Streets stretching from Front Street to the Delaware River, capping I-95.
Status: Proposed

**Recently Completed Developments (in 2018)**

**The National (109-131 North 2nd Street)**
Developer: Buccini/Pollin Group
New construction of a six-story building with 192 apartments, covered parking, and 2,000 square feet of ground floor retail. Rebuild of historic tile façade.
Number of residential units: 192

**400 Market Street**
Developer: MRP Realty
178,111 square foot office building with 8,500 square feet of ground level retail space. MRP is currently renovating the façade, common areas, and amenity space.

**The Bourse (111 S Independence Mall E) & Bourse Garage (400 Ranstead Street)**
Developer: MRP Realty
This historic building of The Bourse consists of 229,307 square feet of office on top of 38,290 square feet of retail amenity space. MRP is restoring/renovating the space, including an upscale food hall called The Bourse Marketplace. The Bourse Garage consists of 11 stories, 455 spaces, and 27,008 square feet of ground level retail space, currently occupied by a theatre. MRP is currently renovating the common areas of the garage, repositioning the retail and re-leasing the theatre space.

**325 Chestnut Street**
Developer: MRP Realty
197,588 square foot office building with 13,938 square feet of retail. MRP is in the process of renovating the façade, all common areas, and adding amenity space.

**14 S 3rd Street**
Developer: Binyan 14 S 3rd LLC
New construction of 5 story building with ground floor commercial and 4 dwelling units above.
Number of residential units: 4

**Total residential units completed in 2018: 196**

**For More Information Contact:**
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