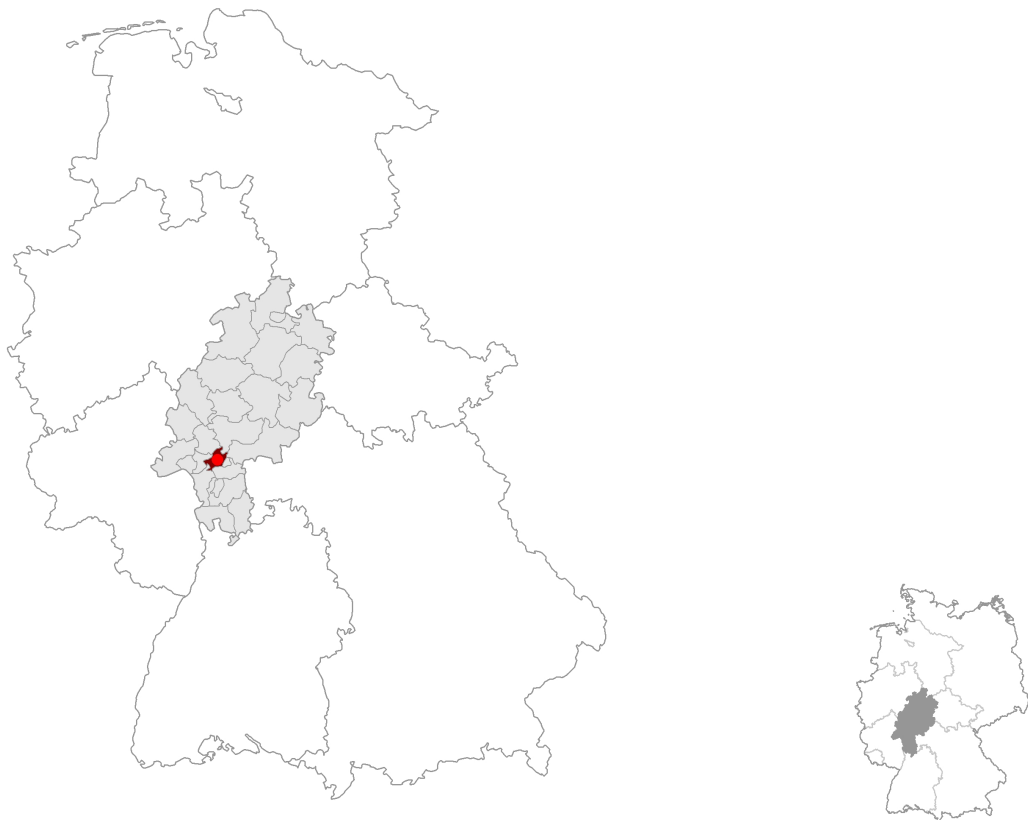


## Location analysis commercial Barckhausstraße 1, 60325 Frankfurt am Main

### Location

■ Commune	Frankfurt am Main (Code: 6412000)
■ Location	Frankfurt am Main (PLZ: 60325) (FPRE: DE-06-000018)
■ Type of commune	Big city
■ District	Frankfurt am Main
■ District type	Kreisfreie Stadt
■ Federal state	Hesse



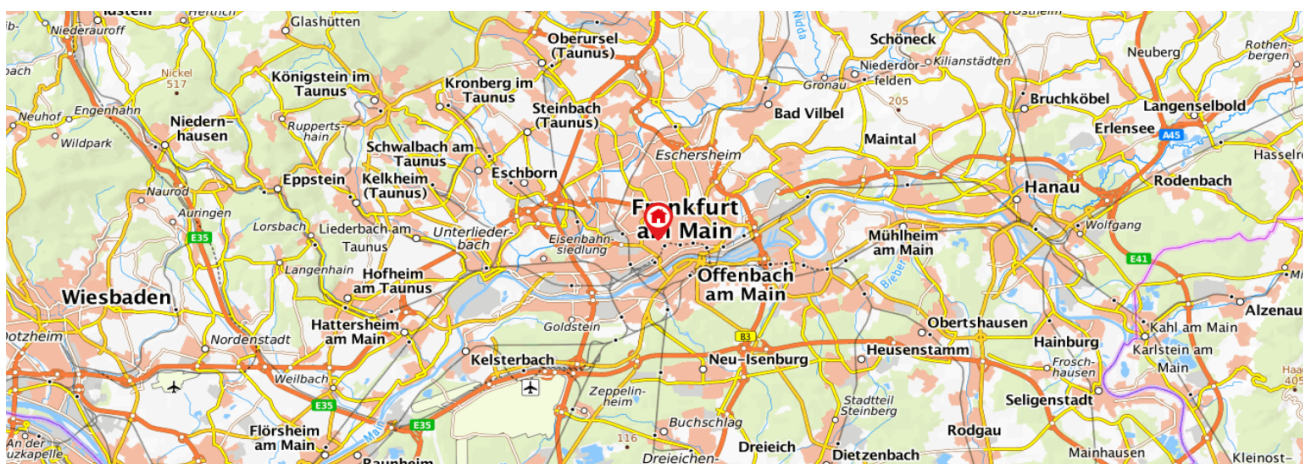
### Topics

- |  |                                      |
|--|--------------------------------------|
| 1 Macro-location – Overview              | 7 Micro-location – indicators retail |
| 2 Macro-location – Indicators office     | 8 Maps microcentricity               |
| 3 Macro-location – Indicators retail     | 9 Maps traffic and noise pollution   |
| 4 Macro-location – Indicators industrial |                                      |
| 5 Micro-location – Overview              |                                      |
| 6 Micro-location – indicators office     |                                      |

# Macro-location – Overview

## District-free city of Frankfurt am Main

### Regional embedding



Source: Federal Agency for Cartography and Geodesy (BKG).

