# 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

VIRCENTSI

7101 Roosevelt Blvd Philadelphia, PA 19149

# Colin Behr

ST VINCENT ST

215.399.1819 colin.behr@am.jll.com PA #RS318490





### **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



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019 Jones Lang LaSalle IP, Inc. All rights reserved.



### Floor Plan

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019 Jones Lang LaSalle IP, Inc. All rights reserved.



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019 Jones Lang LaSalle IP, Inc. All rights reserved.