

# Available

## Property Highlights

- Opportunity to acquire space attached to a highly trafficked retail corridor with excellent roadway access and visibility (+90,000 VPD)
- Superregional trade area and transportation infrastructure provide opportunity to reach an extremely dense population within the Northeast Philadelphia corridor, home to over one third of the city's population.

## Property Description

Situated favorably along a highly-trafficked north-south thoroughfare in Rte 1 / Roosevelt Blvd (+90,000 VPD), the space enjoys a strategic proximity in an extremely dense, urban in-fill submarket in Northeast Philadelphia, home to one third of the city's residents (500,000+). The available space offers excellent roadway visibility and access to the highly trafficked Rte 1 in a robust retail corridor home to a diverse and significant lineup of national retailers.

## 7101 Roosevelt Blvd

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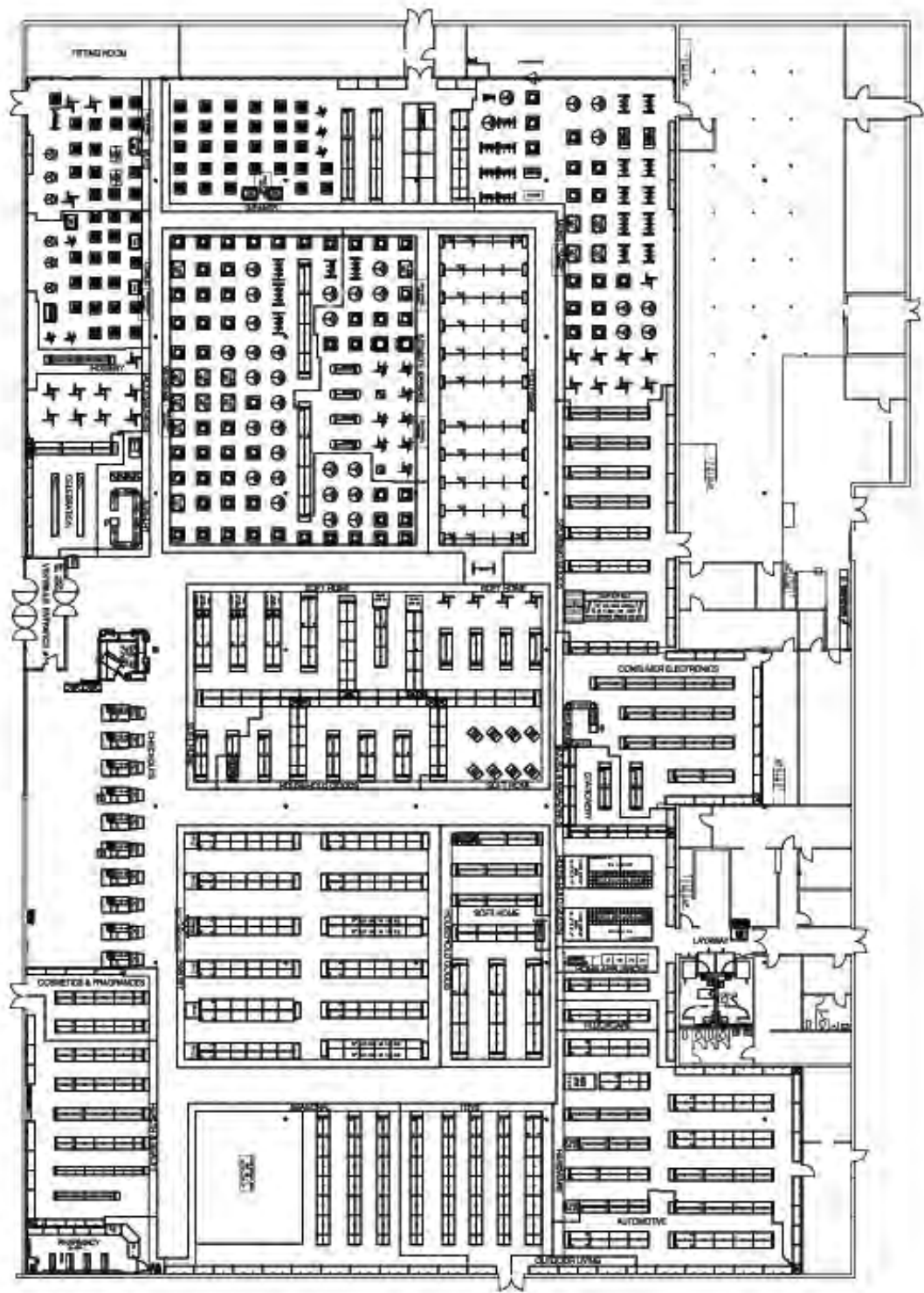


### Property Data

Available Space:	70,110 SF
Lot Size:	6.0 Acres
Zoning:	CA-1; Auto Oriented Commercial 1

Area Profile	1 Mile	3 Mile	5 Mile	10 Mile
Total Population	60,699	319,468	647,014	1,943,830
Total # Households	21,018	114,221	232,530	753,629
Average HH Income	\$59,650	\$58,583	\$62,833	\$78,824





Floor Plan



