Location analysis 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		
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1 Macro location text
District-free city of Frankfurt am Main

Regional embedding

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

Kev data commune

	2015	2020	Δ
Population	732'688	764'104	4.3%
No. of househ. (2016 - 2021)	391'031	406'429	3.9%
Foreign pop. share (District)	28.0%	29.6%	1.6%p.

Purchasing power 2022	ostcode 60325	Commune
Purchasing power per inhabitant	33'560	27'457
Purchasing power per inhabitant (Index)*	135.3	110.7

* purch. power / purch. power in GER.

Location / Transport infrastructure

State capital	Wiesbaden	31 km
Next major centre	Offenbach am Main	5 km
Next medium-sized centre	Neu-Isenburg	6 km

Nearest city	Offenbach am Main	5 km
No. of regional train stations		34
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 764.104 inhabitants (31.12.2021), living in 400.008 households (2021). Thus, the average number of persons per household is 1,91. The yearly average net migration between 2015 and 2020 for Frankfurt am Main is 4.435 persons. In comparison to national numbers, average migration tendencies can be observed in Frankfurt am Main within this time span. According to Fahrländer Partner (FPRE), in 2021 approximately 39,0% of the resident households on municipality level belong to the upper social class (Germany: 33,4%), 30,7% of the households belong to the middle class (Germany: 35,7%) and 30,3% to the lower social class (Germany: 30,9%). The yearly purchasing power per inhabitant in 2022 on the communal level amounts to 27.457 EUR, at the federal state level Hesse to 25.698 EUR and on national level to 24.807 EUR.

On June 30, 2021 there were 603.149 registered employees subject to social insurance contribution with their place of work in Frankfurt am Main. At the same time 319.937 employees subject to social insurance had their place of residence in Frankfurt am Main. Therefore the balance of commuter flow adds up to 282.501, resulting from 389.421 in-commuters and 106.920 out-commuters. Since 2016 the number of registered employees subject to social insurance contribution with their place of work in Frankfurt am Main has increased by 9,3% (Germany: 8,3%). In 2021 the mean amount of unemployed adds up to 28.139 person. This means a change of 15,2% compared to the year of 2016 on the communal level and -3,6% on the national level. At the level «District-free city», 42.969 businesses were counted in 2020, which were distributed among 42.189 companies. Their productivity in 2019 as measured by the gross domestic product (GDP) per employee of 99.116 EUR liebs above the nationwide productivity of 76.188 EUR per employee. Throughout the years 2010 - 2019 the GDP per employee increased by 27,6%, whilst the nationwide GDP per employee changed around 33,7%. As measured by the gross value added (GVA) per employee in 2019 the productivity of the 2nd sector resulted as the highest with 116.590 EUR (Germany: 84.399 EUR). If subdivided by means of the economic sectors (WZ2008) the «Processing industry» with 132.378 EUR per employee (GVA increase 2010 - 2019: -8,9%) shows the highest productivity, followed by «Manufacturing industry» with 116.590 EUR (GVA increase 2010 - 2019: 3,2%) and «Business services industry» with 112.515 EUR per employee (GVA increase 2010 - 2019: 21,4%).

As of 2020, Frankfurt am Main reports a housing stock of 402.210 units, being divided into 31.373 single-family houses and 370.837 apartments in apartment buildings. The single-family house rate therefore corresponds to 7,8% and is, in national comparison (30,1%), significantly below average. A majority of 30,4% include apartments with 3 rooms. Furthermore, apartments with 4 rooms (26,7%) and 2 rooms (16,1%) constitute high shares of the housing stock. Average building activity between the years of 2015 and 2020, compared to housing stock figures, amounts to 0,97% and is therefore higher than in Germany (0,59%). This corresponds to the completion of 22.151 accomodation units.

According to the FPRE hedonic models (data as of 31 March 2022), the price levels for owner-occupied homes (average new buildings) in Frankfurt am Main (PLZ: 60325) are at 13.459 EUR/m² for single family houses and at 13.825 EUR/m² for apartments. The net market rental price of an apartment in an average location meanwhile is, according to FPRE.s hedonic models, 21,0 EUR/m²month for new constructions and 16,9 EUR/m²month for old constructions. According to the FPRE evaluation via hedonic modelling (data as of 31 March 2022), the rent level for a typical office space (new construction) in Frankfurt am Main (PLZ: 60325) is at 28,8 EUR/m²month. The rent level for a typical retail space is at 46,4 EUR/m²month. 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.

