

Roosevelt Plaza

ROOSEVELT BOULEVARD (ROUTE 1) & HARBISON AVENUE
PHILADELPHIA, PA

126,027 SF NEIGHBORHOOD CENTER



TRAFFIC-LIT INTERSECTION U. S. ROUTE 1

HIGHLIGHTS

- Prime traffic-lit intersection on major 12-lane thoroughfare
- Spaces available from 1,174 SF to 7,500 SF
- Join **Healthcare/Medical** tenants: DaVita, NovaCare, Quest Diagnostics Children's Dental Health, Temple Physicians, and iSmile Dentist
- Combined traffic counts of approximately 60,000 vehicles per day
- SEPTA Bus Routes 1, 14, 20 & 26 stop at site
- Easy access from traffic-lit intersections at Roosevelt Boulevard (12-Lane) & Harbison Avenue (6-Lane)

NEIGHBORING TRAFFIC GENERATORS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	70,577	336,020	687,060
AVERAGE INCOME	\$58,819	\$62,429	\$66,046
DAYTIME EMPLOYEES	7,362	67,799	165,149

*Source: Regis Online

SRD Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BOULEVARD | SUITE 202 | BALA CYNWYD, PA 19004 | 610-834-0400 | SRDRE.COM



RICHARD L. SOLOFF

EXCLUSIVE LEASING AGENT
RICHARD@SRDRE.COM
610-834-0400

TENANTS & AVAILABILITY

Unit	Tenants/Available SF	Unit	Tenants/Available SF
1	Children's Dental Health	20	2,013± SF
1A/B	Your Child's World Learning Center Inc.	21	4,250 SF
2	NovaCare	22	El Encanto Furniture
3/4	7,500 SF	23	Philadelphia Pain Management
5	Dollar Genral	24	Adriana's Boutique
6	Rent-A-Center	25	1,988 ± SF
7/8	DaVita	26A	Shoe Bargain Warehouse (coming soon)
9	3,000± SF	26	T Mobile
10	Wine & Spirits		
11	iSmile Dentist		
12	Eagle Nail Salon		
13A	2,215± SF		
13B	Temple Physicians		
14A	1,200± SF		
14C	1,370 SF		
15A	Your Child's World Learning Center Inc.		
15	1,174± SF		
16	1,876 ± SF		
17	State Farm		
18A	Papa John's Pizza		
18B	Triangle Cash Checking		
18C	Spanish Island		
19	Sylvan Learning Center		





