

Colliers

70,110-SQUARE-FOOT RETAIL OPPORTUNITY

FOR LEASE

**7101 ROOSEVELT BLVD.
PHILADELPHIA, PA 19149**



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AT A GLANCE: 7101 ROOSEVELT BLVD.

With prime retail frontage along one of Philadelphia's busiest commercial corridors, this property delivers exceptional visibility, high daily traffic counts, and benefits from immediate access to Route 1, I-95, major cross streets, and nearby middle and high schools. An easy stop for students and families from across the city, Bucks County, and even South Jersey, national retailers, grocery anchors, and numerous dining options surround the property, drawing a steady stream of consumers throughout the day.

Looking for high foot traffic, drive-time accessibility, and excellent demographics? 7101 Roosevelt Blvd. has got you covered.

Nearby Traffic Counts:

- Roosevelt Boulevard: **33,000**
- Route 73: **22,689**

PROPERTY FEATURES

Address	7101 Roosevelt Boulevard, Philadelphia, PA 19149
Building Size	70,110 SF
Lot Size	5.50 acres
Zoning	CA -1 (Commercial Auto-Oriented)
Tax Parcel #	882074000
Year Built	1980
Co-Tenants*	Macy's, LA Fitness, Sprouts Farmer's Market

* Co-tenants are the primary anchors in the adjoining 472,000-square-foot Reesevelt Mall, directly accross from Roosevelt Blvd.

Northeast Community Propel Academy
7 minutes | 1.3 miles

Lincoln High School
7 minutes | 1.3 miles

33,000 ADT

22,689 ADT

Saint Matthew School

Mayfair Elementary School

The Heart of Northeast Philadelphia.

Fronting Roosevelt Boulevard is Route 1: a corridor that includes multiple SEPTA routes for the utmost ease of accessibility for employees and visitors alike.

This property sits within a 2,000,000-square-foot retail cluster anchored by Roosevelt Mall, drawing in ±306,000 residents across 112,000 households within a 3-mile radius.

Recent adaptive-reuse successes underscore a trend toward re-tenanting legacy boxes with grocers, fitness, medical, and junior anchors.



3-Mile Radius Demographics



Population
321,875



Avg. HH. Income
\$80,509



of Businesses
6,247

VISIBILITY. ACCESS. OPPORTUNITY.

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Experience all that 7101 Roosevelt Blvd. has to offer.

CONTACT OUR TEAM

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