

EQUITY RETAIL BROKERS



EQUITY RETAIL BROKERS

FULLY FIXTURED RESTAURANT FOR SALE

Old City Philadelphia
312 Market Street
Philadelphia, Pennsylvania 19106

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TABLE OF CONTENTS

312 Market Street, Philadelphia, PA

Information	Page
Photos of Property	3
Property Information	4
Aerial – Restaurants Located	5
Pedestrian Count Map	6
Population Density Map	7
Old City Overview & Tourist Information / Statistics	8-17
Appraisal	18-19
Architectural Plans	20-26
Demographics	27-31

PHOTOS

312 Market Street, Philadelphia, PA



Property Information

Type of Space: Fully-Fixtured Restaurant / Condo, *For Sale*

Square Feet:

Main Level:	10,729 +/- SF
Mezzanine:	600 +/- SF (overlooks main dining room)
Additional 2 Floors:	1,000 +/- SF (above the rear prep kitchen)

Condo Fee:

- \$437 per month, which is 70% (based on square footage of the entire building) of the premium for condo association property / liability insurance coverage for entire building.
- Unit A pays 25% of the building's annual fire protection sprinkler system, a cost to Unit A of \$107.50 per annum.

Zone: C-3, liquor license includes an amusement permit (the amusement permit allows music, live or recorded). Liquor License also has a Sunday sales permit.

FULLY FIXTURED RESTAURANT FOR SALE

- Restaurants**
- 1 Bistro 7
 - 2 Fork
 - 3 Tangerine
 - 4 Red Sky
 - 5 Anju
 - 6 The Continental
 - 7 Cuba Libre
 - 8 Plough & the Stars
 - 9 La Scala
 - 10 Buddakan
 - 11 Society Hill Hotel
 - 12 Paradigm
 - 13 Amada
 - 14 Philadelphia Fish Company
 - 15 CEBU
 - 16 Triumph Brewery Company
 - 17 Jones
 - 18 City Tavern
 - 19 Original Bookbinders
 - 20 Morimoto
 - 21 Union Trust Steak House



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PEDESTRIAN COUNT MAP

312 Market Street, Philadelphia, PA



www.centercityphila.org



ushistory.org
Created and hosted by the Independence Hall Association in Philadelphia.

HOME SIGN OUR GUESTBOOK WHO WE ARE TROPHY CASE LINKS BUY A FLAG HISTORIC GIFTS Search Go!

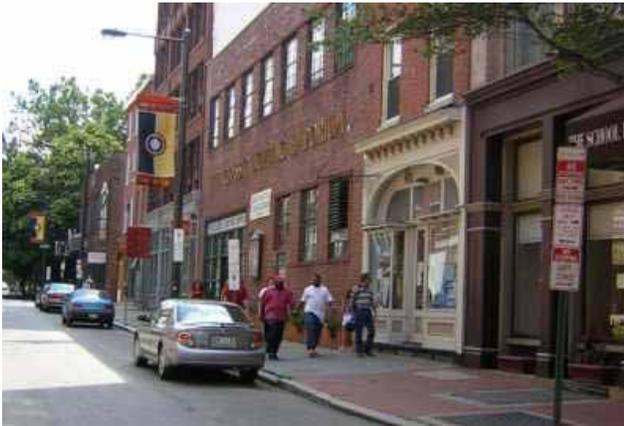
< Penn's Landing | SITE LISTING | Pemberton House >

VIRTUAL TOUR OF HISTORIC PHILADELPHIA

[Return to Start](#) | [Clickable Map](#) | [Site List](#)



Old City



From the Benjamin Franklin Bridge approach down to Chestnut, from the Delaware River west to Sixth Street.

William Penn envisaged a beautiful waterfront for his city — something similar to the embankment in London, but this was not to be. The area early became a scene of great

commercial activity, and wharves, warehouses, and taverns sprang up, as they have for centuries, in waterfront cities throughout the world. The district is thus one of the oldest and most historic in the city, for it was from the banks of the Delaware that Philadelphia grew westward toward the Schuylkill River.

There were dwellings here — Elfreth's Alley and Loxley Court attest to that — but they were modest homes in contrast to the larger ones to be seen in Society Hill (another stop on our Virtual Tour). Perhaps, this is the reason for the 19th century attitude toward those who were born or lived "North of Market." They were beyond the pale socially. However less socially acceptable and however less affluent these residents were, they were still craftspeople and artisans, a solid, sturdy lot, the backbone of the young colony and the even younger republic. Eventually the area became populated with industry, supplanting the goods of the craftspeople.

As the city's manufacturing center moved out of Philadelphia, Old City was left abandoned. In the 1960s, as Society Hill started attracting younger, more affluent residents, Old City benefited, too. Cheaper rents now again attracted artisans and craftspeople. The spacious 19th century buildings offered a perfect locale for contemporary art galleries and stores offering the fine crafts of this new population — particularly furniture. Today, Old City is home to more than 30 galleries (many are listed in our Where to Shop page).

● Today, on the first Friday of each month, from October to June, the galleries stay open late, and offer free hors d'oeuvres. Visitors drink wine and enjoy a dinner at one of the local restaurants.

● *Tourism information:* Historic Sites on our Virtual Tour that are in Old City include: the Arch Street Friends Meeting House, the Betsy Ross House, Christ Church, Elfreth's Alley, Fireman's Hall, Historic St. George's United Methodist Church, Olde St. Augustine Church, Old First Reformed Church, the Free Quaker Meeting House, and the Mint. Not on our Virtual Tour, but also worth noting include the Corn Exchange Bank Building (at the corner of Second and Chestnut) and Loxley Court (321 and 323 Arch Street, a block west of the Betsy Ross House).

< [Penn's Landing](#) | [Tour Index](#) | [Pemberton House](#) >



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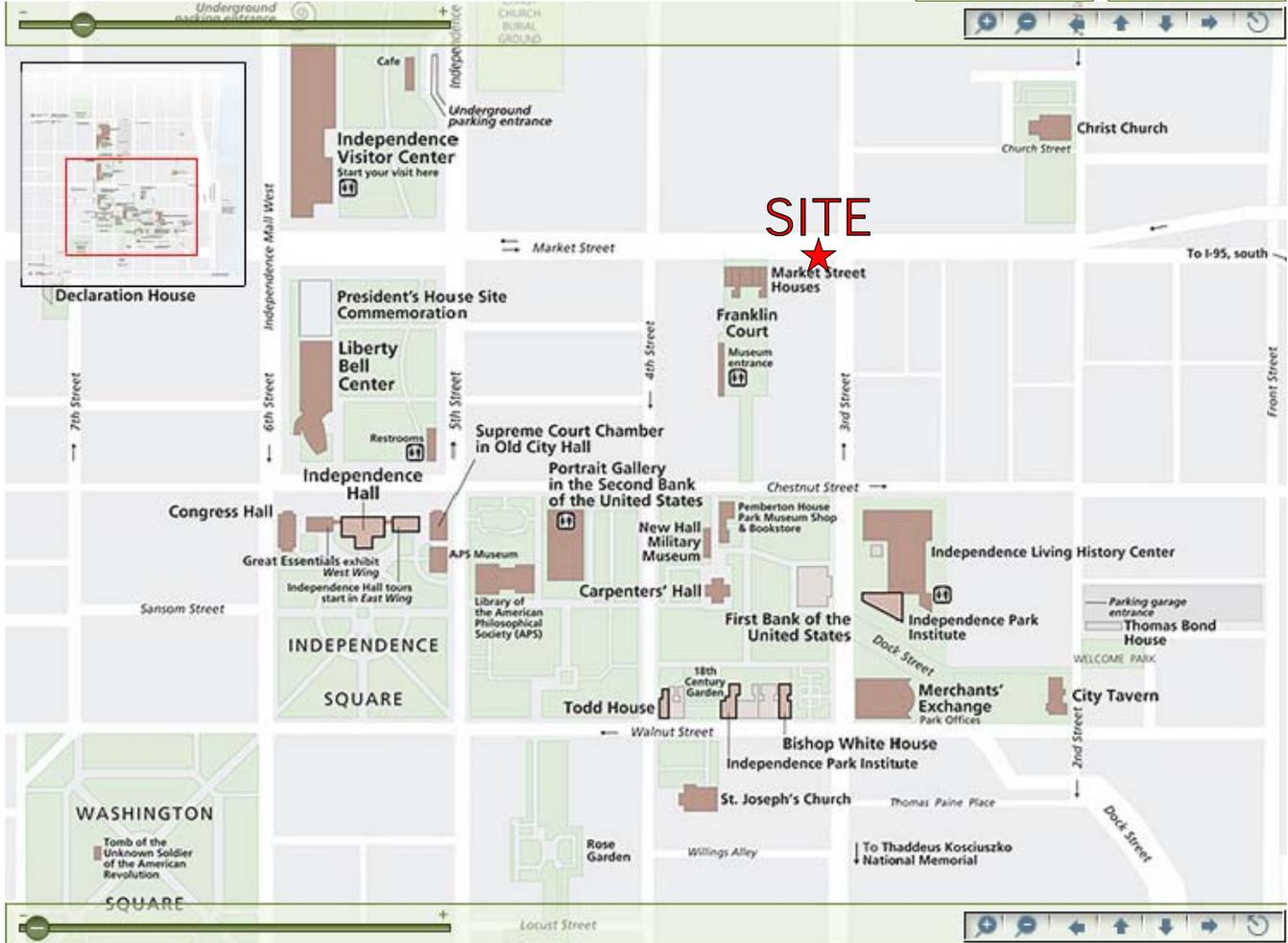
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Independence National Historical Park Map

print map

close map



[Park Directions Page](#)

National Park Service
U.S. Department of the Interior



Independence National Historical Park
Park Statistics

Visitation Statistics
2008
Liberty Bell Center

Month	2008	2007	Percentage Change
January	98,936	69,853	41.63
February	82,122	63,673	28.97
March	143,584	118,909	20.75
April	169,104	162,416	4.1
May	241,729	211,852	14.1
June	265,610	230,668	15.15
July	317,903	296,673	7.16
August	288,474	269,989	6.85
September	196,883	181,910	8.23
October	200,908	182,358	10.17
November	155,666	140,419	10.86
December		102,301	
Total	2,160,919	2,031,021	

Total Park Visitors (estimates as reported by the NPS Office of Public Use Statistics)

November 2008: 289,664

November 2007: 260,595

Year to Date 2008: 3,877,663

Calendar Year 2007 Total: 3,705,539

Imagine. Explore. Experience. Learn.