### Key data commune

	2017	2022	Δ	Purchasing power 2023	Postcode 60325	Commune
Population	746.878	773.068	3,5%	Purchasing power per inhabitant	35.302	28.963
No. of househ.	393.904	403.530	2,4%	Purchasing power per inhabitant (Index)*	134,4	110,2
Foreign pop. share (District)	29,0%	30,9%	1,9%p.	* purch. power / purch. power in GER.		

### Location / Transport infrastructure

State capital	Wiesbaden	31 km	Nearest city	Offenbach am Main	5 km
Next major centre	Offenbach am Main	5 km	No. of regional train stations		34
Next medium-sized centre	Neu-Isenburg	6 km	No. of long-dist. train stat.		5

### Macro-location description

Frankfurt am Main (PLZ: 60325) is located in the district-free city Frankfurt am Main in the federal state of Hesse. Frankfurt am Main has a population of 773.068 inhabitants (31.12.2022), living in 403.530 households (2022). Thus, the average number of persons per household is 1,92. The yearly average net migration between 2016 and 2021 for Frankfurt am Main is 1.193 persons. In comparison to national numbers, below-average immigration can be observed in Frankfurt am Main within this time span. According to Fahrländer Partner (FPRE), in 2022 approximately 39,7% of the resident households on municipality level belong to the upper social class (Germany: 34,0%), 30,2% of the households belong to the middle class (Germany: 35,7%) and 30,1% to the lower social class (Germany: 30,3%). The yearly purchasing power per inhabitant in 2023 on the communal level amounts to 28.963 EUR, at the federal state level Hesse to 27.088 EUR and on national level to 26.271 EUR, GfK estimates.

On June 30, 2023 there were 628.573 registered employees subject to social insurance contribution with their place of work in Frankfurt am Main. At the same time 333.296 employees subject to social insurance had their place of residence in Frankfurt am Main. Therefore the balance of commuter flow adds up to 295.078, resulting from 406.902 in-commuters and 111.824 out-commuters. Since 2018 the number of registered employees subject to social insurance contribution with their place of work in Frankfurt am Main has increased by 7,6% (Germany: 7,1%). In 2023 the mean amount of unemployed adds up to 25.403 person. This means a change of 17,7% compared to the year of 2018 on the communal level and -4,5% on the national level.

At the level «District-free city», 43.081 businesses were counted in 2021, which were distributed among 40.125 companies. Their productivity in 2020 as measured by the gross domestic product (GDP) per employee of 94.800 EUR lies above the nationwide productivity of 74.400 EUR per employee. Throughout the years 2010 - 2020 the GDP per employee increased by 22,0%, whilst the nationwide GDP per employee changed around 30,5%. As measured by the gross value added (GVA) per employee in 2020 the productivity of the 2nd sector resulted as the highest with 120.400 EUR (Germany: 83.000 EUR). If subdivided by means of the economic sectors (WZ2008) the «Processing industry» with 138.807 EUR per employee (GVA increase 2010 - 2020: -9,1%) shows the highest productivity, followed by «Manufacturing industry» with 120.367 EUR (GVA increase 2010 - 2020: 2,8%) and «Business services industry» with 111.567 EUR per employee (GVA increase 2010 - 2020: 20,3%).

Measured by the number of registered employees (work place) «Corporate services» with 197.434 employees and a share of 31,6% is the most prevalent sector on district level, followed by the sector «Administrative, social and para-public services» with 121.093 employees (19,4%) and «Financial services» with 82.828 employees (13,3%).

The BBSR calculates within its framework of regional prognosis on the scale of «District-free city» with a population growth from 2020 to 2035 of 7,4% or 57.300 person (Germany: -0,7%). The number of households during this period is expected to grow with 5,8%, which represents an increase of 24.400 households (Germany: 1,1%). Regarding the labour market, the BBSR expects a decline of the working population of about -1,0% (Germany: -6,7%) at the level of the spatial planning region Rhein-Main in its forecast until 2035. This development is particularly driven by the contribution of the age group 50+ with an expected decline of -28.700 workers.

According to the FPRE evaluation via hedonic modelling (data as of 31 December 2023), the rent level for a typical office space (new construction) in Frankfurt am Main (PLZ: 60325) is at 33,2 EUR/m<sup>2</sup>/month. The rent level for a typical retail space is at 49,4 EUR/m<sup>2</sup>/month. In the last 4 years, rents for office surfaces increased by 1,4% in the district-free city Frankfurt am Main.