Macro-location Residential
District-free city of Frankfurt am Main

Household structure

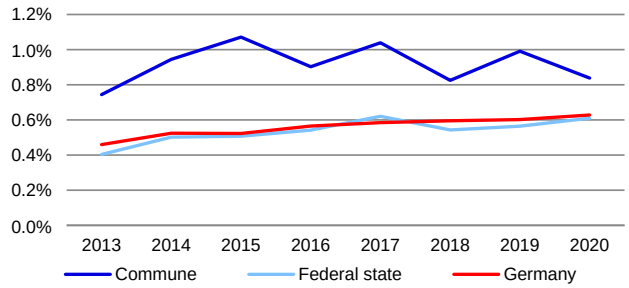
Segmentation of demand 2021	Commune	Germany	Δ (in %p.)
1 Rural-traditional	7.2%	9.4%	-2.2
2 Modern worker	6.1%	9.2%	-3.1
3 Transitional-alternative	17.1%	12.3%	4.8
4 Traditional middle class	7.2%	11.1%	-3.8
5 Liberal middle class	6.1%	10.7%	-4.6
6 Established-alternative	17.3%	13.9%	3.4
7 Upper middle class	9.2%	10.3%	-1.1
8 Professional elite	7.8%	10.1%	-2.3
9 Urban elite	22.0%	13.0%	8.9

Stages in life 2021	Commune	Germany	Δ (in %p.)
Young single	13.5%	8.1%	5.4
Middle-aged single	14.9%	9.7%	5.3
Older single	19.6%	19.3%	0.3
Young couple	3.4%	4.3%	-1.0
Middle-aged couple	3.9%	5.0%	-1.1
Older couple	14.1%	18.2%	-4.1
Family with children	18.9%	25.1%	-6.2
Single-parent family	6.8%	7.8%	-1.0
Co-tenants	4.9%	2.5%	2.4

Housing market Commune

	2015	2020	Δ
Housing stock	380'510	402'210	5.7%
of which single family houses	30'781	31'373	1.9%
Single family house quota	8.1%	7.8%	-0.3%p.
Housing units 1 room	28'786	32'126	11.6%
Housing units 2 rooms	60'446	65'466	8.3%
Housing units 3 rooms	116'280	122'161	5.1%
Housing units 4 rooms	102'587	106'939	4.2%
Housing units 5+ rooms	72'411	75'518	4.3%
Vacancy rate (District, 2018)		< 1%	
Medium building activity (2015 - 2020)		1.0%	

New housing units as % of total housing stock

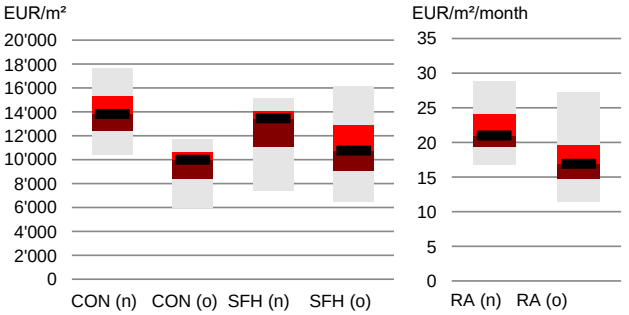


Market values, market rents, price levels

Frankfurt am Main (PLZ: 60325)	EUR/m²
CON new (average standard), 4 rooms	13'825
CON old (average standard), 4 rooms	9'645
Detached SFH new (average standard)	13'459
Detached SFH old (average standard)	10'763
	EUR/m²/month
RA new (average standard), 4 rooms	21.0
RA old (average standard), 4 rooms	16.9
Discounting factor for rental apartments (net terms)	2.5%
Gross multiplier	36.6
Affordability of market prices (2021)*	21.9
Affordability of market rents (2021)**	32.0%

* Ø price / purchasing power per household and year. ** Ø rent / purch. power per household.

