

INVESTMENT OPPORTUNITY

8230 Frankford Avenue

HOLMESBURG PLAZA

Philadelphia, PA 19136

ASKING PRICE

\$1,800,000

TOTAL GLA

10,000 SF

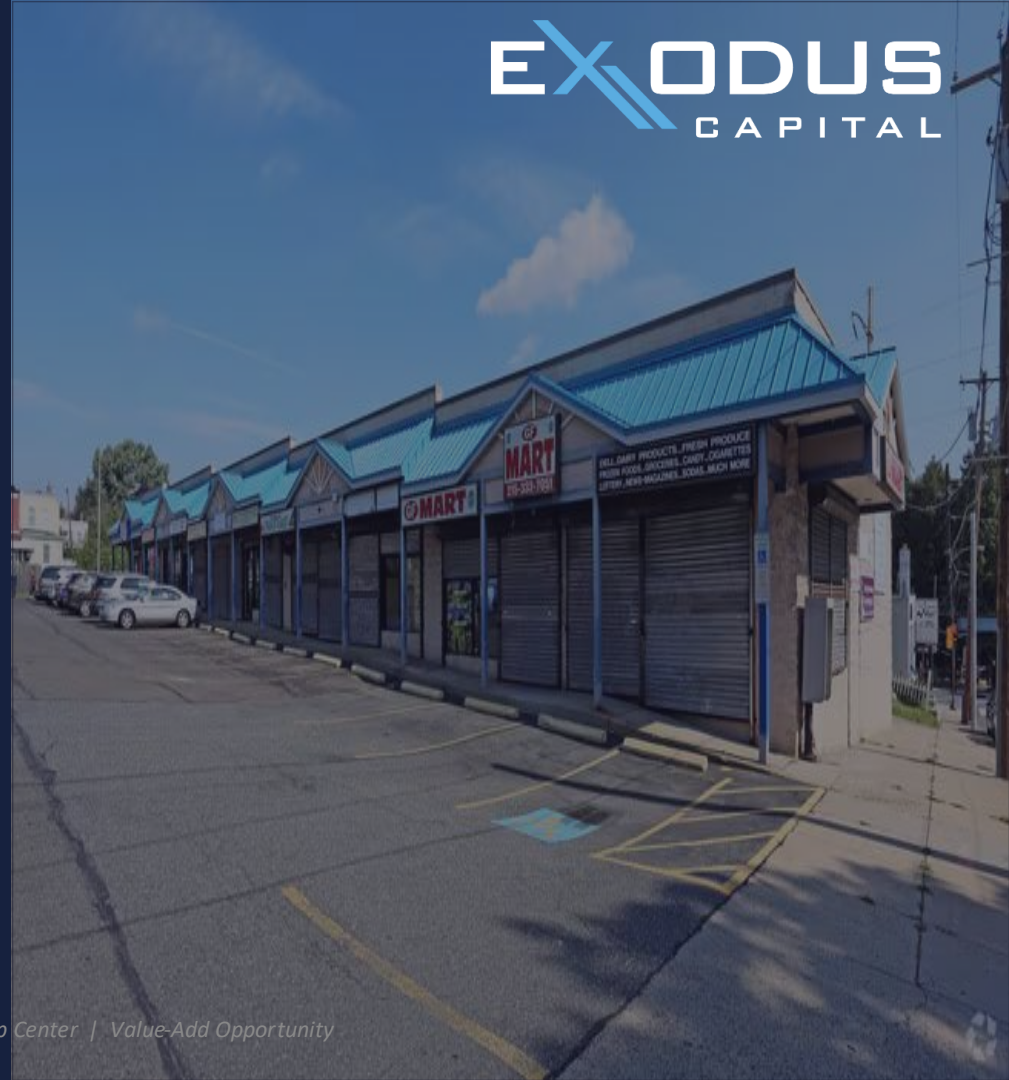
AS-IS CAP RATE

5.62%

STABILIZED CAP RATE

8.64%

EXODUS
CAPITAL



Multi-Tenant Retail Strip Center | Value-Add Opportunity

PROPERTY OVERVIEW

8230 Frankford Avenue | Holmesburg Plaza



INVESTMENT HIGHLIGHTS

- Anchor-credit tenant: US Postal Service provides stable base income
- Value-add upside: 3 vacant 1,000 SF units ready for lease-up
- Diverse tenant mix: government, health care, retail, church & shipping