- 1 INDEPENDENCE VISITOR CENTER
Your adventure begins
- 2 THE PRESIDENT'S HOUSE SITE
Comme monies Washington, Adams and enslaved Africans



- 3 DECLARATION HOUSE
Where Thomas Jefferson wrote The Declaration of Independence
- 4 SIGNERS' WALK
The Founding Fathers' "Walk of Fame"



- 5 THE LIBERTY BELL
The quintessential icon of American freedom
- 6 INDEPENDENCE HALL
America's Birthplace



- 7 CONGRESS HALL
The former U.S. Capitol and site of two Presidential Inaugurations
- 8 OLD CITY HALL
The former home to the U.S. Supreme Court



- 9 SIGNER'S GARDEN
Dedicated to those who risked their lives for American freedom
- 10 PHILOSOPHICAL HALL
Oldest scholarly society in the U.S.



- 11 LIBRARY HALL
The nation's first public library and the former Library of Congress



- 12 SECOND BANK OF THE U.S.
One of the most influential financial institutions in the world, now a portrait gallery



- 13 CARPENTERS' HALL
The birthplace of the American identity



- 14 NEW HALL MILITARY MUSEUM
Interpreting the role of the military in early U.S. history



- 15 THE FIRST BANK OF THE UNITED STATES
Sparked the first great Constitutional debate



- 21 NATIONAL CONSTITUTION CENTER
Exercise your right to explore the Constitution of the U.S.



- 20 CHRIST CHURCH BURIAL GROUND
The final resting place of Benjamin Franklin

- 19 ARCH STREET FRIENDS MEETING HOUSE
Society of Friends' home



- 18 BETSY ROSS HOUSE
Where Betsy Ross sewed the first Stars and Stripes



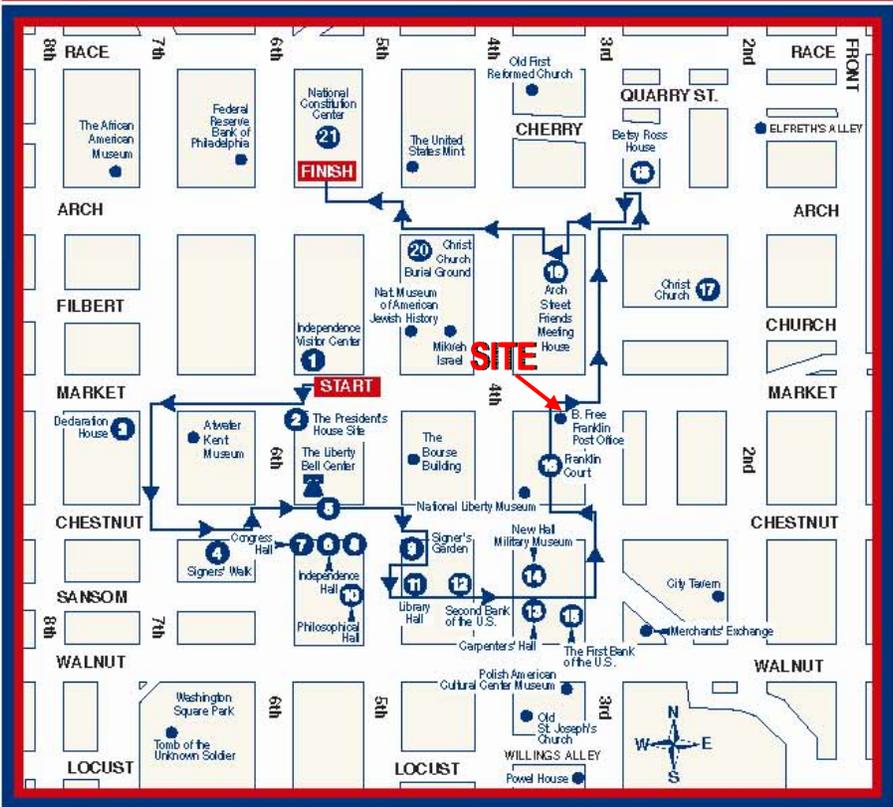
- 17 CHRIST CHURCH
An active parish since 1695, often called the "Nation's Church"



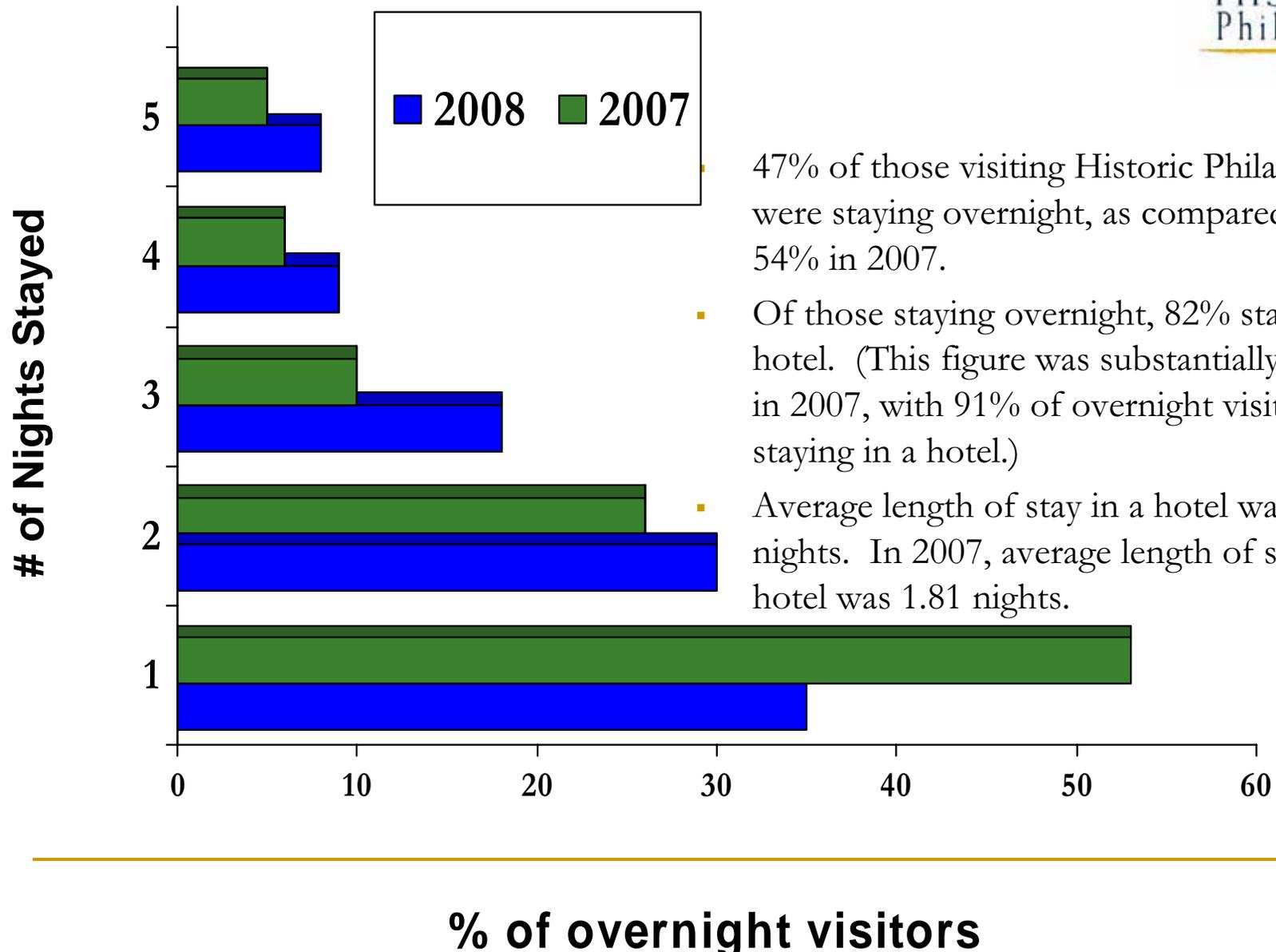
- 16 FRANKLIN COURT & B. FREE FRANKLIN POST OFFICE
Ben Franklin's home and the only Colonial-themed Post Office

Philadelphia's Best Sightseeing Experience!
See more than 20 of the most popular historic sites including the Liberty Bell and Independence Hall on a 75 minute, 1.25 mile outdoor walking adventure.

TICKETS
\$17.50 per adult, \$12.50 per child (ages 3-12)
Call: 215.525.1776 Click: www.PhillyWalk.com
Visit: The Independence Visitor Center at 6th & Market Streets
Group Discounts for parties of 25 or more.
Group Tours & Private Tours available year-round with advance reservations.