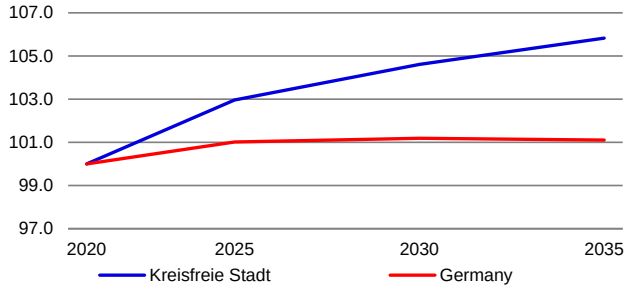
Market values/rents in CHF/m²(a): new (n) / old (o) construction, Offer da



Perspectives

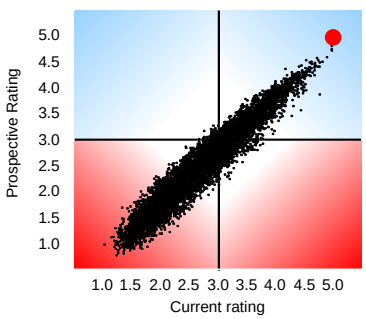
Perspectives 2035: Kreisfreie Stadt	2020 - 2035	p.a.
Population growth	57'300	3'820
Evolution number of households	24'400	1'627
Additional demand: rental apartments	18'388	1226
Additional demand: private properties	6'012	401

Evolution of households (index year 2020=100)



Macro-location rating of rented apartments

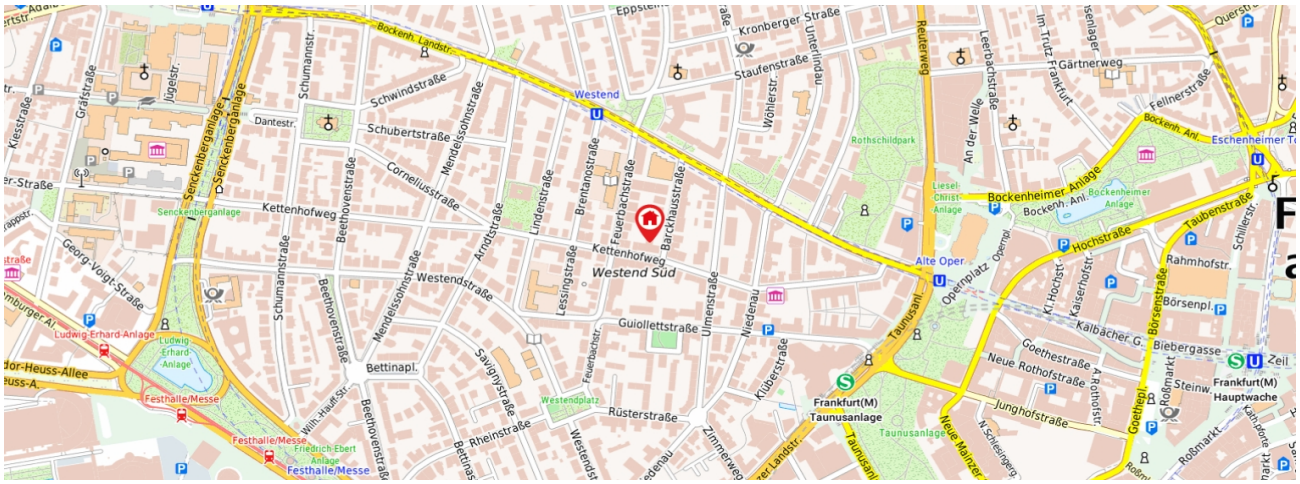
District-free city	current	prospective
Market size	5.0	4.5
Population / Household development	4.5	4.5
Social layers	4.5	4.5
Purchasing power	4.0	4.0
Location / accessibililty	5.0	5.0
Overall housing rating	5.00	4.95
Evaluation	Excellent location with an unvarying potential for improvement	



Sources: Federal Agency for Cartography and Geodesy, BBSR, GfK, real estate portals, Statistical Offices of the State and Federal States, Fahrländer Partner. (Data as of 31 March 2022).

3 Micro-location text
Barckhausstraße 1, 60325 Frankfurt am Main

Location of the property



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

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 good location for office space (4,0 out of 5,0) and a very good location for retail space (4,5 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 (3,8 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 good connections to the road network (rating: 4,0 out of 5,0). The distance to the nearest highway entrance amounts to approximately 1,9 km.

The location is quiet (rating: 3,6 out of 5,0).

