

10500 ROOSEVELT BLVD

PHILADELPHIA, PA

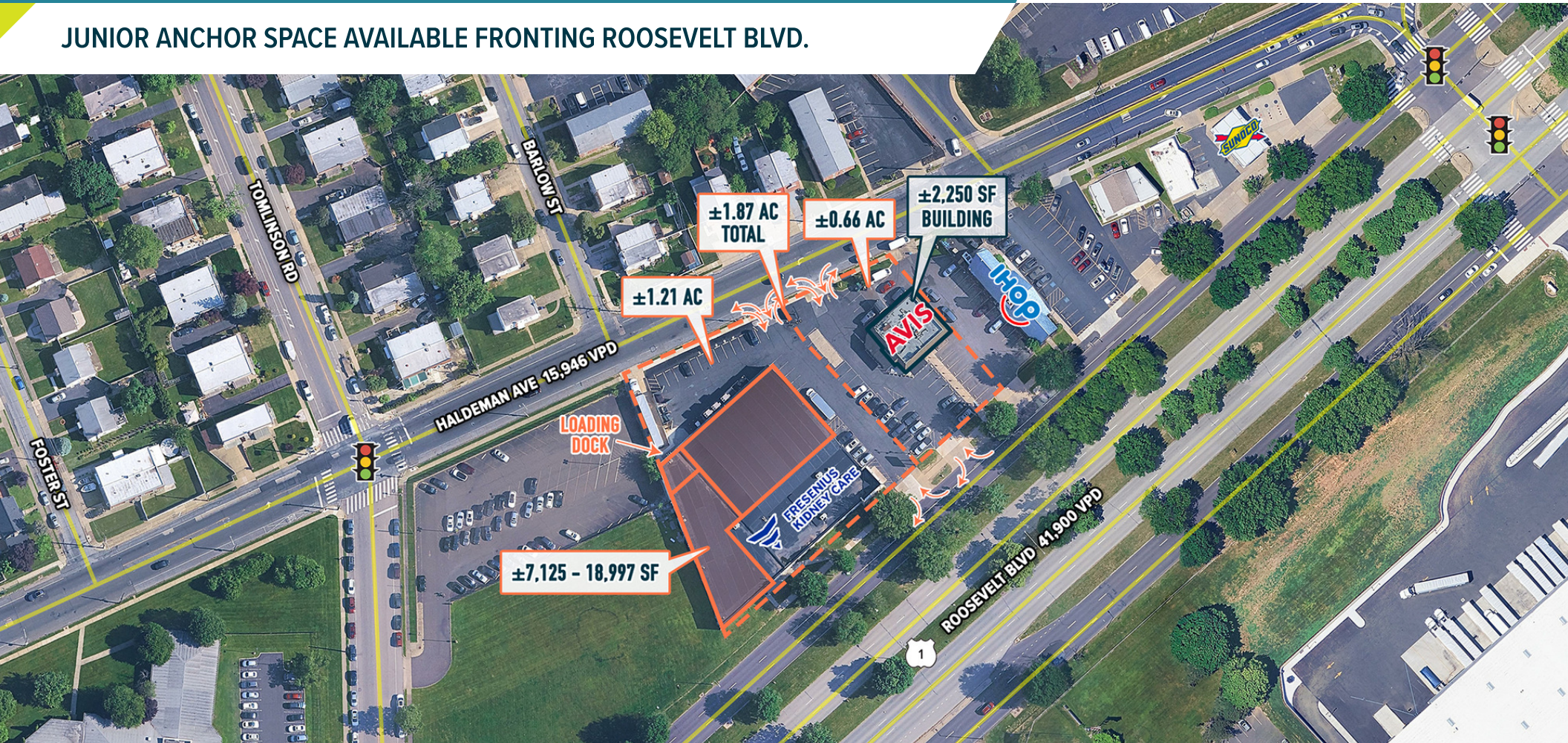
±7,125 - 18,997 SF RETAIL PROPERTY FOR LEASE

PHILADELPHIA MSA

**RETAIL / FLEX
OPPORTUNITY**

ZONING: CMX-1

JUNIOR ANCHOR SPACE AVAILABLE FRONTING ROOSEVELT BLVD.



get in touch.