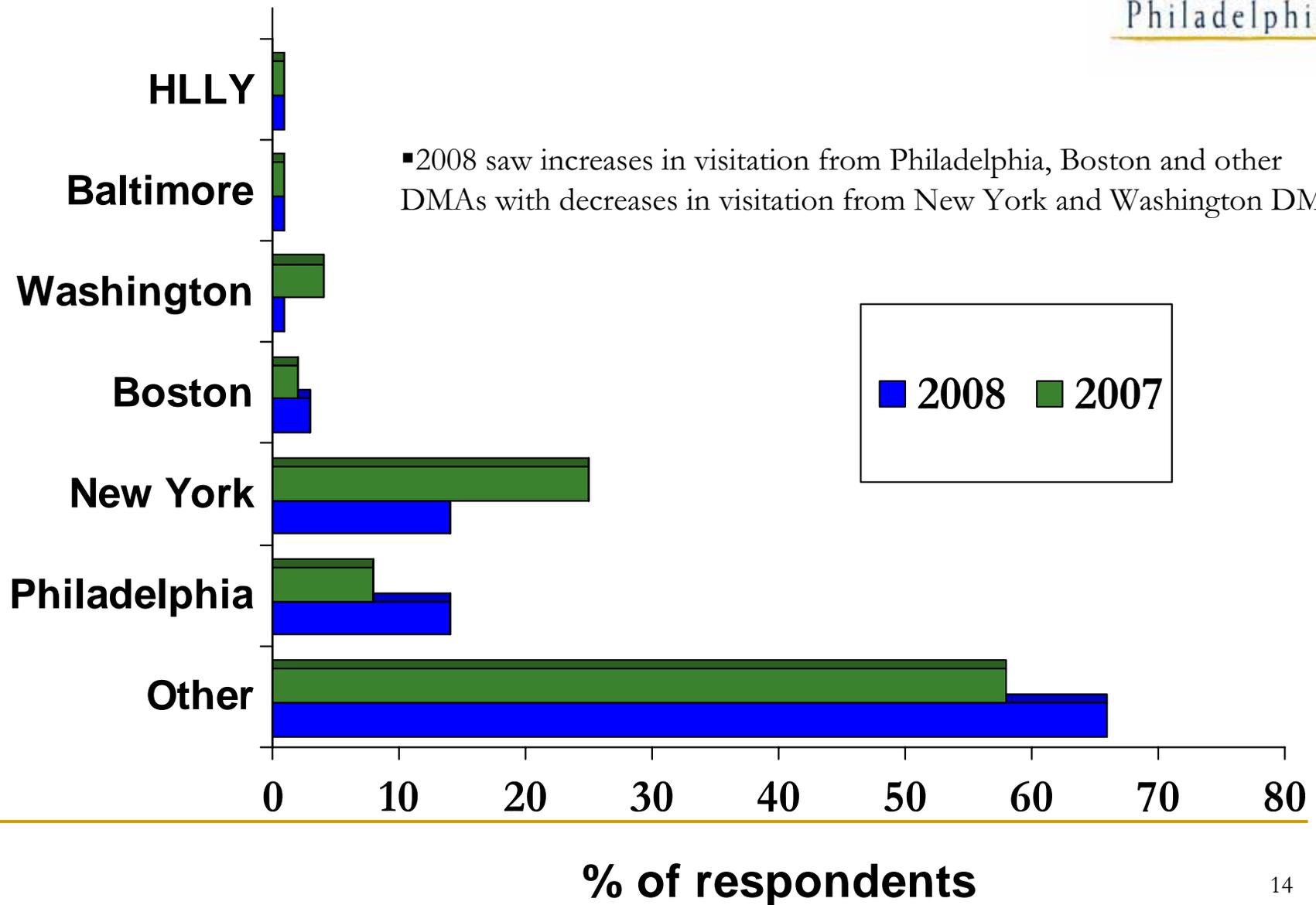
Overnight Visitors



47% of those visiting Historic Philadelphia were staying overnight, as compared to 54% in 2007.

- Of those staying overnight, 82% stayed in a hotel. (This figure was substantially higher in 2007, with 91% of overnight visitors staying in a hotel.)
- Average length of stay in a hotel was 2.22 nights. In 2007, average length of stay in a hotel was 1.81 nights.

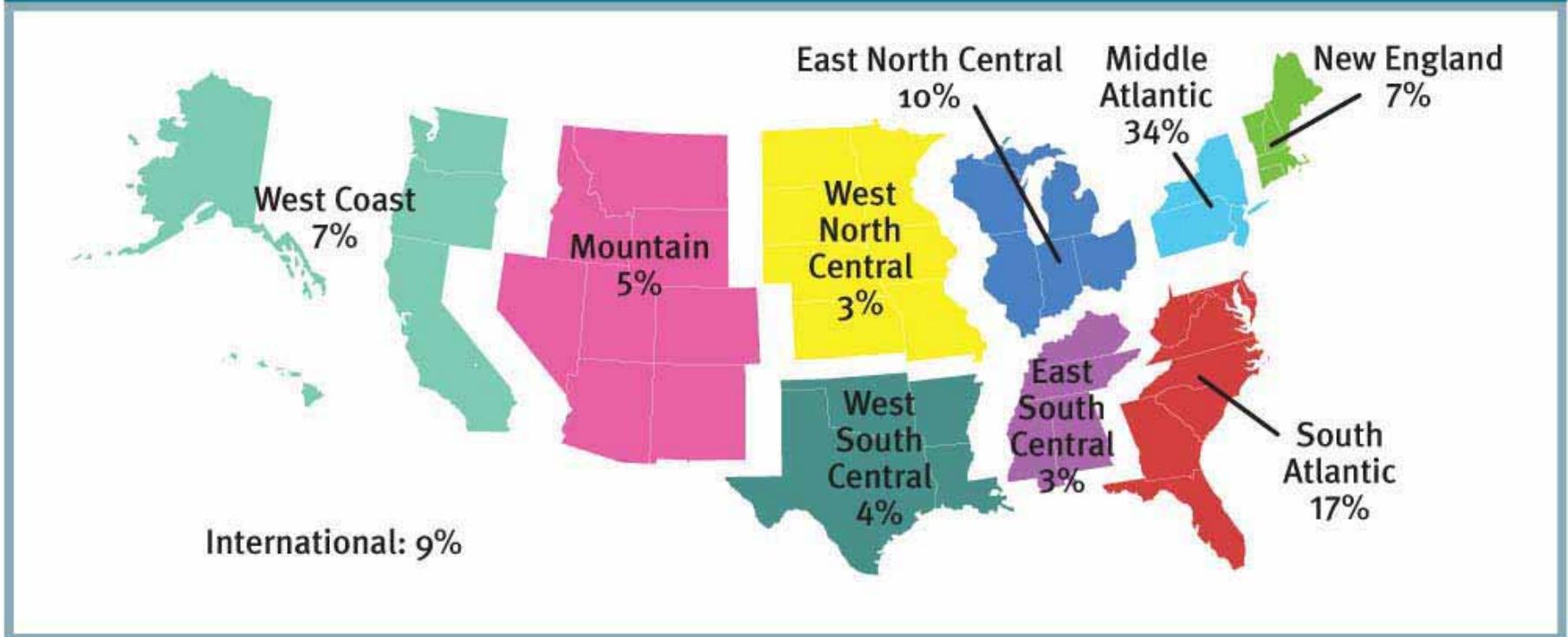
Visitor Origin by DMA



Visitor Origin



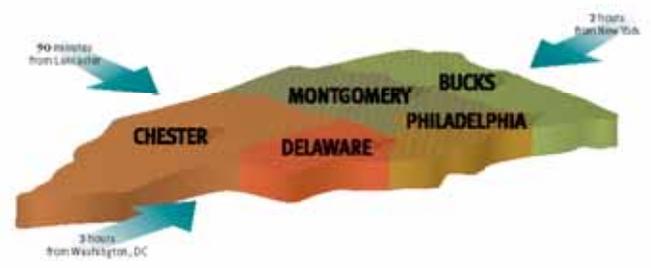
Historic Philadelphia 2008: Visitor Origin by Region



2007 Greater Philadelphia Visitor Volume Report



The Greater Philadelphia five-county region consists of Bucks, Chester, Montgomery, Delaware and Philadelphia Counties, Pennsylvania.



Total Visitation to Greater Philadelphia, 2007

Total Visitors: 30.11 million
Domestic Visitors: 29.24 million
International Visitors: 873,000

Domestic Visitor Segments

Day Leisure: 12.77 million
Overnight Leisure: 10.58 million
Day Business: 3.93 million
Overnight Business: 1.97 million

Source: Tourism Economics, Longwoods International

Economic Impact of Tourism in Greater Philadelphia, 2007

- \$9.3 billion in spending impact, or \$25.5 million per day
- 88,225 jobs generated, 5% of all regional jobs
- \$1.3 billion in federal, state and local taxes generated

Source: Tourism Economics

Historic Domestic Visitor Growth, 1997-2007

Year	Total	Overnight Leisure
1997	21.47 million	6.5 million
1998	21.87 million	7.4 million
1999	22.09 million	7.3 million
2000	22.85 million	7.3 million
2001	22.26 million	7.3 million
2002	23.74 million	8.4 million
2003	26.04 million	9.03 million
2004	27.42 million	9.98 million
2005	28.70 million	10.6 million
2006	28.80 million	10.4 million
2007	29.24 million	10.5 million
Change, 1997-2007	+ 36%	+ 63%

Source: Tourism Economics, Longwoods International

Summer Hotel Occupancy



- June, July and August 2008 were not quite as strong as the same months, summer '06 or '07

Monthly Occupancy and Average Daily Rate, Summers 2006-2008

	June		July		August		Summer Totals	
	Occupancy	ADR	Occupancy	ADR	Occupancy	ADR	Occupancy	ADR
2006	79.8%	\$161.12	77.2%	\$145.70	73.7%	\$146.66	76.9%	\$151.16
2007	85.6%	\$173.76	79.9%	\$158.91	79.2%	\$161.61	81.6%	\$164.76
2008	78.5%	\$176.72	75.4%	\$162.42	70.9%	\$159.92	74.9%	\$166.35

Source: PKF Consulting, Smith Travel Research

Demographic for Greater Philadelphia Overnight Leisure Visitors, 2007

Average Age: 42.6 years

Annual Household Income: \$77,946

College Degree or Higher: 62%

Length of Trip: 3.7 nights

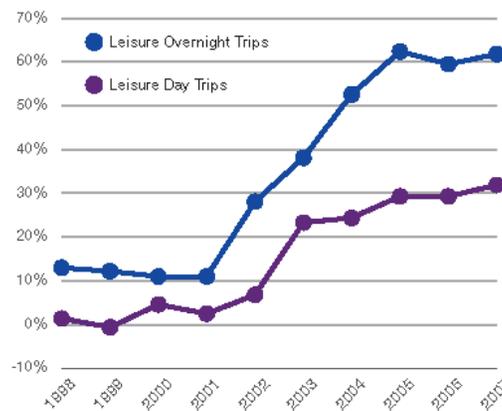
Length of Stay in Phila: 2.9 nights

Traveling with Children: 27%

Source: Longwoods International

Increase in Overnight and Day Leisure Trips to Greater Philadelphia, 1997-2007

Over the past ten years, overnight leisure trips to Greater Philadelphia have grown nearly twice as fast as day leisure trips.