### Key data / Segmentation of demand

District-free city	2018	2023	Δ	Δ Germany
Employees	584.220	628.573	7,6%	1,5%
Unemployed persons	21.584	25.403	17,7%	-7,0%
Number of businesses*	43.168	43.081	-0,2%	-2,0%
Number of companies*	40.404	40.125	-0,7%	-2,5%

\*2016-2021

	District-free city	GER
Assessment rate of business taxes (2022)	475	200 - 650

Variety of branches	very diverse
Business start-ups (2018 - 2022)	10.950
Start-up dynamics	significantly above average

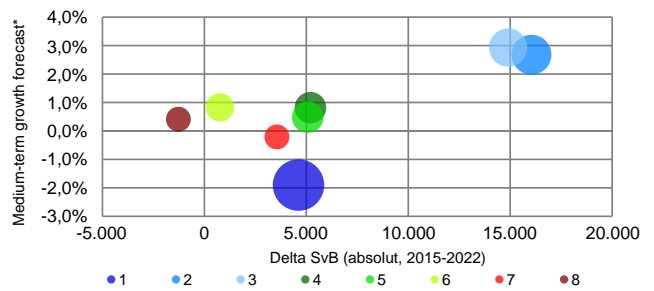
Office market 2022	District-free city	GER	Δ (in %p.)
1 Service centres	5,3%	8,5%	-3,1
2 Local service providers	15,2%	16,0%	-0,7
3 Creative thinkers	10,4%	15,7%	-5,3
4 Back offices	12,3%	3,2%	9,0
5 Public-oriented enterprises	18,1%	34,7%	-16,6
6 Private consultancies	23,0%	16,8%	6,2
7 Specialised performers	1,6%	0,6%	1,0
8 Headquarters	9,9%	4,0%	5,9
9 Exclusive front offices	4,2%	0,5%	3,7

### Key office branches 2022

Kreisfreie Stadt	Number of SvB*	
1 Financial service activities, (...)	62.591	20,1%
2 Activities of head offices; (...)	38.715	12,4%
3 Computer programming, consultancy	35.551	11,4%
4 Legal and accounting activities	23.312	7,5%
5 Public administration and defence; (...)	22.231	7,1%
6 Services to buildings/landscape activ.	19.086	6,1%
7 Activities auxiliary to financial services	15.176	4,9%
8 Employment activities	13.704	4,4%
Listed key branches	230.366	74,1%
Other traditional office sectors	80.682	25,9%
Total traditional office sectors	311.048	100,0%

Note: Disclosed numbers were based on models.  
 \*Employees with registered social insurance contributions (SvB).

### Growth and sector forecast



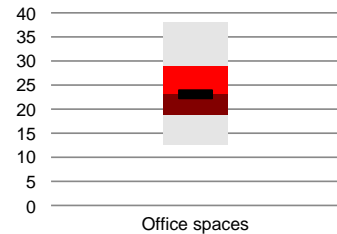
Note: Numbers according to table on left; circle radius in relation to number of SvB.  
 \* Medium-term growth forecast of employees per industry (p.a.).

### Market rents and price levels\*

Frankfurt am Main (PLZ: 60325)	EUR/m²mth
Market rent office	33,2
Discounting factor office (net terms)	4,2%
Gross multiplier Office	21,4

\* New construction, average standard and office location.

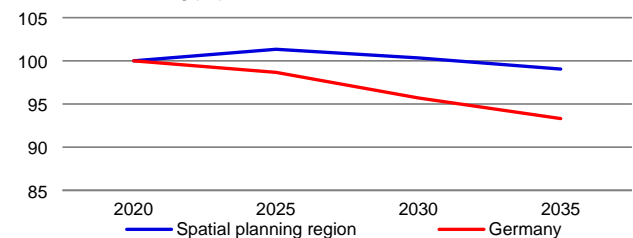
### Market rents (EUR/m²/month), Offer data



### Perspectives (Spatial planning region Rhein-Main)

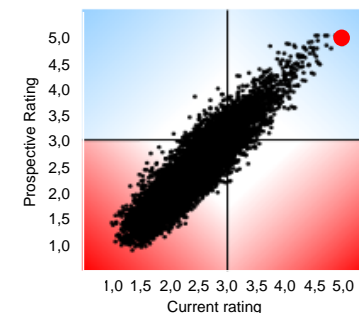
Perspectives	Spatial planning region	2020 - 2035	p.a.
Occupied persons	-14.700	-1,0%	-980
Ages 0 to 30	-10.500	-0,7%	-700
Ages 30 to 50	24.600	8,2%	1.640
Ages 50 and older	-28.700	-5,4%	-1.913

### Evolution of working population



### Macro-location rating of offices

District-free city	current	prospective
Market size	5,0	5,0
Employment development office	4,0	4,5
Tax burden	1,0	1,0
Branches with high value creation	3,5	3,5
Location / accessibility	5,0	5,0
Overall office rating	4,97	5,00
Evaluation	Excellent location with an unvarying potential for improvement	



### Key data retail / Perspectives

	Postcode 60325	Commune	GER
Retail purchasing power (index)*	123,7	106,1	100,0
Retail turnover (Index)**	52,5	110,5	100,0
Retail centrality (Index)***	42,4	104,2	-
Density of supply**** (District)		35,3	29,9
Households: share of lower class		30,1%	30,3%
Households: share of middle class		30,2%	35,7%
Households: share of upper class		39,7%	34,0%

\* purch. power (pp) / pp GER, \*\*retails sales / retail sales GER, \*\*\* retail sales / retail pp.  
\*\*\*\* Density of supply = SvB per 1,000 inhabitants.

