

# Shelly Plaza

8914 Frankford Ave | Philadelphia, PA



# HIGHLIGHTS

· **Shelly Plaza** sits in the heart of a dense Northeast Philadelphia retail corridor with more than 250,000 residents within three miles. This infill location delivers consistent daily traffic and built-in consumer demand.

· Located at the **intersection of Frankford Avenue and Academy Road**, the center benefits from over 50,000 vehicles per day. The hard corner positioning ensures maximum visibility, easy access, and strong signage exposure for tenants.

· Join Established **Retail Tenancy**



## CURRENT AVAILABILITY

## SQUARE FOOTAGE

## FRONTAGE

## TYPE OF SPACE

SUITE 2

13,500

100' 5"

MINI ANCHOR

SUITE 3

6,900

86' 3"

IN LINE

SUITE 5

1,562

19' 5"

END CAP

SUITE 7

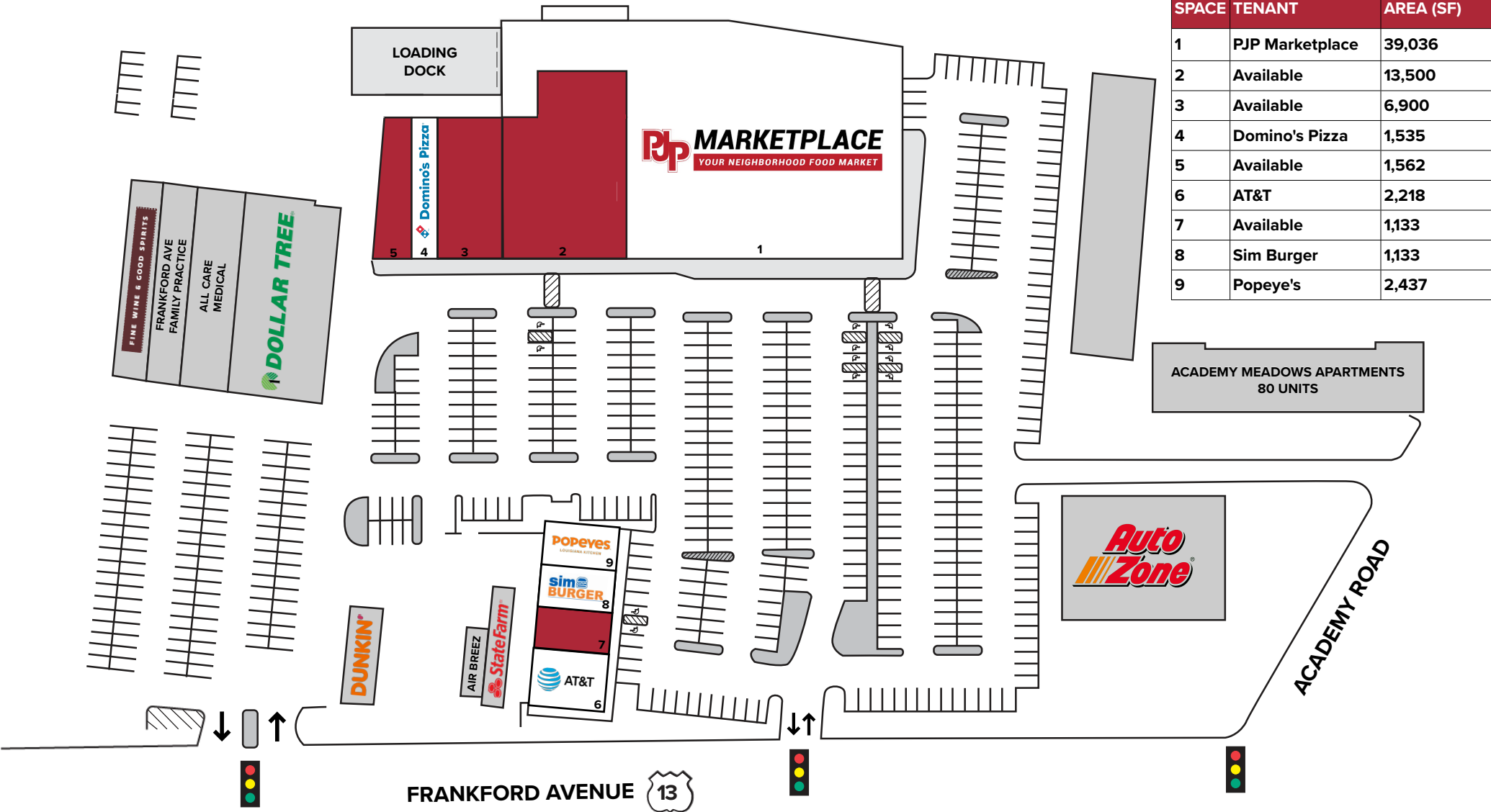
1,133

22' 7"

PAD

# SITE MAP

SPACE	TENANT	AREA (SF)
1	PJP Marketplace	39,036
2	Available	13,500
3	Available	6,900
4	Domino's Pizza	1,535
5	Available	1,562
6	AT&T	2,218
7	Available	1,133
8	Sim Burger	1,133
9	Popeye's	2,437



FRANKFORD AVENUE 13

ACADEMY ROAD

ACADEMY MEADOWS APARTMENTS  
80 UNITS

**PJP MARKETPLACE**  
YOUR NEIGHBORHOOD FOOD MARKET

**Auto Zone**

POPEYES  
sim BURGER  
AT&T

AIR BREEZ  
State Farm

DUNKIN'

DOLLAR TREE

FINE WINE & GOOD SPIRITS  
FRANKFORD AVE  
FAMILY PRACTICE  
ALL CARE  
MEDICAL

LOADING  
DOCK

5  
4  
3  
2  
1

1

9

8

7

6

6

7

8

9

# DEMOGRAPHICS

## · Strong Population Density

Over 483,000 residents live within five miles. Shelly Plaza draws from a deep and established residential base that supports daily-needs retail.

## · Daytime Employment Base

More than 55,700 employees work within three miles, expanding the customer pool beyond local households. This built-in daytime population supports food, service, and convenience-oriented tenants.

## · Stable Household Incomes

Average household incomes range from \$67,000 to over \$71,000 within the trade area. .



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	21,862	190,782	483,699
AVG. HOUSEHOLD INCOME	\$67,650	\$83,567	\$87,305
TOTAL EMPLOYEES	4,221	55,779	133,292

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# CONTACT

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**GRANT GRUNDLOCK**

LEASING DIRECTOR

(609) 364-6588

GRANT@POMRE.COM



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