Source: Tourism Economics, Longwoods International

Greater Philadelphia Hotel Industry Facts and Figures, 2007

	Regional	Center City
Daily Supply	31,662 rooms	10,194 rooms
Total Supply	11,481,624 rooms	3,613,762 rooms
Total Demand	8,018,585 rooms	2,678,603 rooms
Occupancy	69.8%	74.1%
Average Daily Rate (ADR)	\$129.61	\$167.56
Total Revenue	\$1,039,296,946	\$458,569,883

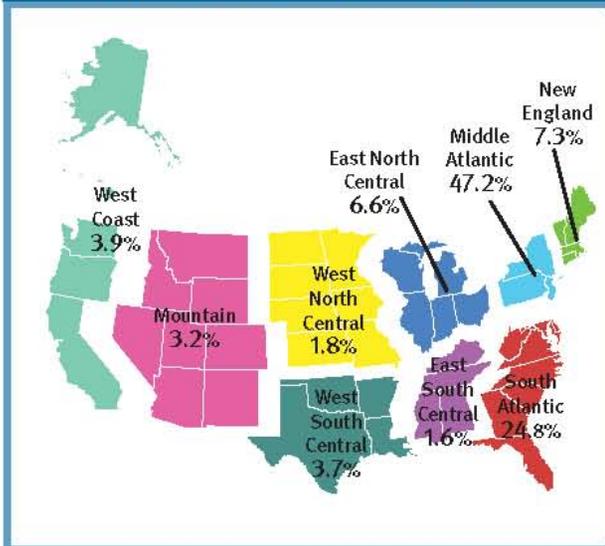
Source: Smith Travel Research, PKF Consulting

Historical Occupancy and Average Daily Rate in Center City Philadelphia

Year	Occupancy	Average Daily Rate
1990	64.0%	\$92.00
1991	59.0%	\$90.00
1992	64.0%	\$90.00
1993	65.0%	\$91.00
1994	67.1%	\$96.00
1995	68.5%	\$104.00
1996	73.0%	\$117.00
1997	73.4%	\$123.96
1998	71.5%	\$134.85
1999	68.2%	\$136.63
2000	63.6%	\$141.42
2001	60.2%	\$134.06
2002	66.0%	\$138.58
2003	66.4%	\$130.14
2004	70.8%	\$133.44
2005	72.5%	\$145.42
2006	73.6%	\$156.08
2007	74.1%	\$167.56
2008 (YTD)*	71.6%	\$169.60

* Through August 2008 Source: Smith Travel Research, PKF Consulting

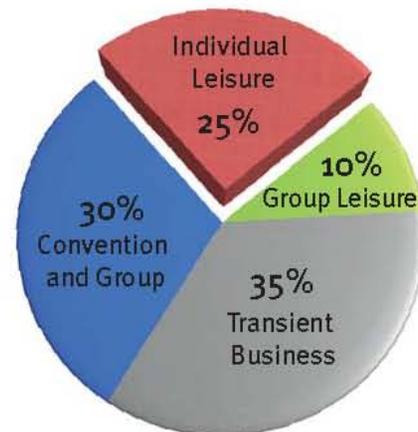
Point of Origin for Domestic Overnight Visitors, 2007



Source: Longwoods International

Center City Hotel Market Mix, 2007

Total Occupied Rooms: 2.68 million



Source: Smith Travel Research, PKF Consulting

THE SUBJECT PROPERTY

LAND

The subject unit is a condominium located within a four story building (four story in the front section only) which possesses a fractional interest in the underlying land the building occupies. The site which supports the building is irregular in shape presenting 19' 9 ½" frontage along Market Street. The site is level at grade and served by all public utilities. The subject unit has an easement for emergency ingress and egress across the rear side adjacent property located at 22 South 3 rd Street, and is improved with brick sidewalks and granite curbs.

IMPROVEMENTS

The improvements consist of a first floor, mezzanine, finished basement and un-finished rear 2nd and 3rd floor space. The total square footage is comprised of 7,048 sq. ft. located on the first floor, approximately 600 sq. ft. located on the mezzanine, 3,681 sq. ft. located in the finished basement and approximately 1200 sq. ft. located in the un-finished rear 2nd and 3rd floor space. The subject condominium unit is heated via gas fire roof mounted HVAC units and two electric fired HVAC units. The unit has 800 amp incoming electric service which is transferred down to several 208Y/120V three phase four wire circuit breaker panel boxes.

The subject condominium is currently owner occupied and utilized as Patou Restaurant. The unit can be accessed from an entrance on Market Street. The first floor is comprised of a front section bar and lounge area with dining table seating, a middle section which holds a large main dining room with an open working kitchen and a smaller private dining room, a mezzanine dining area with a second full bar overlooking the main dining room and open kitchen, and a rear section containing the preparation kitchen and dish washing station. A staircase provides access to the mezzanine level from the main dining room. Men's and Ladies' handicap equipped restrooms are located off the main dining room. The bar and lounge area is finished with hardwood floors, painted wall and ceiling surfaces, soundproofing and vibration control devices, and suspended theatrical track lighting. The dining rooms and mezzanine are finished with a combination of hardwood floors or wall-to-wall carpeting with painted wall and ceiling surfaces, and theatrical track lighting. There are also large skylights in the dining room and mezzanine which provide abundant natural lighting. The kitchen is finished with ceramic tile flooring, tiled, painted or FRP paneled walls and fire retardant suspended ceiling tile with recessed fluorescent lighting fixtures. The restrooms are finished with ceramic tile flooring and wainscoting.

The basement can be accessed from the front or the rear section of the first floor. The finished basement level contains an office and employee locker area, an employee three piece bathroom including shower, a mechanical room, two storage rooms, and two walk-in refrigerators used for wine and beer storage. The basement holds additional customer restrooms, the ladies' room being equipped

with four enclosed water closets and three sinks, the men's room being equipped with two water closets, two urinals, and two sinks. The basement also has a downstairs area constructed to provide additional lounge or private dining space, and a customer cloak room. All restrooms are finished with ceramic tile flooring and wainscoting, the remainder of the basement is finished with concrete flooring, painted wall surfaces, and exposed stone walls and ceiling joists.

Above the first floor rear section preparation kitchen are two floors of unfinished space. The space is currently accessible by ladder but can easily be retrofitted for stairway access.

SOUNDPROOFING

The first floor front section of the condominium unit containing the bar and lounge area is located beneath three residential condominium units. To provide protection to the residential units from excessive noise or vibration, soundproofing and vibration control devices have been installed in the first floor front section that afford protection levels at twice the recommended standard. Full specifications for the installed sound and vibration proofing are available.

LAWRENCE GILBERT - ARCHITECT

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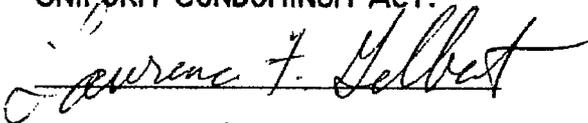
PLATS AND PLANS: 312 MARKET STREET CONDOMINIUM ASSOCIATION
312 MARKET ST. PHILA., PA

- C1 COVER SHEET
- C2 SITE PLAN
- C3 UNIT "A" - BASEMENT PLAN (PARTIAL-FRONT)
- C4 UNIT "A" - BASEMENT PLAN (PARTIAL-REAR)
- C5 UNIT "A" - FIRST FLOOR PLAN (PARTIAL-FRONT)
- C6 UNIT "A" - FIRST FLOOR PLAN (PARTIAL-MIDDLE)
- C7 UNIT "A" - FIRST FLOOR PLAN (PARTIAL-REAR)
- C8 UNIT "B" - SECOND FLOOR PLAN
- C9 UNIT "C" - THIRD FLOOR PLAN
- C10 UNIT "D" - FOURTH FLOOR PLAN
- C11 UNIT COMMON / LIMITED COMMON AREA DESCRIPTION AND PERCENTAGES

LEGEND

COMMON ELEMENT - C.E.
LIMITED COMMON ELEMENT - L.C.E.

CERTIFICATION TO PLATS AND PLANS : I HEREBY CERTIFY THAT THE ATTACHED PLATS AND PLANS ACCURATELY DEPICT EXISTING CONDITIONS AND CONTAIN THE INFORMATION REQUIRED BY SECTION 3210 OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.