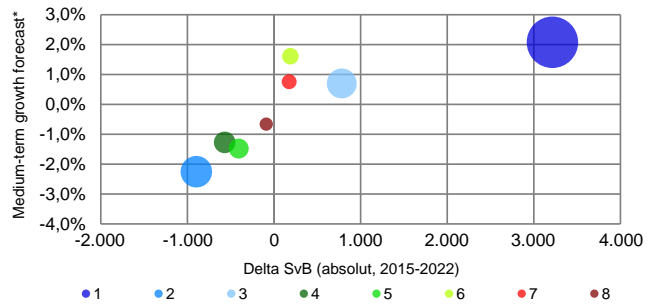
Perspectives 2035: Kreisfreie Stadt	2020 - 2035		p.a.
Population growth	57.300	7,4%	3.820
Evolution number of households	24.400	5,8%	1.627

### Types of goods 2022

Kreisfreie Stadt	Number of SvB*	
1 Food and beverages	9.953	36,5%
2 Clothing, shoes	3.783	13,9%
3 Health and body care	3.299	12,1%
4 Consumer electronics	1.652	6,1%
5 Furniture and furnishings	1.517	5,6%
6 DIY, garden and pet supplies	1.078	4,0%
7 Sport, free time, toys	780	2,9%
8 Watches, jewellery	618	2,3%
Books, magazines, office supplies	423	1,6%
Department stores, non-specialised stores	1.053	3,9%
Other goods and services	3.123	11,4%
Total retail	27.279	100,0%

Note: Disclosed numbers were based on models.  
\* Employees with registered social insurance contributions (SvB).

### Growth and retail forecast

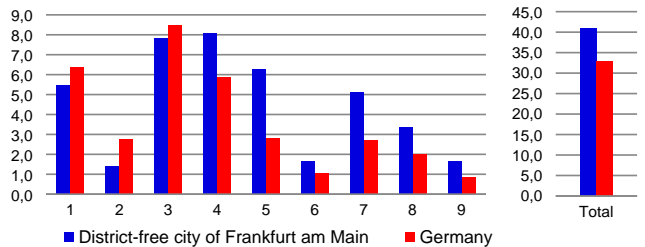


Note: Numbers according to table on left; circle radius in relation to number of SvB.  
\* Medium-term growth forecast of employees per industry (p.a.).

### Segmentation of demand 2022

Retail property market	District-free city	GER	Δ (in %p.)
1 Service purveyors	13,3%	19,4%	-6,1
2 Out-of-town shopping	3,5%	8,3%	-4,9
3 Neighbourhood shops	19,2%	25,8%	-6,6
4 Specialist retailers	19,8%	17,8%	2,0
5 Location generalists	15,4%	8,6%	6,8
6 Traditional retailers	4,0%	3,2%	0,9
7 Retail chain stores	12,6%	8,3%	4,3
8 Retail warehouses	8,2%	6,1%	2,1
9 Department stores	4,1%	2,5%	1,5

### Density of supply per segment of demand\*



\* Density of supply = SvB per 1'000 inhabitants.

### Market rents and price levels\*

Frankfurt am Main (PLZ: 60325)	EUR/m²mth
Market rent retail	49,4
Discounting factor retail (net terms)	4,3%
Gross multiplier Retail	21,0

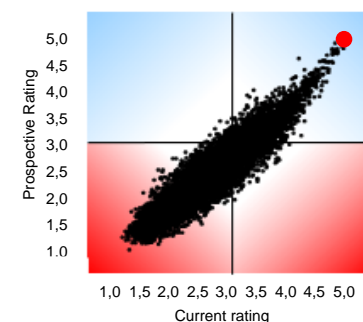
\* New construction, average standard and good retail location.

### Market rents (EUR/m²/month), Offer data



### Macro-location rating of retail

District-free city	current	prospective
Market size	5,0	5,0
Population development	4,5	4,5
Purchasing power	4,0	4,0
Location / accessibility	5,0	5,0
Overall retail rating	5,00	5,00
Evaluation	Excellent location with an unvarying potential for improvement	



## Key data

District-free city	2018	2023	Δ	Δ DE
Employees	584.220	628.573	7,6%	1,5%
Unemployed persons	21.584	25.403	17,7%	-7,0%
District-free city	2016	2021	Δ	Δ DE
Number of businesses	43.168	43.081	-0,2%	-2,0%
Number of companies	40.404	40.125	-0,7%	-2,5%

	Commune	DE
Assessment rate of business taxes (2022)	460	200 - 650
Variety of branches	very diverse	
Business start-ups (2018 - 2022)	10.950	
Start-up dynamics	significantly above average	

## Key branches industry 2022

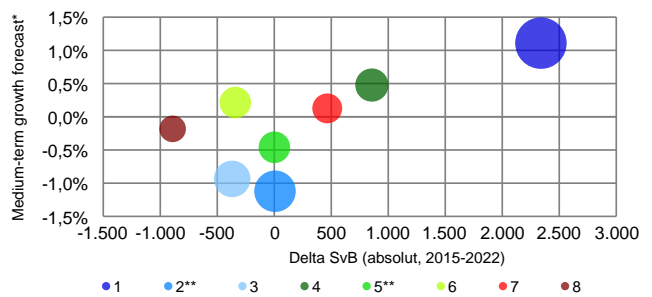
Kreisfreie Stadt	Number of SvB*	
1 Specialised construction activities	11.881	21,3%
2 Manuf. of basic pharmaceutical products	7.613	13,7%
3 Manuf. of chemicals/chemical products	5.756	10,3%
4 Construction of buildings	4.824	8,7%
5 Manufacture of motor vehicles, (...)	4.661	8,4%
6 Repair/installation of machinery (...)	4.275	7,7%
7 Manufacture of food products	3.843	6,9%
8 Manufacture of computer, (...)	3.061	5,5%
Listed key branches	45.914	82,5%
Other industrial branches	9.755	17,5%
Total**	55.669	100,0%
of which traditional industry**	14.041	25,2%
of which edge industry**	23.868	42,9%
of which construction**	17.760	31,9%

Note: Due to data protection, industries with < 3 empl. or only a few comp. are not shown. These discl. numbers are incl. in «Other industrial branches».