BRENDAN MULLIGAN

Office 610.260.2688

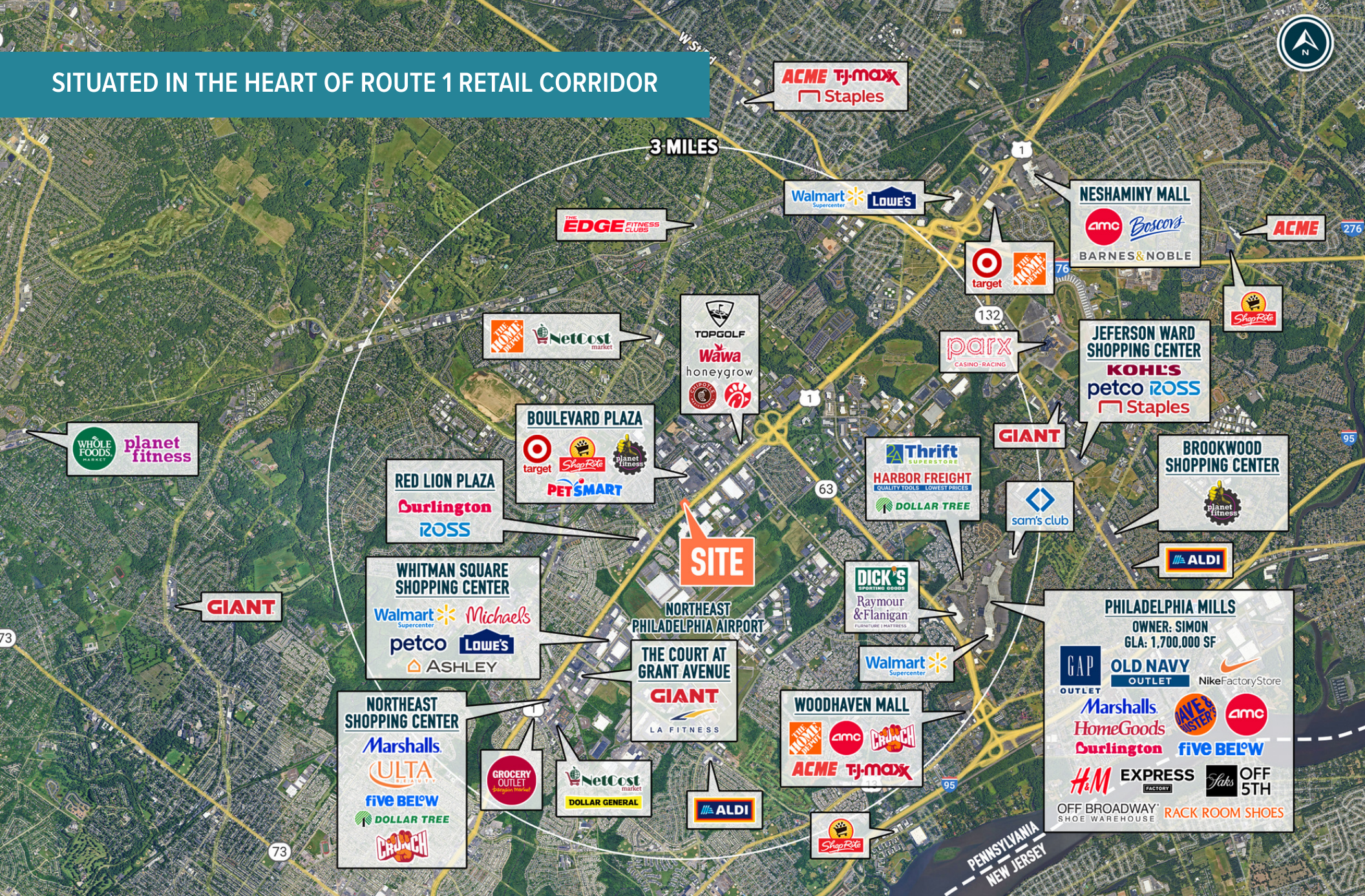
Direct 267.519.7582

bmulligan@metrocommercial.com



metrocommercial.com | Plymouth Meeting, PA | Mount Laurel, NJ | Miami, FL | Philadelphia, PA

SITUATED IN THE HEART OF ROUTE 1 RETAIL CORRIDOR



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EASY ACCESS AND HIGHLY VISIBLE

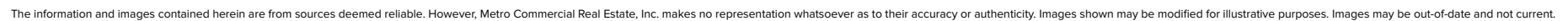


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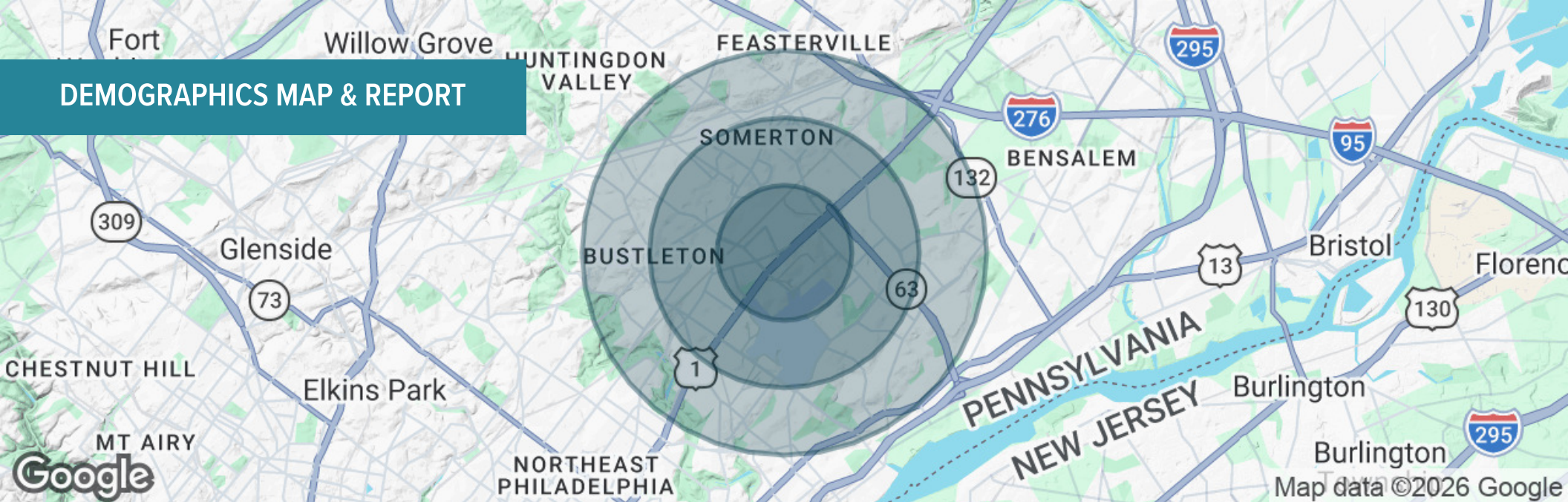
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,485	66,629	158,433
Average Age	44.6	43.8	42.5
Average Age (Male)	44.7	41.3	40.9
Average Age (Female)	43.2	45.3	43.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,443	26,832	62,785
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$94,742	\$96,445	\$98,505
Average House Value	\$320,332	\$308,044	\$319,861

2023 American Community Survey (ACS)

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