LAWRENCE F. GILBERT

C1

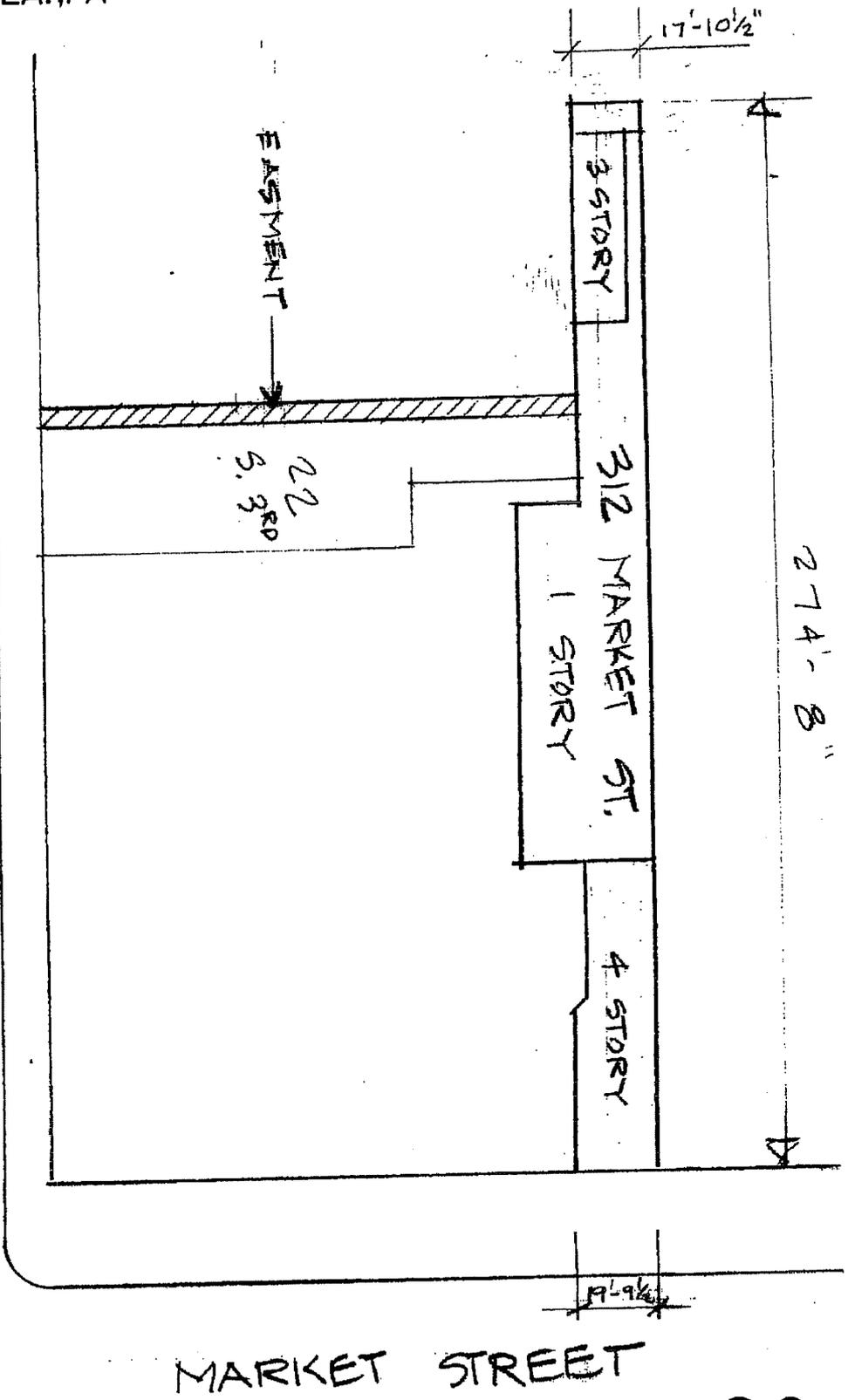
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312 MARKET ST. PHILA., PA

SCALE: 1" = 40'-0"

312 MARKET ST. PHILA. PA.
SITE PLAN

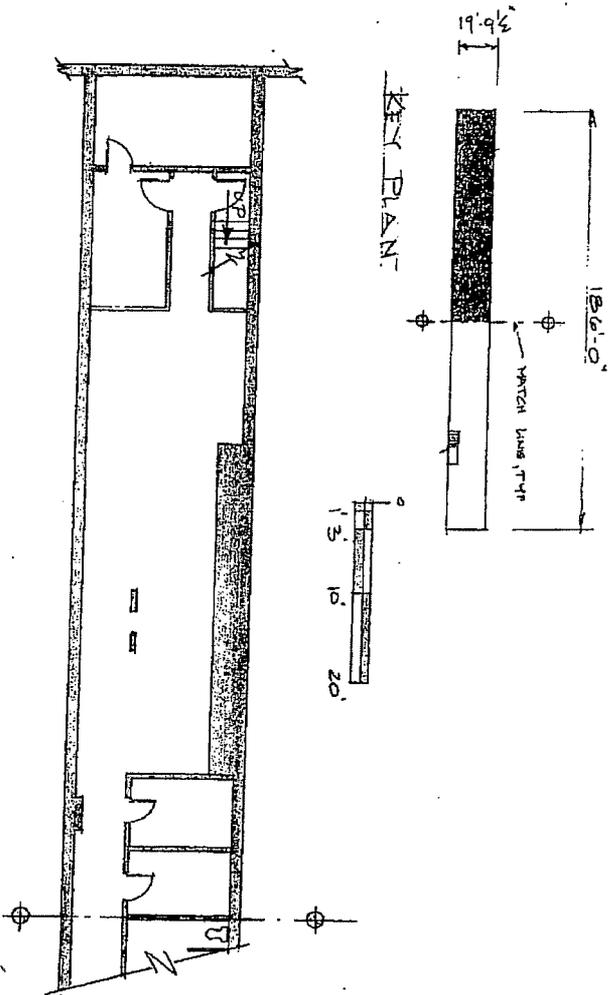


50. THIRD STREET



MARKET STREET

312 MARKET STREET CONDOMINIUM ASSOCIATION
 312 MARKET ST. PHILA., PA

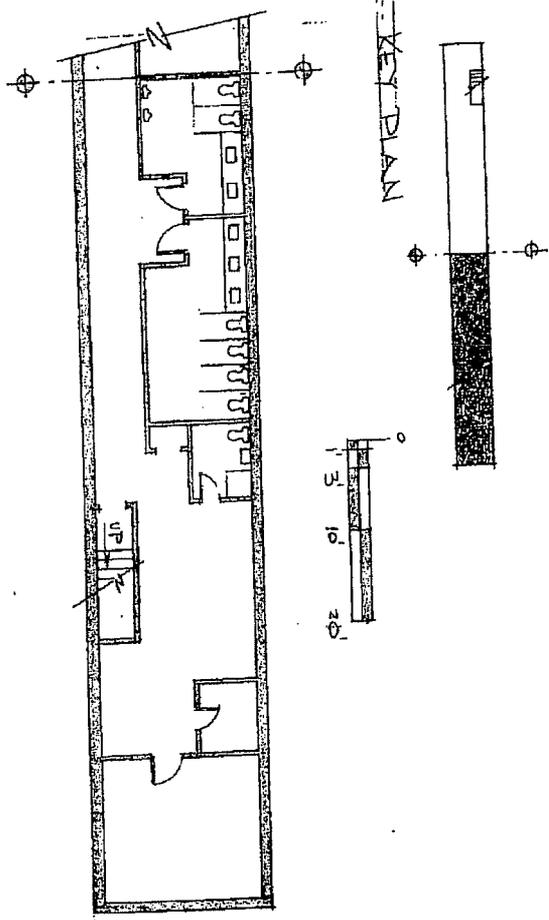


BASEMENT FLOOR PLAN (PARTIAL)

SCALE: 1/8" = 1'-0"
 UNIT AREA: BASEMENT ONLY = 3689 SQ. FT.

VERTICAL BOUNDARY = 1'-0" BELOW SIDEWALK
 TO 9'-0" BELOW SIDEWALK

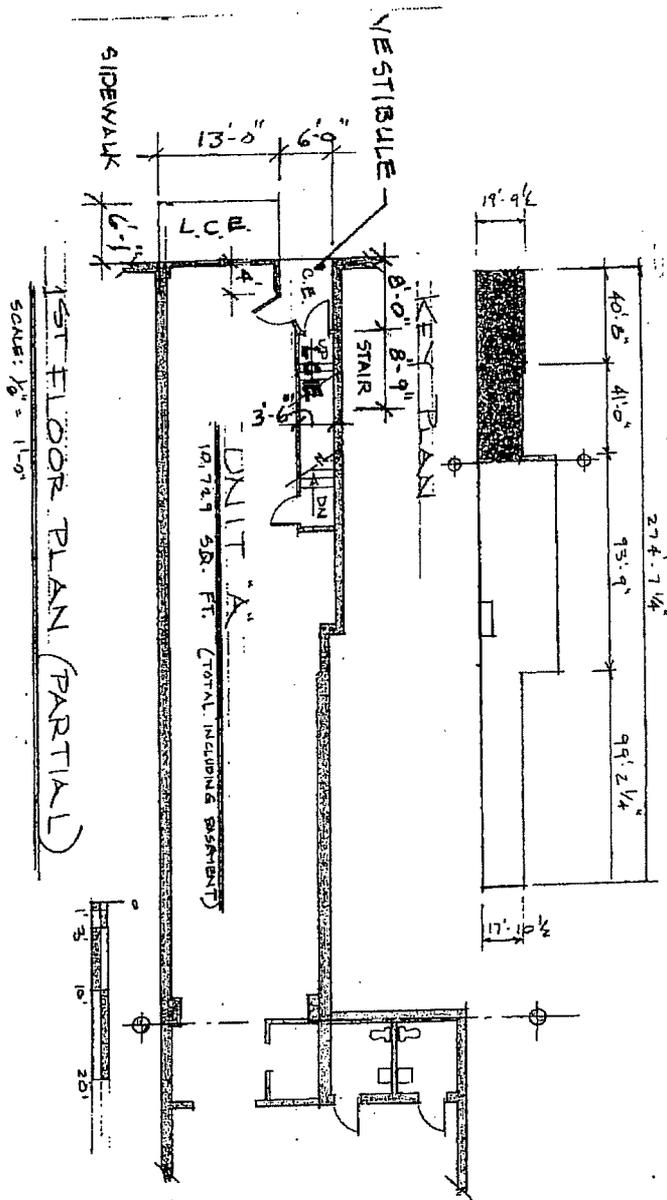
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312 MARKET ST. PHILA., PA



BASEMENT FLOOR PLAN (PARTIAL)
SCALE: 1/8" = 1'-0"