\* Employees with registered social insurance contributions (SvB).

\*\* Not disclosed values were estimated based on models to determine industry totals.

## Growth and sector forecast



Note: Numbers according to table on left; circle radius in relation to number of SvB.

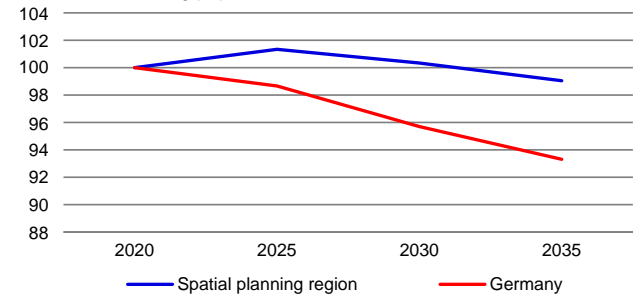
\* Medium-term growth forecast of employees per industry (p.a.).

\*\* Value for SvB 2015 disclosed, therefore no delta possible.

## Perspectives (Spatial planning region Rhein-Main)

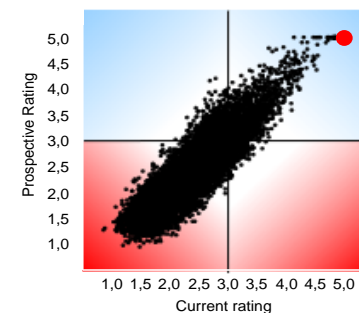
Perspectives Spatial planning region	2020 - 2035		p.a.
Occupied persons	-14.700	-1,0%	-980
Ages 0 to 30	-10.500	-0,7%	-700
Ages 30 to 50	24.600	8,2%	1.640
Ages 50 and older	-28.700	-5,4%	-1.913

## Evolution of working population



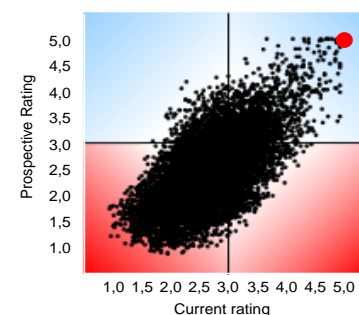
## Macro-location rating of edge industry

District-free city	current	prospective
Market size	4,5	5,0
Employment edge industry	4,5	4,5
Tax burden	1,0	1,0
Location / accessibility	5,0	5,0
Total rating edge industry	5,00	5,00
Evaluation	Excellent location with an unvarying potential for improvement	



## Macro-location rating of traditional industry

District-free city	current	prospective
Market size	4,0	5,0
Employment traditional industry	4,5	4,5
Tax burden	1,0	1,0
Location / accessibility	5,0	5,0
Total rating traditional industry	5,00	5,00
Evaluation	Excellent location with an unvarying potential for improvement	





## Location of the property



Source: Federal Agency for Cartography and Geodesy (2024)

## Micro-location description

The address Barckhausstraße 1 in the city of Frankfurt am Main, zip code area 60325, is according to FPRE's micro-location rating an average to good location for residential real estate (3,5 out of 5,0), a very good location for office space (4,5 out of 5,0) and an excellent location for retail space (5,0 out of 5,0).

According to the data-based rating, the site has an average sunlight exposure (3,2 out of 5,0). In addition, according to FPRE's micro-location rating, there is a restricted view into the distance (2,5 out of 5,0). It is on level ground, the incline being between 0,0 and 1,0 degrees.

The local image for residential use is average, it is an average location. The image for office use is very good, it is a location with focus on services. The image for retail use is excellent, it is a representative central location. The immediate neighborhood is characterized by old buildings, most of them were constructed in the period between 1949 and 1978. The immediate surrounding area is rather densely populated, the population density is between 100 and 150 persons per hectare.

Overall, the quality of service is rated as good (4,1 out of 5,0). There are several food retailers and schools within walking distance.







The rating assesses the location in terms of proximity to recreational facilities and local recreation areas as good (4,0 out of 5,0). The next urban green area is about 450 m away, the next forest about 1,5 km. The distance to the nearest body of water, a river, is about 1,3 km.

The connection to the public transport network is excellent (rating: 4,9 out of 5,0). There are several public transport stops within walking distance. The distance to the nearest tram stop is about 725 m, the distance to the nearest bus stop is roughly 200 m. The distance to the nearest train station is around 250 m.

The location offers excellent connections to the road network (rating: 4,1 out of 5,0). The distance to the nearest highway entrance amounts to approximately 1,9 km.

The location is quiet (rating: 3,5 out of 5,0).

### Micro-location rating of offices

Overall rating		4,2
Image of the locality		4,1
Services		4,1
Public transport		4,9
Road network		4,1
Noise pollution (day)		3,5

Note: 1 = worst grade, 5 = best grade

### Information on the micro-location

#### Image of the locality

Number of households*	66
Dominant lifestyle**	Single-person households
Dominant age group*	30 - 49
Share of dominant age group*	44,4%
Share of German citizens*	64,5%

#### Microcentricity

Distance to the closest microlocation center (in m)	200
Number of grocery stores***	3
Distance to the closest grocery store (in m)	300
Distance to the closest university (in m)	1.000
Closest university	Frankfurt am Main HfM

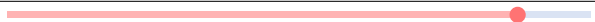




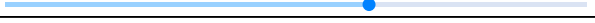
#### Traffic

Number of public transport stops***	15
Distance to the nearest public transport stop (in m)	200
Distance to the nearest ICE station (in m)	1.000
Distance to the closest internat. airport	9.800
Name of the airport	Frankfurt am Main
Distance to the nearest freeway junction (in m)	1.900

\*within 100m; \*\*within 300m; \*\*\*within 500m.