4 Micro-location Residential
Barckhausstraße 1, 60325 Frankfurt am Main

Micro-location rating of rented apartments

Micro-location	3.5 - average-good location
Sun	With morning sun
View	Restricted view into distance
Image of the locality	Average situation
Services	Walking distance
Recreation	Walking distance
Public transport	Excellent connections
Road network	Good connections
Noise pollution (dominant night)	Quiet

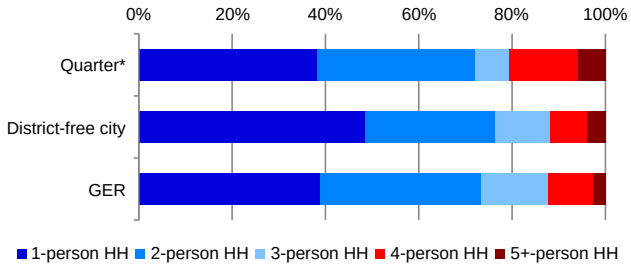
Information on the micro-location

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%

Median living space (in m2)**	70 - 79
Dominant type of building**	Multi-family house: 7-12 apartments
Share of dominant type of building**	34.4%
Dominant building period**	1949 - 1978
Share of dominant building period**	45.5%

Household structure



Recreation

Distance to the closest sports and recreation facility (in m)	1'500
Distance to the closest green area (in m)	2'900
Distance to the closest forest (in m)	1'500
Distance to the closest water body (in m)	1'300
Type of the closest water body	River

Microcentricity

Distance to the closest microlocation center (in m)	200
Number of grocery stores***	2
Distance to the closest grocery store (in m)	300
Distance to the closest shopping center	1'100
Name of the 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
Name of the closest university	Frankfurt am Main HfM

Traffic

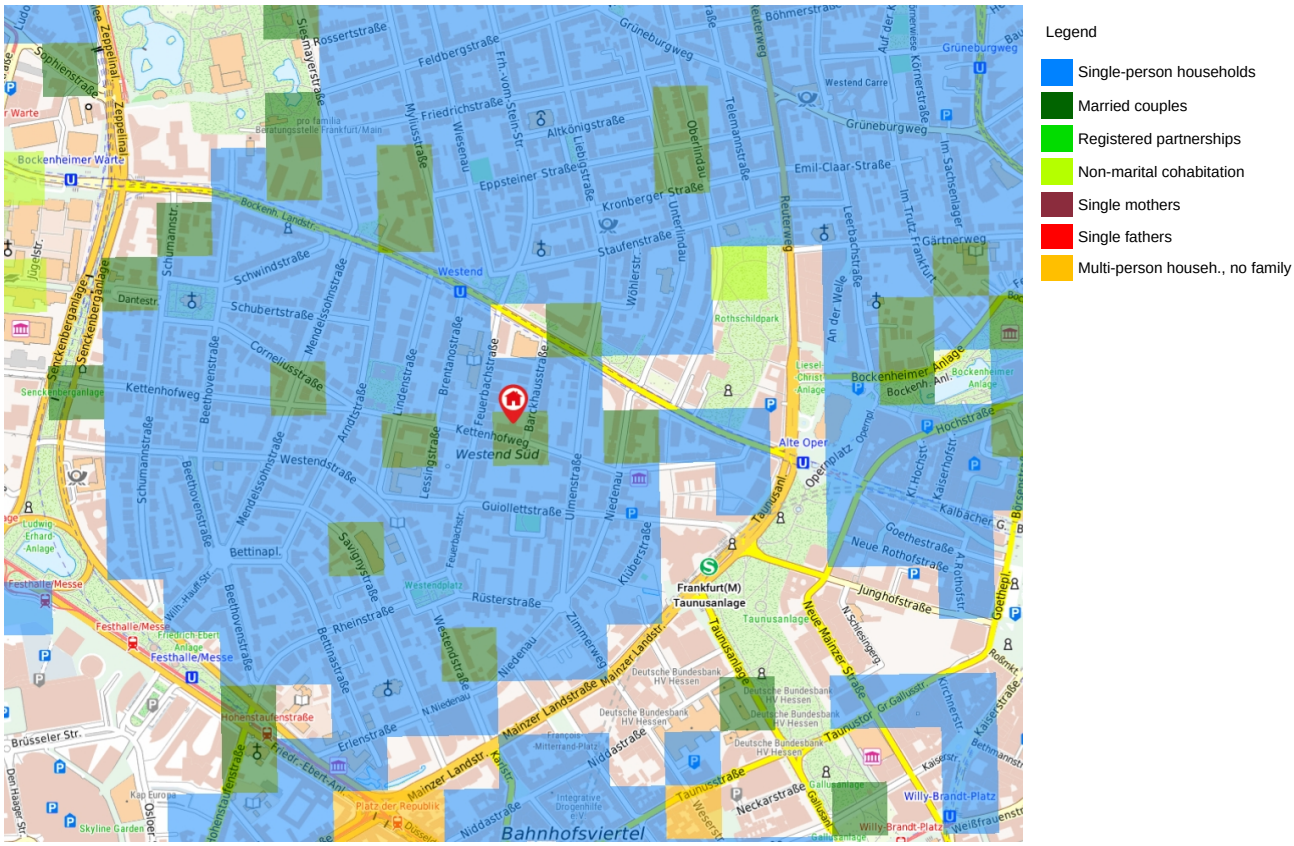
Number of public transport stops***	27
Distance to the nearest public transport stop (in m)	200
Distance to the nearest ICE station (in m)	1'000
Distance to the closest internat. airport	9'800
Name of the airport	Frankfurt am Main
Distance to the nearest freeway junction (in m)	1'900