VERTICAL BOUNDARY 1'-0" BELOW SIDEWALK
TO 9'-0" BELOW SIDEWALK

312 MARKET STREET CONDOMINIUM ASSOCIATION
 312 MARKET ST. PHILA., PA

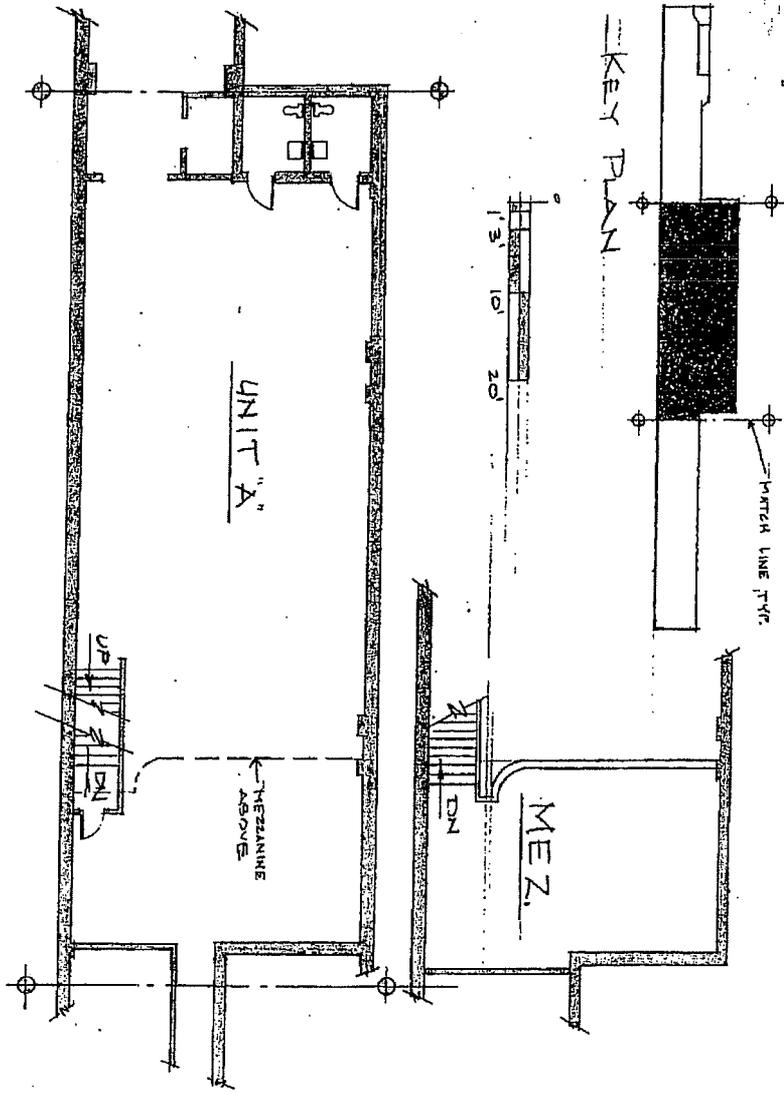


1ST FLOOR PLAN (PARTIAL)
 SCALE: 1/8" = 1'-0"

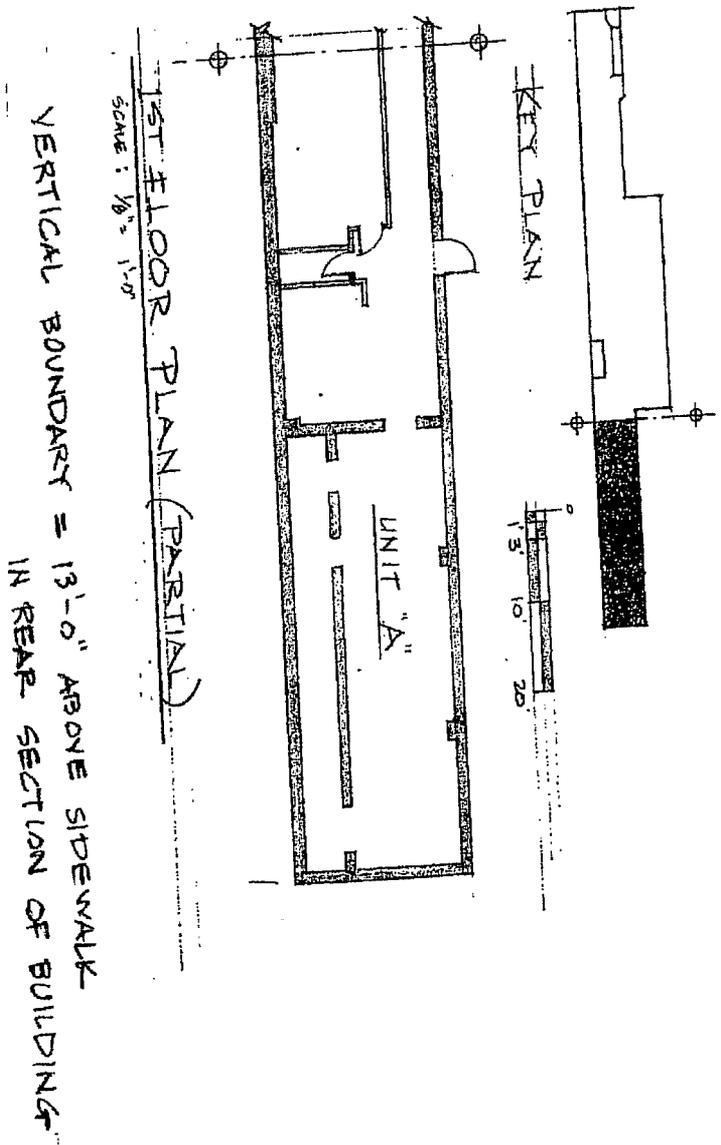
VERTICAL BOUNDARY = SIDEWALK TO 15'-6" ABOVE
 AT FRONT OF BUILDING,
 SIDEWALK TO 25'-0" IN MIDDLE OF
 BUILDING AND 13'-0"
 AT REAR OF BUILDING

312 MARKET STREET CONDOMINIUM ASSOCIATION
 312 MARKET ST. PHILA., PA

LEFT LOOK PLAN (PARTIAL)
 SCALE: 1/8" = 1'-0"
 VERTICAL BOUNDARY = 25'-0" ABOVE SIDEWALK
 IN MIDDLE SECTION OF BUILDING



312 MARKET STREET CONDOMINIUM ASSOCIATION
312 MARKET ST. PHILA., PA



C 7

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 39.9502275/-75.145695

December 2008

RF5

312 Market Street Philadelphia, Pennsylvania	.25 mi radius		.50 mi radius		1.00 mi radius		3.00 mi radius	
Population								
Estimated Population (2006)	2,736		8,241		37,128		397,152	
Census Population (1990)	2,078		7,060		31,671		423,872	
Census Population (2000)	2,573		7,705		35,037		401,144	
Projected Population (2011)	2,845		8,549		38,116		392,533	
Forecasted Population (2016)	3,010		8,531		39,039		385,958	
Historical Annual Growth (1990 to 2000)	494	2.4%	645	0.9%	3,366	1.1%	-22,728	-0.5%
Historical Annual Growth (2000 to 2006)	164	1.1%	536	1.2%	2,091	1.0%	-3,993	-0.2%
Projected Annual Growth (2006 to 2011)	109	0.8%	308	0.7%	987	0.5%	-4,619	-0.2%
Est. Population Density (2006)	13,959.79	<i>psm</i>	11,414.62	<i>psm</i>	15,068.36	<i>psm</i>	16,000.63	<i>psm</i>
Trade Area Size	0.20	<i>sq mi</i>	0.72	<i>sq mi</i>	2.46	<i>sq mi</i>	24.82	<i>sq mi</i>
Households								
Estimated Households (2006)	1,822		5,113		20,326		160,189	
Census Households (1990)	1,353		4,381		17,863		166,822	
Census Households (2000)	1,709		4,818		19,551		162,242	
Projected Households (2011)	1,893		5,277		20,624		157,621	
Forecasted Households (2016)	2,023		5,337		21,071		154,324	
Households with Children (2006)	87	4.8%	342	6.7%	1,946	9.6%	43,366	27.1%
Average Household Size (2006)	1.44		1.51		1.65		2.31	
Average Household Income								
Est. Average Household Income (2006)	\$87,023		\$113,592		\$72,895		\$45,840	
Proj. Average Household Income (2011)	\$91,832		\$117,920		\$77,100		\$48,444	
Average Family Income (2006)	\$148,116		\$203,204		\$120,046		\$52,437	
Median Household Income								
Est. Median Household Income (2006)	\$68,734		\$73,051		\$49,248		\$32,774	
Proj. Median Household Income (2011)	\$74,404		\$79,047		\$53,163		\$35,086	
Median Family Income (2006)	\$124,197		\$135,506		\$90,057		\$40,377	
Per Capita Income								
Est. Per Capita Income (2006)	\$59,988		\$72,616		\$42,373		\$20,010	
Proj. Per Capita Income (2011)	\$63,327		\$75,130		\$44,441		\$21,188	
Per Capita Income Est. 5 year change	\$3,339	5.6%	\$2,513	3.5%	\$2,068	4.9%	\$1,178	5.9%
Other Income								
Est. Median Disposable Income (2006)	\$55,878		\$58,636		\$41,105		\$28,646	
Est. Median Disposable Income (2011)	\$59,872		\$62,846		\$43,947		\$30,454	
Disposable Income Est. 5 year change	\$3,994	7.1%	\$4,210	7.2%	\$2,842	6.9%	\$1,809	6.3%
Est. Median Household Net Worth (2006)	\$36,556		\$42,848		\$33,237		\$31,292	
Daytime Demos								
Total Number of Businesses (2006)	689		2,130		7,411		26,415	
Total Number of Employees (2006)	9,192		30,203		91,500		358,920	
Company Headqtrs: Businesses (2006)	4	0.5%	12	0.6%	31	0.4%	140	0.5%
Company Headqtrs: Employees (2006)	781	8.5%	3,205	10.6%	8,781	9.6%	45,190	12.6%
Unemployment Rate (2006)	1.00%		2.10%		3.30%		5.10%	
Employee Population per Business	13.3 to 1		14.2 to 1		12.3 to 1		13.6 to 1	
Residential Population per Business	4.0 to 1		3.9 to 1		5.0 to 1		15.0 to 1	

