

### Philadelphia, PA

The Philadelphia Metropolitan Area is located at the epicenter of the most prosperous, densely populated megalopolis in America. As the fifth largest standard metropolitan area in the United States, having a population of about 5.9 million, Philadelphia is Pennsylvania's largest region and the business capital of the state. The region ranks fifth in size nationally and second on the East Coast. More than 25% of the U.S. population lives within a 300-mile radius of the region. Travel time is less than two hours to NYC and Baltimore and three hours to Washington DC.

#### Population

Philadelphia Metro: 5.9 Million

▲ 0.4%

Source: STDB

#### Unemployment Rate

Philadelphia Metro:	8.8%	▼
United States:	8.9%	▼
Pennsylvania:	8.4%	▼

Source: U.S. Department of Labor

#### Avg. Household Income

Philadelphia Metro:	\$81,487
United States:	\$70,173
Pennsylvania:	\$66,256

Source: U.S. Department of Labor

For more information contact:

Joseph D. Pasquarella, MAI, CRE, FRICS  
 Managing Director  
**Integra Realty Resources - Philadelphia**  
 200 S. Broad Street, Suite 510  
 Philadelphia, PA 19102  
 P: 215-587-6000 Ext 123 F: 215-587-6007  
 Email: [jpasquarella@irr.com](mailto:jpasquarella@irr.com)



### Metro Area Vital Signs



Inventory	284M SF	↔
Vacancy Rate	12.1 %	↔
Rental Rate Per SF	\$21.72	↓
Quarterly Absorption	599K SF	↓
Average Op. Expense/SF	\$9.75	↑
Cap Rate – Class A	6.75% +/-	↓
Cap Rate – Class B	7.25% +/-	↔

Inventory	201 K	↔
Vacancy Rate	4.7 %	↔
Average Monthly Rent	\$1,050	↔
Quarterly Absorption	652 Units	↓
Operating Expense	38%	↔
Cap Rate – Class A	5.75% +/-	↓
Cap Rate – Class B	6.75% +/-	↓



Inventory	271M SF	↓
Vacancy Rate	6.7 %	↔
Avg. Rental Rate Per SF	\$15.55 Net	↔
Quarterly Absorption	20K SF	↓
Average Op. Expense/SF	\$4.75	↔
Cap Rate – Class A	7.00% +/-	↓
Cap Rate – Class B	7.75% +/-	↓

Inventory	494M SF	↑
Vacancy Rate	9.3 %	↓
Rental Rate Per SF	\$4.87	↔
Quarterly Absorption Rate	816K SF	↓
Cap Rate – Class A	6.75% +/-	↓
Cap Rate – Class B	7.5% +/-	↓



Office

Multi-Family

Retail

Industrial

Demographics