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

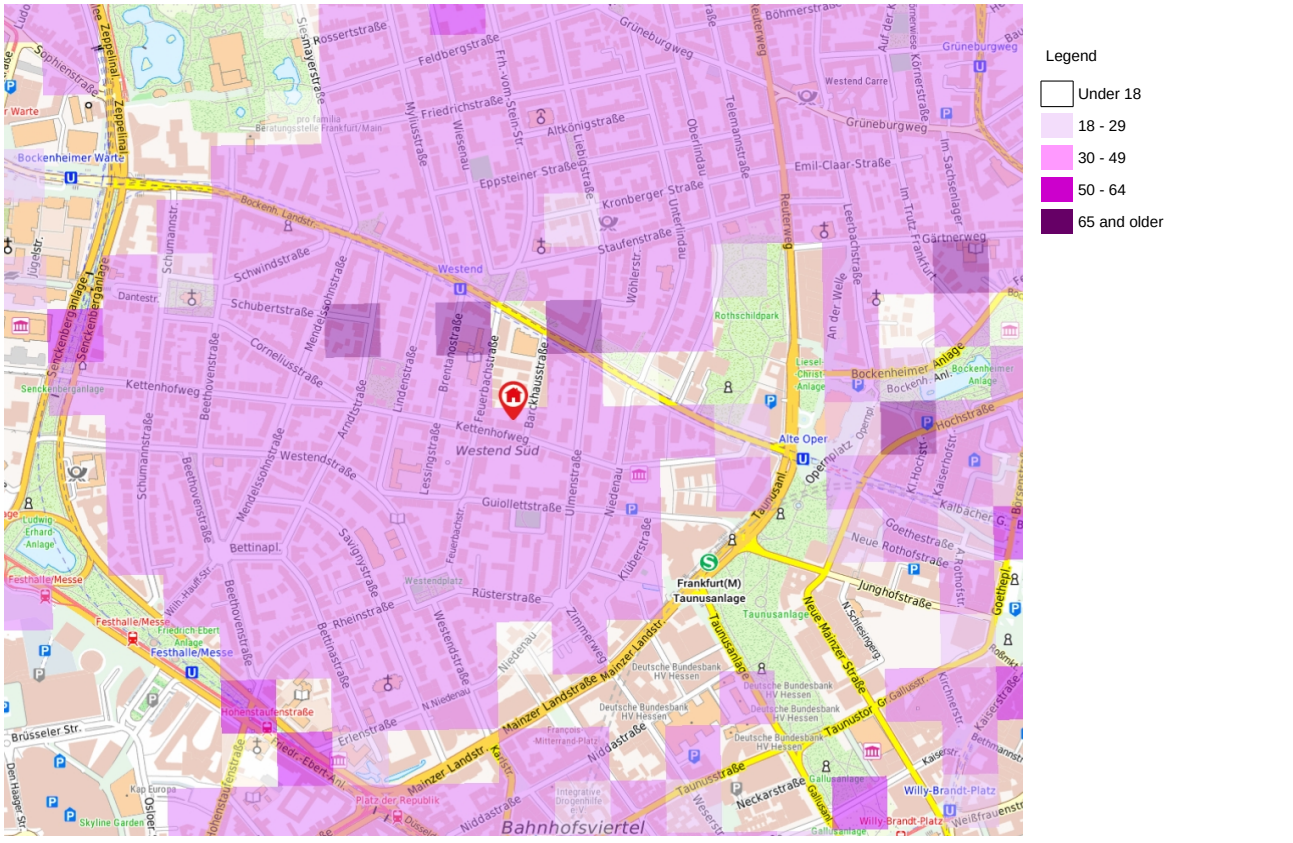
Sources: BBSR, Federal Employment Agency, CLC, GISU, MeinProspekt, OSM, Schulliste.EU, German Federal and Länder Statistical Offices, Census 2011, FPRE (data as of: 2nd quarter 2022).