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312 Market Street Philadelphia, Pennsylvania	.25 mi radius		.50 mi radius		1.00 mi radius		3.00 mi radius	
Race & Ethnicity								
White (2006)	1,969	72.0%	5,855	71.0%	22,266	60.0%	164,699	41.5%
Black or African American (2006)	503	18.4%	1,403	17.0%	8,223	22.1%	160,528	40.4%
American Indian & Alaska Native (2006)	4	0.1%	9	0.1%	55	0.1%	763	0.2%
Asian (2006)	152	5.6%	664	8.1%	4,701	12.7%	31,150	7.8%
Hawaiian & Pacific Islander (2006)	0		0		1	0.0%	66	0.0%
Other Race (2006)	45	1.6%	124	1.5%	781	2.1%	27,777	7.0%
Two or More Races (2006)	62	2.3%	188	2.3%	1,100	3.0%	12,169	3.1%
Not Hispanic or Latino Population (2006)	2,598	94.9%	7,846	95.2%	34,757	93.6%	338,615	85.3%
Hispanic or Latino Population (2006)	138	5.1%	396	4.8%	2,372	6.4%	58,536	14.7%
Not of Hispanic Origin Population (1990)	2,044	98.4%	6,931	98.2%	30,499	96.3%	380,354	89.7%
Hispanic Origin Population (1990)	34	1.6%	129	1.8%	1,172	3.7%	43,519	10.3%
Not Hispanic or Latino Population (2000)	2,488	96.7%	7,478	97.1%	33,477	95.5%	354,055	88.3%
Hispanic or Latino Population (2000)	84	3.3%	227	2.9%	1,560	4.5%	47,090	11.7%
Not Hispanic or Latino Population (2011)	2,650	93.1%	7,983	93.4%	35,008	91.8%	327,299	83.4%
Hispanic or Latino Population (2011)	195	6.9%	566	6.6%	3,108	8.2%	65,234	16.6%
Hist. Hispanic Ann Growth (1990 to 2006)	104	19.1%	266	12.9%	1,200	6.4%	15,018	2.2%
Proj. Hispanic Ann Growth (2006 to 2011)	57	8.2%	170	8.6%	736	6.2%	6,698	2.3%
Age Distribution								
Age 0 to 4 yrs (2006)	60	2.2%	222	2.7%	1,288	3.5%	26,495	6.7%
Age 5 to 9 yrs (2006)	40	1.5%	139	1.7%	907	2.4%	24,407	6.1%
Age 10 to 14 yrs (2006)	37	1.4%	138	1.7%	925	2.5%	25,487	6.4%
Age 15 to 19 yrs (2006)	45	1.6%	171	2.1%	1,560	4.2%	32,579	8.2%
Age 20 to 24 yrs (2006)	186	6.8%	506	6.1%	4,119	11.1%	36,202	9.1%
Age 25 to 29 yrs (2006)	524	19.2%	1,185	14.4%	5,668	15.3%	33,686	8.5%
Age 30 to 34 yrs (2006)	462	16.9%	1,095	13.3%	4,480	12.1%	30,056	7.6%
Age 35 to 39 yrs (2006)	292	10.7%	779	9.5%	3,259	8.8%	27,325	6.9%
Age 40 to 44 yrs (2006)	178	6.5%	552	6.7%	2,498	6.7%	26,473	6.7%
Age 45 to 49 yrs (2006)	203	7.4%	661	8.0%	2,563	6.9%	25,675	6.5%
Age 50 to 54 yrs (2006)	198	7.2%	676	8.2%	2,496	6.7%	23,717	6.0%
Age 55 to 59 yrs (2006)	168	6.2%	651	7.9%	2,099	5.7%	20,618	5.2%
Age 60 to 64 yrs (2006)	98	3.6%	439	5.3%	1,493	4.0%	16,282	4.1%
Age 65 to 74 yrs (2006)	141	5.2%	568	6.9%	1,969	5.3%	22,875	5.8%
Age 75 to 84 yrs (2006)	72	2.6%	324	3.9%	1,248	3.4%	17,001	4.3%
Age 85 yrs plus (2006)	31	1.1%	138	1.7%	557	1.5%	8,274	2.1%
Median Age (2006)	36.4 yrs		40.5 yrs		35.1 yrs		33.1 yrs	
Gender Age Distribution								
Female Population (2006)	1,251	45.7%	3,937	47.8%	17,792	47.9%	207,105	52.1%
Age 0 to 19 yrs (2006)	74	5.9%	306	7.8%	2,198	12.4%	53,877	26.0%
Age 20 to 64 yrs (2006)	1,047	83.7%	3,077	78.2%	13,469	75.7%	123,344	59.6%
Age 65 yrs plus (2006)	130	10.4%	555	14.1%	2,124	11.9%	29,884	14.4%
Female Median Age (2006)	37.3 yrs		41.9 yrs		36.0 yrs		35.0 yrs	
Male Population (2006)	1,485	54.3%	4,304	52.2%	19,337	52.1%	190,046	47.9%
Age 0 to 19 yrs (2006)	108	7.3%	364	8.5%	2,482	12.8%	55,091	29.0%
Age 20 to 64 yrs (2006)	1,263	85.1%	3,465	80.5%	15,205	78.6%	116,690	61.4%
Age 65 yrs plus (2006)	114	7.7%	475	11.0%	1,650	8.5%	18,265	9.6%
Male Median Age (2006)	35.7 yrs		39.3 yrs		34.4 yrs		31.1 yrs	

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Household Income Distribution								
HH Income \$200,000 or More (2006)	143	7.9%	656	12.8%	1,287	6.3%	4,035	2.5%
HH Income \$150,000 to \$199,999 (2006)	116	6.3%	289	5.6%	820	4.0%	2,395	1.5%
HH Income \$100,000 to \$149,999 (2006)	259	14.2%	749	14.6%	2,180	10.7%	8,669	5.4%
HH Income \$75,000 to \$99,999 (2006)	248	13.6%	599	11.7%	1,895	9.3%	11,262	7.0%
HH Income \$50,000 to \$74,999 (2006)	352	19.3%	913	17.9%	3,033	14.9%	22,425	14.0%
HH Income \$35,000 to \$49,999 (2006)	301	16.5%	754	14.8%	3,103	15.3%	22,210	13.9%
HH Income \$25,000 to \$34,999 (2006)	115	6.3%	325	6.4%	1,867	9.2%	18,867	11.8%
HH Income \$15,000 to \$24,999 (2006)	100	5.5%	264	5.2%	1,933	9.5%	22,293	13.9%
HH Income \$0 to \$14,999 (2006)	187	10.2%	564	11.0%	4,208	20.7%	48,034	30.0%
HH Income \$35,000+ (2006)	1,419	77.9%	3,960	77.5%	12,318	60.6%	70,995	44.3%
HH Income \$75,000+ (2006)	767	42.1%	2,292	44.8%	6,182	30.4%	26,361	16.5%
Housing								
Total Housing Units (2006)	2,054		5,760		23,062		194,932	
Housing Units, Occupied (2006)	1,822	88.7%	5,113	88.8%	20,326	88.1%	160,189	82.2%
<i>Housing Units, Owner-Occupied (2006)</i>	613	33.7%	2,443	47.8%	7,641	37.6%	81,817	51.1%
<i>Housing Units, Renter-Occupied (2006)</i>	1,208	66.3%	2,670	52.2%	12,685	62.4%	78,372	48.9%
Housing Units, Vacant (2006)	233	11.3%	648	11.2%	2,736	11.9%	34,743	17.8%
Median Years in Residence (2006)	2.3	<i>yrs</i>	2.8	<i>yrs</i>	2.6	<i>yrs</i>	4.8	<i>yrs</i>
Marital Status								
Never Married (2006)	1,402	53.9%	3,627	46.9%	18,102	53.2%	155,435	48.6%
Now Married (2006)	709	27.3%	2,551	33.0%	8,833	26.0%	79,521	24.8%
Separated (2006)	155	6.0%	504	6.5%	2,635	7.7%	31,587	9.9%
Widowed (2006)	99	3.8%	352	4.6%	1,620	4.8%	27,413	8.6%
Divorced (2006)	234	9.0%	707	9.1%	2,819	8.3%	26,138	8.2%
Household Type								
Population Family (2006)	951	34.7%	3,464	42.0%	15,451	41.6%	270,763	68.2%
Population Non-Family (2006)	1,676	61.3%	4,272	51.8%	18,169	48.9%	99,248	25.0%
Population Group Qtrs (2006)	109	4.0%	505	6.1%	3,509	9.5%	27,141	6.8%
Family Households (2006)	394	21.6%	1,383	27.1%	5,581	27.5%	79,107	49.4%
Married Couple With Children (2006)	50	7.0%	206	8.1%	935	10.6%	13,368	16.8%
Average Family Household Size (2006)	2.41		2.50		2.77		3.42	
Non-Family Households (2006)	1,427	78.4%	3,730	72.9%	14,746	72.5%	81,083	50.6%
Household Size								
1 Person Household (2006)	1,150	63.1%	3,075	60.1%	11,620	57.2%	65,370	40.8%
2 Person Households (2006)	565	31.0%	1,635	32.0%	6,209	30.5%	42,285	26.4%
3 Person Households (2006)	78	4.3%	256	5.0%	1,450	7.1%	21,435	13.4%
4 Person Households (2006)	20	1.1%	96	1.9%	634	3.1%	14,787	9.2%
5 Person Households (2006)	5	0.3%	32	0.6%	252	1.2%	8,641	5.4%
6+ Person Households (2006)	3	0.2%	19	0.4%	160	0.8%	7,672	4.8%
Household Vehicles								
Total Vehicles Available (2006)	1,700		4,604		13,917		120,750	
Household: 0 Vehicles Available (2006)	672	36.9%	1,792	35.1%	10,131	49.8%	76,966	48.0%
Household: 1 Vehicles Available (2006)	834	45.8%	2,451	47.9%	7,556	37.2%	56,474	35.3%
Household: 2+ Vehicles Available (2006)	316	17.3%	869	17.0%	2,639	13.0%	26,749	16.7%
Average Vehicles Per Household (2006)	0.9		0.9		0.7		0.8	