Property Type:	Multi-Tenant Retail Strip Center
Total GLA:	10,000 SF (10 Units)
Address:	8230 Frankford Ave, Philadelphia PA 19136
Occupied Units:	6 of 9 Units (67%)
Occupied SF:	7,000 SF (78% of GLA)
Anchor Tenant:	US Postal Service (2,000 SF)
Parking:	Surface Lot

- NNN-style leases with RET, CAM & insurance reimbursements
- Frankford Ave corridor — high-traffic Philadelphia retail strip

FINANCIAL SNAPSHOT

June 2026 | Asking Price: \$1,800,000

AS-IS (3 VACANCIES)

Gross Base Rent	\$145,490
Total Reimbursements	\$39,199
Effective Gross Revenue	\$184,689
Total Expenses	(\$83,622)

Net Operating Income **\$101,067**

Cap Rate @ \$1.8M **5.62%**

Price Per SF \$200 / SF

STABILIZED (FULLY LEASED)

Gross Base Rent	\$203,090
Total Reimbursements	\$54,713
Effective Gross Revenue	\$257,803
Total Expenses	(\$102,250)

Net Operating Income **\$155,553**

Cap Rate @ \$1.8M **8.64%**

Price Per SF \$200 / SF

**+\$54K
NOI**

RENT ROLL

June 2026 | 9 Units | 10,000 SF GLA

UNIT	TENANT	SF	USE	LEASE END	MO. RENT	ANN. RENT	\$/PSF/YR
ST01+02	US Postal Service	2,000	Post Office	2/7/2027	\$3,724.92	\$44,699	\$22.35
ST03	Liberty Home Care	1,000	Health Care	2/28/2027	\$1,350.00	\$16,200	\$16.20
ST04	VACANT	1,000	—	—	—	—	—
ST05	VACANT	1,000	—	—	—	—	—
ST06	VACANT	1,000	—	—	—	—	—
ST07	Victor Melo (Church)	1,000	Church	12/31/2027	\$1,339.00	\$16,068	\$16.07
ST08	Machado/Silva Shipping	1,000	Shipping	3/31/2027	\$1,732.40	\$20,789	\$20.79
ST09	Super Convenience Mart	2,000	Conv. Store	6/30/2036	\$3,977.87	\$47,734	\$23.87
TOTALS		10,000 SF			\$12,124.19/mo	\$145,490/yr	

VALUE-ADD OPPORTUNITY

+\$57,600

Additional Gross
Income/Year

3 vacancies leased @ target

+\$54,000

NOI Uplift
Per Year

After expenses & reserves

8.64%

Stabilized
Cap Rate

At \$1,800,000 asking price

VACANT UNITS — RECOMMENDED TARGET RENTS

UNIT	SF	MONTHLY RENT	PSF/YR	BEST-SUITED USE
ST04	1,000 SF	\$1,400 min / \$1,650 target	\$16.80 – \$19.80 PSF	Salon, Barber, Tax Office, Health Clinic
ST05	1,000 SF	\$1,400 min / \$1,600 target	\$16.80 – \$19.20 PSF	Retail, Small Office, Insurance, Shipping
ST06	1,000 SF	\$1,400 min / \$1,600 target	\$16.80 – \$19.20 PSF	Deli, Convenience, Cell Repair, Retail

FOR MORE INFORMATION

8230 Frankford Avenue

Holmesburg Plaza | Philadelphia, PA 19136

Asking Price

\$1,800,000

Stabilized Cap Rate

8.64%

As-Is Cap Rate

5.62%

Stabilized NOI

\$155,553

Offered By | Exodus Capital CRE

Brian Brockman – Broker
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