Sources: BKG (2024), EHI (2021), FPPE (1st quarter 2024), GISU (2019), meinprospekt.de (2020), OSM (2021), schulliste.eu (2020), Zensus (2011).

### Micro-location of retail

Overall rating		4,5
Image of the locality		4,7
Services		4,1
Public transport		4,9
Road network		4,1
Noise pollution (dominant day)		3,5

Note: 1 = worst grade, 5 = best grade

### Information on the micro-location

#### Image of the locality

Number of households*	66
Dominant lifestyle**	Single-person households
Dominant age group*	30 - 49
Share of dominant age group*	44,4%
Share of German citizens*	64,5%

#### Microcentricity

Distance to the closest microlocation center (in m)	200
Number of grocery stores***	3
Distance to the closest grocery store (in m)	300
Distance to the closest shopping center	1.100
Closest shopping center	Frankfurt (Main) Hauptbahnhof

Number of schools***	2
Distance to the closest school (in m)	150
Distance to the closest university (in m)	1.000
Closest university	Frankfurt am Main HfM

#### Traffic

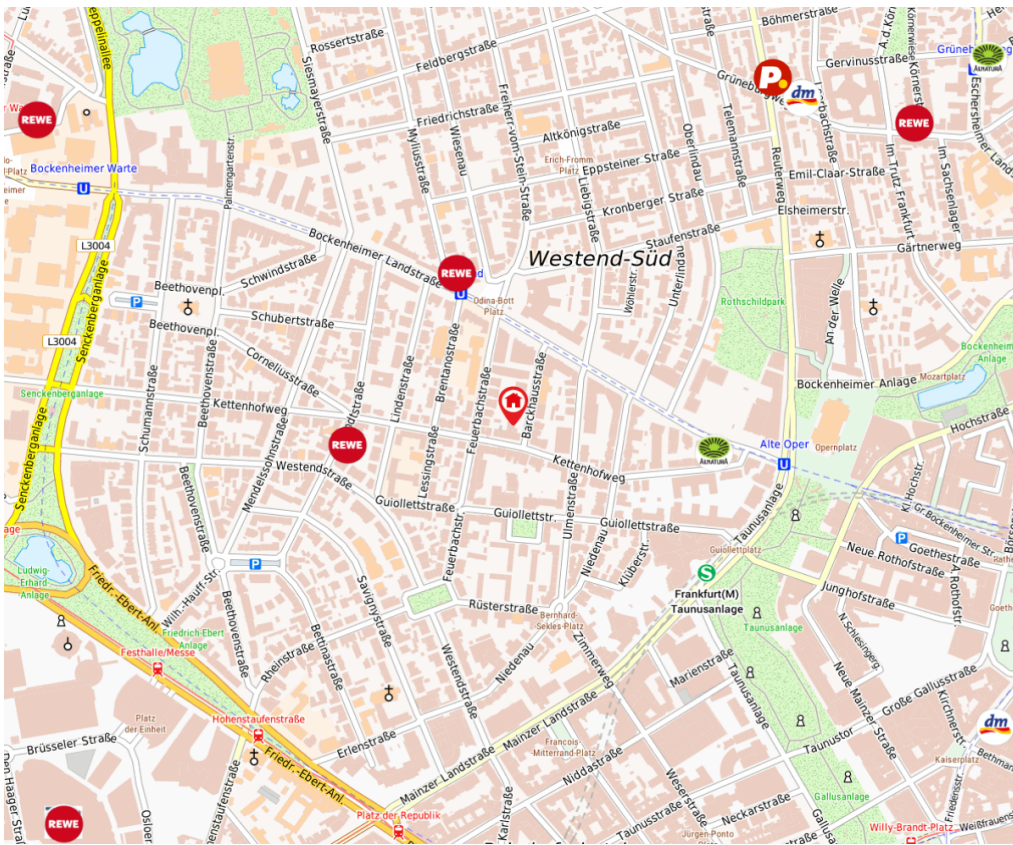
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Distance to the nearest ICE station (in m)	1.000
Distance to the closest internat. airport	9.800
Name of the airport	Frankfurt am Main
Distance to the nearest freeway junction (in m)	1.900



\* within 100m; \*\* within 300m; \*\*\* within 500m.

Sources: BKG (2024), EHI (2021), FPPE (1st quarter 2024), GISU (2019), meinprospekt.de (2020), OSM (2021), schulliste.eu (2020), Zensus (2011).