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Labor Force								
Est. Labor: Population Age 16+ (2006)	2,589		7,712		33,749		314,565	
Est. Civilian Employed (2006)	2,035	78.6%	5,541	71.9%	22,053	65.3%	152,246	48.4%
Est. Civilian Unemployed (2006)	25	1.0%	165	2.1%	1,122	3.3%	16,082	5.1%
Est. in Armed Forces (2006)	16	0.6%	16	0.2%	60	0.2%	85	0.0%
Est. not in Labor Force (2006)	514	19.9%	1,989	25.8%	10,514	31.2%	146,152	46.5%
Occupation								
Occupation: Population Age 16+ (2000)	1,936		5,205		21,001		148,558	
Mgmt, Business, & Financial Operations (200)	448	23.2%	1,211	23.3%	3,937	18.7%	17,265	11.6%
Professional and Related (2000)	876	45.2%	2,418	46.5%	9,174	43.7%	38,693	26.0%
Service (2000)	118	6.1%	248	4.8%	2,163	10.3%	26,387	17.8%
Sales and Office (2000)	406	21.0%	1,117	21.5%	4,412	21.0%	41,224	27.7%
Farming, Fishing, and Forestry (2000)	0		0		20	0.1%	211	0.1%
Construct, Extraction, & Maintenance (2000)	17	0.9%	42	0.8%	370	1.8%	7,576	5.1%
Production, Transp. & Material Moving (2000)	71	3.6%	169	3.3%	925	4.4%	17,202	11.6%
Percent White Collar Workers (2000)		89.4%		91.2%		83.4%		65.4%
Percent Blue Collar Workers (2000)		10.6%		8.8%		16.6%		34.6%
Consumer Expenditure (in \$,000,000s)								
Total Household Expenditure (2006)	\$115		\$386		\$1,120		\$6,536	
Total Non-Retail Expenditures (2006)	\$64	55.9%	\$216	56.0%	\$623	55.6%	\$3,616	55.3%
Total Retail Expenditures (2006)	\$51	44.1%	\$170	44.0%	\$497	44.4%	\$2,920	44.7%
Apparel (2006)	\$2	1.5%	\$6	1.5%	\$17	1.5%	\$97	1.5%
Contributions (2006)	\$5	4.3%	\$17	4.5%	\$46	4.1%	\$240	3.7%
Education (2006)	\$3	2.9%	\$11	2.9%	\$31	2.8%	\$167	2.6%
Entertainment (2006)	\$7	5.8%	\$22	5.8%	\$64	5.8%	\$371	5.7%
Food And Beverages (2006)	\$18	15.5%	\$59	15.3%	\$176	15.7%	\$1,066	16.3%
Furnishings And Equipment (2006)	\$5	4.7%	\$18	4.7%	\$51	4.6%	\$285	4.4%
Gifts (2006)	\$3	3.0%	\$12	3.1%	\$33	2.9%	\$175	2.7%
Health Care (2006)	\$7	6.1%	\$23	6.0%	\$71	6.3%	\$434	6.6%
Household Operations (2006)	\$4	3.9%	\$15	4.0%	\$42	3.8%	\$230	3.5%
Miscellaneous Expenses (2006)	\$2	1.7%	\$7	1.7%	\$20	1.8%	\$117	1.8%
Personal Care (2006)	\$2	1.5%	\$6	1.5%	\$17	1.5%	\$99	1.5%
Personal Insurance (2006)	\$1	1.1%	\$4	1.2%	\$12	1.1%	\$66	1.0%
Reading (2006)	\$0		\$1	0.3%	\$4	0.3%	\$22	0.3%
Shelter (2006)	\$23	20.2%	\$78	20.3%	\$227	20.2%	\$1,315	20.1%
Tobacco (2006)	\$1	0.6%	\$2	0.6%	\$7	0.6%	\$48	0.7%
Transportation (2006)	\$23	19.9%	\$76	19.6%	\$221	19.7%	\$1,306	20.0%
Utilities (2006)	\$8	7.0%	\$26	6.9%	\$81	7.2%	\$497	7.6%
Educational Attainment								
Adult Population (25 Years or Older) (2006)	2,368		7,066		28,329		251,982	
Elementary (0 to 8) (2006)	25	1.1%	104	1.5%	762	2.7%	14,655	5.8%
Some High School (9 to 11) (2006)	84	3.5%	295	4.2%	1,963	6.9%	38,801	15.4%
High School Graduate (12) (2006)	343	14.5%	1,157	16.4%	5,587	19.7%	89,112	35.4%
Some College (13 to 16) (2006)	238	10.0%	730	10.3%	3,184	11.2%	31,914	12.7%
Associate Degree Only (2006)	53	2.2%	171	2.4%	1,046	3.7%	10,267	4.1%
Bachelor Degree Only (2006)	874	36.9%	2,345	33.2%	8,684	30.7%	40,246	16.0%
Graduate Degree (2006)	750	31.7%	2,263	32.0%	7,103	25.1%	26,986	10.7%

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Units In Structure								
1 Detached Unit (2000)	14	0.7%	64	1.2%	407	1.9%	10,474	5.5%
1 Attached Unit (2000)	215	11.6%	854	16.4%	5,613	26.3%	105,732	55.6%
2 to 4 Units (2000)	291	15.7%	693	13.3%	4,146	19.5%	28,226	14.8%
5 to 9 Units (2000)	169	9.1%	385	7.4%	2,486	11.7%	10,814	5.7%
10 to 19 Units (2000)	174	9.4%	269	5.2%	1,113	5.2%	3,360	1.8%
20 to 49 Units (2000)	490	26.4%	765	14.7%	1,690	7.9%	5,114	2.7%
50 or more Units (2000)	492	26.5%	2,161	41.5%	5,841	27.4%	26,045	13.7%
Mobile Home or Trailer (2000)	9	0.5%	14	0.3%	18	0.1%	345	0.2%
Other Structure (2000)	0		0		0		41	0.0%
Homes Built By Year								
Homes Built 1999 to 2000	0		0		69	0.3%	975	0.5%
Homes Built 1995 to 1998	1	0.0%	16	0.3%	128	0.6%	2,147	1.1%
Homes Built 1990 to 1994	17	0.9%	65	1.2%	263	1.2%	2,299	1.2%
Homes Built 1980 to 1989	83	4.5%	561	10.8%	1,851	8.7%	7,370	3.9%
Homes Built 1970 to 1979	118	6.3%	514	9.9%	2,160	10.1%	11,811	6.2%
Homes Built 1960 to 1969	322	17.4%	1,243	23.9%	2,673	12.5%	18,166	9.6%
Homes Built 1950 to 1959	87	4.7%	228	4.4%	1,556	7.3%	20,745	10.9%
Homes Built Before 1949	1,228	66.2%	2,581	49.6%	12,614	59.2%	126,639	66.6%
Home Values								
Home Values \$1,000,000 or More (2000)	5	2.8%	16	2.3%	27	0.7%	84	0.1%
Home Values \$500,000 to \$999,999 (2000)	54	31.5%	234	33.2%	323	8.3%	545	0.8%
Home Values \$400,000 to \$499,999 (2000)	21	12.5%	87	12.3%	264	6.8%	381	0.6%
Home Values \$300,000 to \$399,999 (2000)	31	18.5%	130	18.5%	335	8.6%	773	1.2%
Home Values \$200,000 to \$299,999 (2000)	17	9.9%	99	14.0%	736	18.9%	1,789	2.7%
Home Values \$150,000 to \$199,999 (2000)	22	13.1%	64	9.2%	551	14.2%	1,980	3.0%
Home Values \$100,000 to \$149,999 (2000)	11	6.6%	53	7.6%	820	21.1%	3,667	5.6%
Home Values \$70,000 to \$99,999 (2000)	0		5	0.7%	484	12.5%	9,604	14.6%
Home Values \$50,000 to \$69,999 (2000)	2	1.0%	7	1.1%	192	4.9%	13,209	20.0%
Home Values \$25,000 to \$49,999 (2000)	7	4.1%	8	1.1%	125	3.2%	21,317	32.3%
Home Values \$0 to \$24,999 (2000)	0		0		29	0.8%	12,584	19.1%
Owner Occupied Median Home Value (2000)	\$395,629		\$396,980		\$213,418		\$65,643	
Renter Occupied Median Rent (2000)	\$868		\$839		\$640		\$467	
Transportation To Work								
Drive to Work Alone (2000)	659	33.8%	1,793	34.3%	6,135	29.1%	50,033	33.7%
Drive to Work in Carpool (2000)	77	3.9%	211	4.0%	1,181	5.6%	17,712	11.9%
Travel to Work - Public Transportation (2000)	626	32.1%	1,446	27.7%	4,548	21.6%	40,417	27.2%
Drive to Work on Motorcycle (2000)	0		2	0.0%	38	0.2%	202	0.1%
Walk or Bicycle to Work (2000)	460	23.6%	1,438	27.5%	8,053	38.2%	34,893	23.5%
Other Means (2000)	0		16	0.3%	130	0.6%	1,178	0.8%
Work at Home (2000)	130	6.6%	314	6.0%	985	4.7%	4,215	2.8%
Travel Time								
Travel to Work in 14 Minutes or Less (2000)	524	28.7%	1,402	28.6%	6,047	30.1%	35,134	24.3%
Travel to Work in 14 to 29 Minutes (2000)	752	41.3%	2,089	42.6%	7,952	39.6%	53,501	37.0%
Travel to Work in 30 to 59 Minutes (2000)	437	24.0%	1,154	23.5%	4,722	23.5%	41,418	28.7%
Travel to Work in 60 Minutes or More (2000)	109	6.0%	263	5.4%	1,363	6.8%	14,383	10.0%
Average Travel Time to Work (2000)	20.9	mins	20.8	mins	22.5	mins	26.5	mins

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