Micro-location: maps image
Barckhausstraße 1, 60325 Frankfurt am Main

Dominant lifestyle



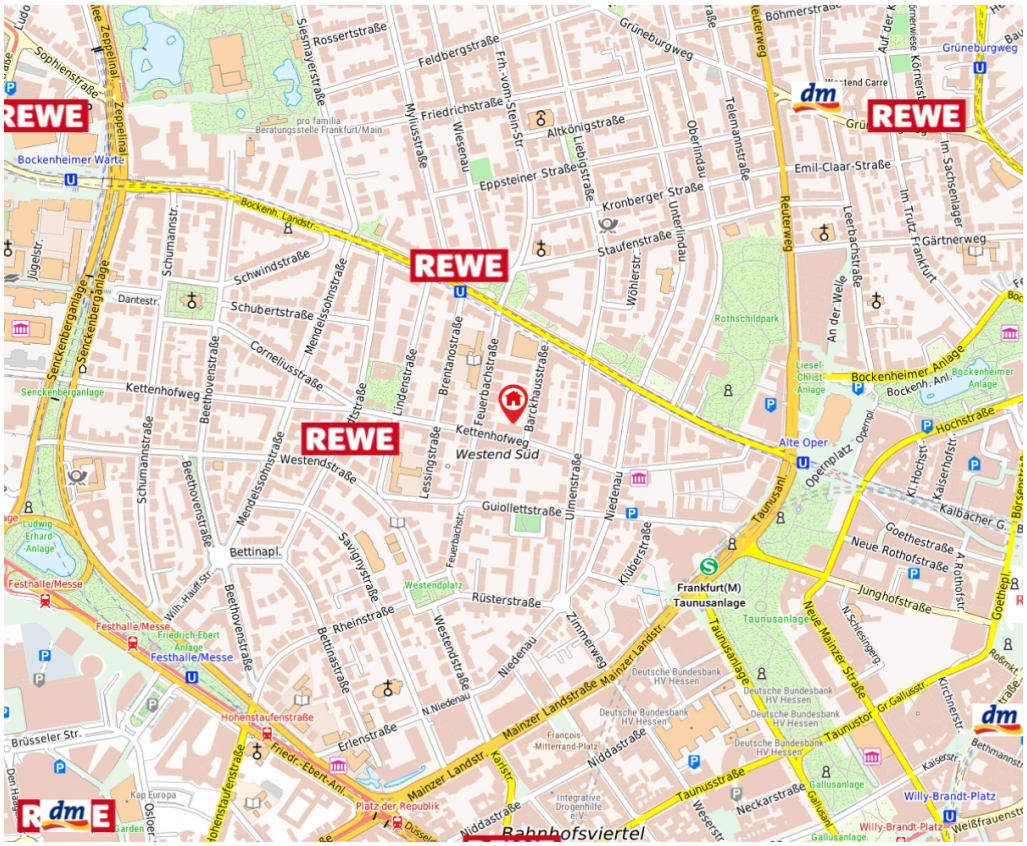
Dominant age group



Sources: Federal Agency for Cartography and Geodesy (2018), FPRE (2022), OSM (2021).