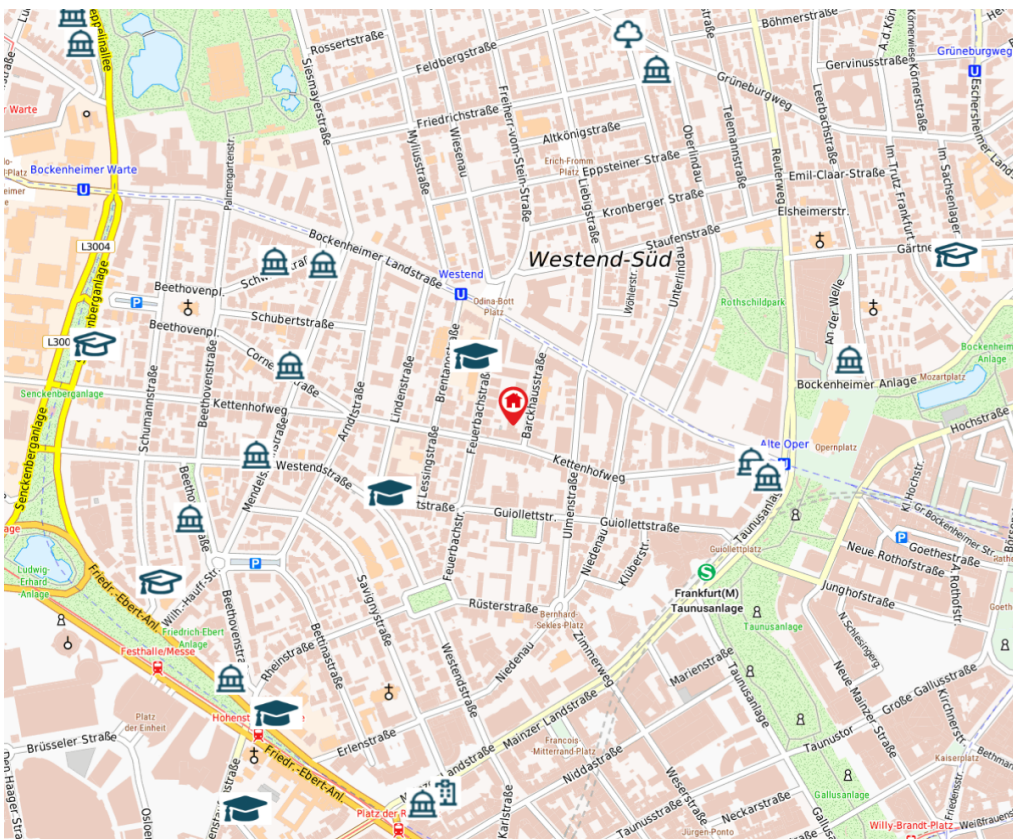











### Grocers and shopping malls



- Legend
-  Shopping mall
  -  Grocer

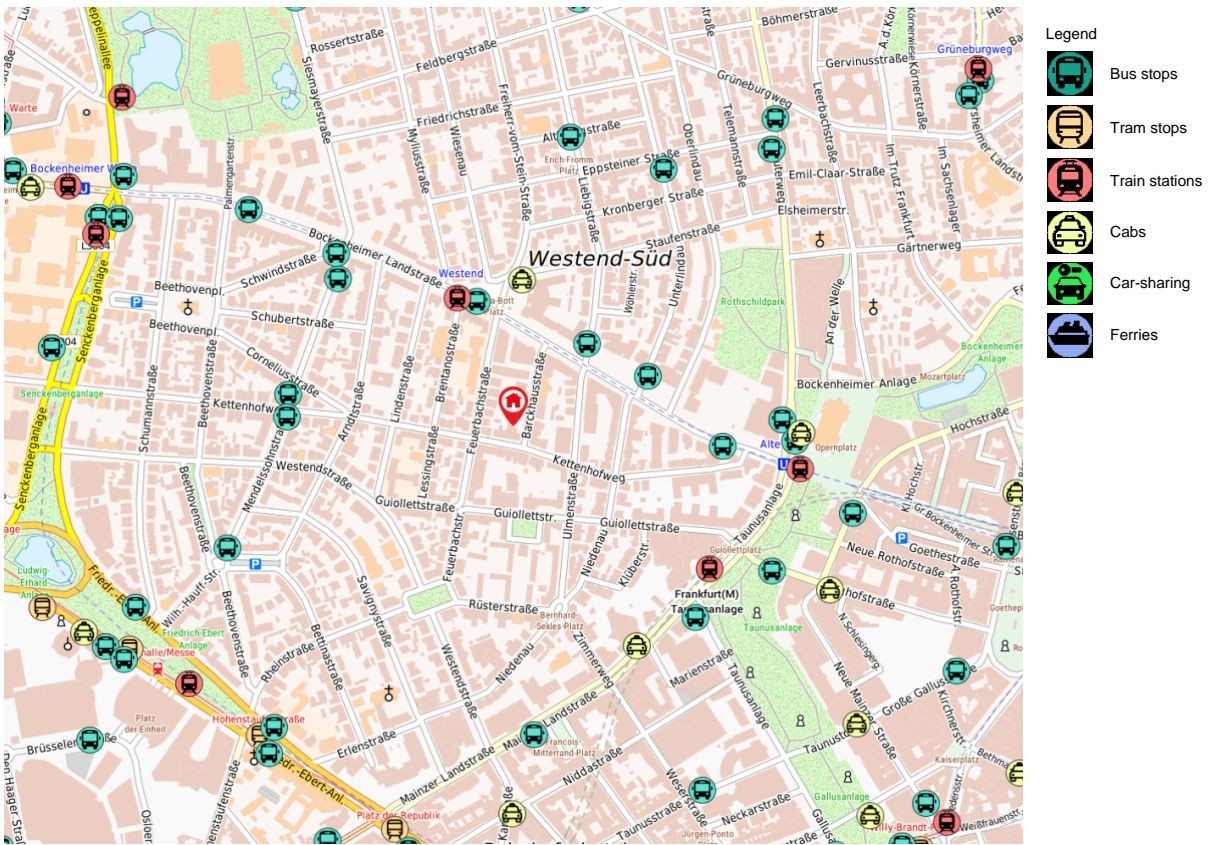
### Points of interest



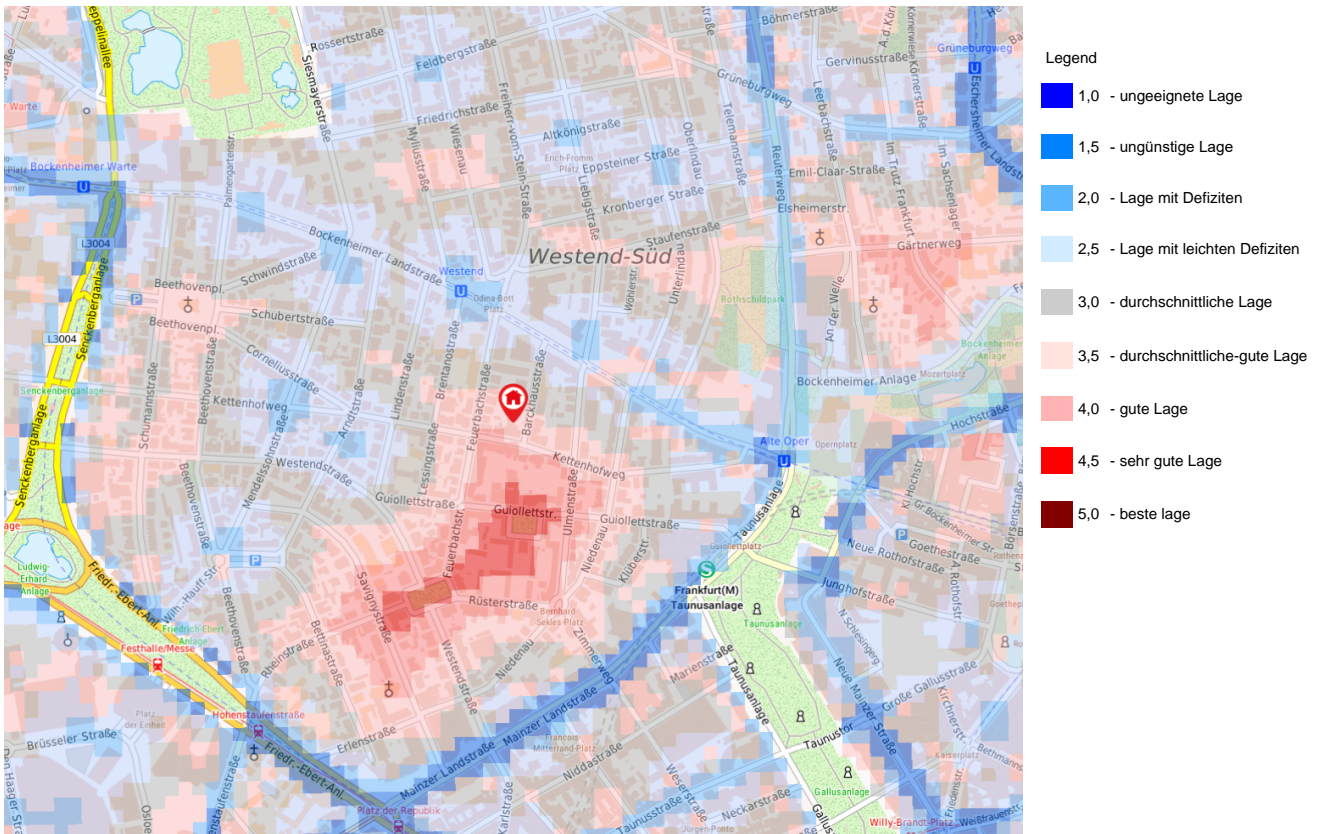
- Legend
-  Adventure pools
  -  Vacation parks
  -  Amusement parks
  -  Gardens
  -  Animal parks
  -  Hospitals, clinics, rehab
  -  Educat. Instit., private
  -  Educat. Instit., public
  -  Embassies, consulates



### Traffic



### Rating noise pollution



Sources: BKG (2024), FPRE (2022), GISU (2019), OSM (2021).

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Fahrländer Partner AG Raumentwicklung (FPRE) is a private consulting and research company with offices in Frankfurt am Main, Zurich and Bern. FPRE is owned by the managing partners and is completely independent. The company is one of the leading digital data and model providers for real estate appraisal and spatial development. With the real estate appraisal and analysis system IMBAS, FPRE maintains one of the largest real estate economic applications for Germany, Switzerland and the Principality of Liechtenstein. FPRE also provides market data, valuation models and benchmarks via standardized interfaces (API), enabling seamless integrations into digital processes. Ratings, benchmarks and automated valuations are thus made available for the analysis and valuation of entire mortgage or investment portfolios in no time.

The location analysis combines macro and micro location data as well as location ratings for every address in Germany in a clearly arranged form. Specific one-pagers are available for each of the usage types residential, office, retail and industrial. These can be displayed in their entirety or conveniently restricted to individual types of use at the touch of a button. The location analysis can be purchased individually from Fahrländer Partner AG Raumentwicklung or licensed on a flat-rate basis.

More information:

<https://en.fahrlaenderpartner.de/tools/imb/standortanalyse/>

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#### Other Locations

Zurich  
Bern

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