Micro-location: maps microcentricity
Barckhausstraße 1, 60325 Frankfurt am Main

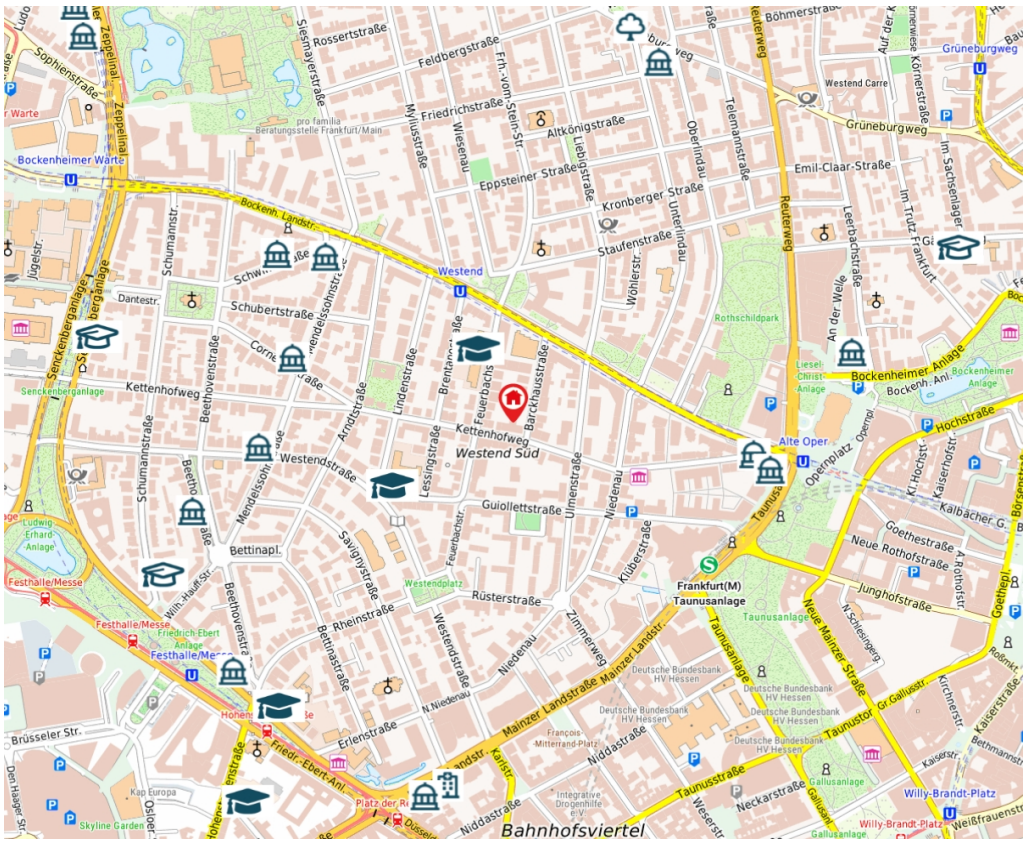
Grocers and shopping malls



Legend

- Shopping mall
- Logo — Grocer

Points of interest



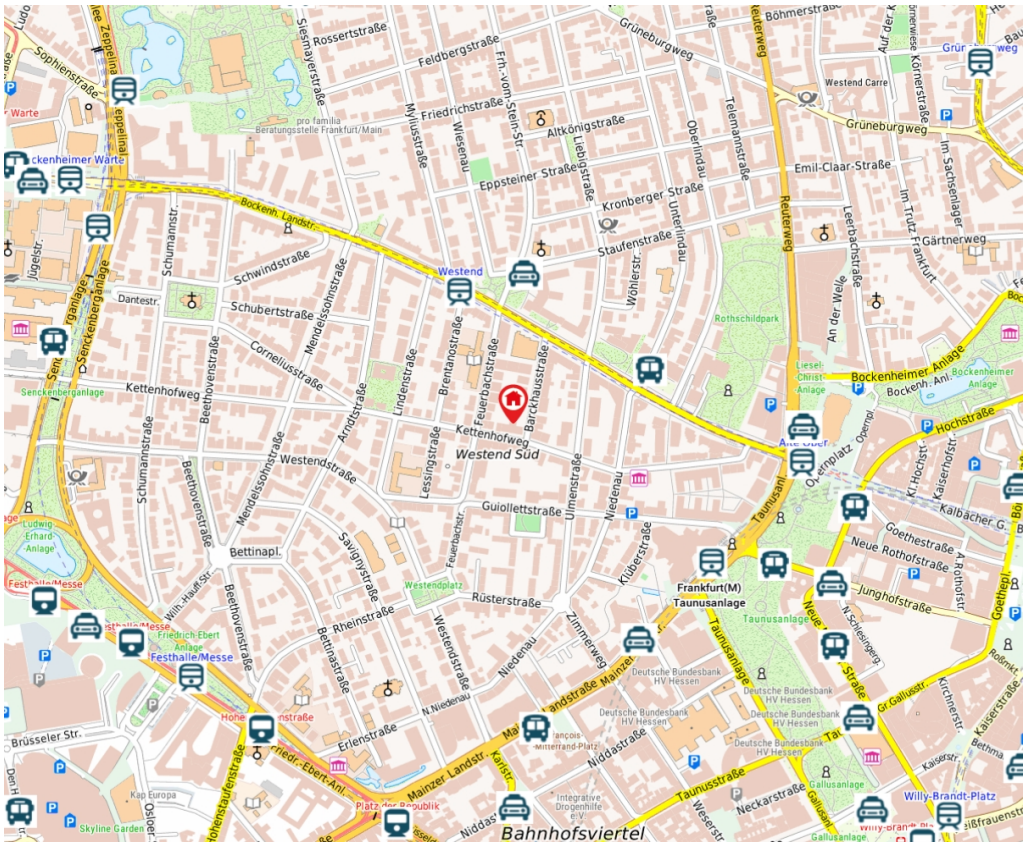
Legend

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

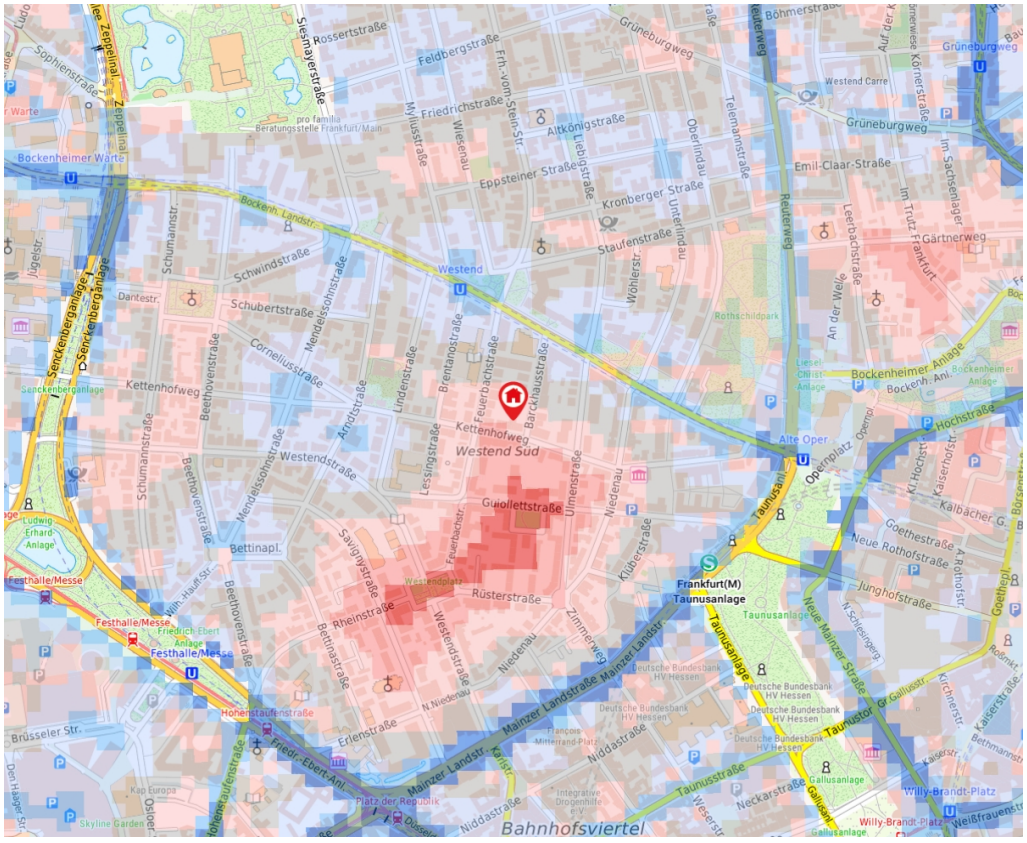
Sources: Federal Agency for Cartography and Geodesy (2018), EHI (2021), FPRE (2022), OSM (2021).

Micro-location: maps traffic and noise pollution
Barckhausstraße 1, 60325 Frankfurt am Main

Traffic



Rating noise pollution



Sources: Federal Agency for Cartography and Geodesy (2018), FPRE (2022), OSM (2021).

8 Location analysis Impressum

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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/imbas/standortanalyse/

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