

# RED LION PLAZA

9950 ROOSEVELT BOULEVARD | PHILADELPHIA, PA 19115

JOIN:



ANCHOR AND PAD SPACE FOR LEASE

VIEW PROPERTY



## HIGHLIGHTS

- 29,608 SF Junior Anchor space available February 2025
- Pad Space Available: 1,885 SF, 2,060 SF and 2,871 SF
- Space #14 & #15 can be combined to 4,756 SF
- 8,000 – 12,000 SF Adjacent to Pep Boys
- Easy access from Roosevelt Boulevard (Route 1) and Red Lion Road
- Tenants include Burlington, Ross and NEW National Grocer expected to open in Summer 2025.

## TRAFFIC GENERATORS



## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	13,795	69,880	159,949
AVERAGE HH INCOME	\$114,008	\$101,395	\$108,139
DAYTIME EMPLOYEES	9,178	34,496	60,607

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2024 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE

**SRD** Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202  
BALA CYNWYD, PA 19004  
[SRDRE.COM](http://SRDRE.COM)

**ICSC**  
INNOVATING COMMERCE  
SERVING COMMUNITIES

EXCLUSIVE AGENT

**DAVID M. DUNKELMAN**

DAVID@SRDRE.COM | 610.834.0400

# RED LION PLAZA

9950 ROOSEVELT BOULEVARD | PHILADELPHIA, PA 19115

## SITE PLAN

[VIEW PROPERTY](#) ↗



#	TENANT	SF
1	PROPOSED GROCER	46,266 SF
2	AVAILABLE	29,608 SF
3	BURLINGTON	45,244 SF
4	ALLIANCE PHYSICIAN CENTER	9,435 SF
5	H&R BLOCK	1,410 SF
6	AVAILABLE	1,775 SF
7	HAPPY GARDEN	1,800 SF
8	SHERWIN WILLIAMS	3,000 SF
9	INDEPENDENT PHYSICIANS MEDICAL CENTER	29,778 SF
10	ROSS DRESS FOR LESS	23,942 SF
11	THE BEAUTY INSTITUTE	13,500 SF
12	PEP BOY'S	9,272 SF
12A	AVAILABLE	10,368 SF
13	ASPEN DENTAL	3,496 SF
14	AVAILABLE	2,871 SF
15	AVAILABLE	1,885 SF
16	TROPICAL SMOOTHIE CAFE	1,615 SF
17	MATTRESS FIRM	3,483 SF
18	AVAILABLE	2,060 SF
19	PANERA BREAD	4,432 SF
20	TACO BELL	2,092 SF
21	PACELLI'S FAMOUS STEAKS & WINGS	1,160 SF

**SRD** Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202  
BALA CYNWYD, PA 19004  
[SRDRE.COM](http://SRDRE.COM)

**ICSC**  
INNOVATING COMMERCE  
SERVING COMMUNITIES

EXCLUSIVE AGENT

**DAVID M. DUNKELMAN**

DAVID@SRDRE.COM | 610.834.0400

# RED LION PLAZA

9950 ROOSEVELT BOULEVARD | PHILADELPHIA, PA 19115

## SITE IMAGES

[VIEW PROPERTY](#) ↗



**Soloff Realty & Development, Inc.**

ONE PRESIDENTIAL BLVD. SUITE 202  
BALA CYNWYD, PA 19004  
[SRDRE.COM](http://SRDRE.COM)



**EXCLUSIVE AGENT**

**DAVID M. DUNKELMAN**

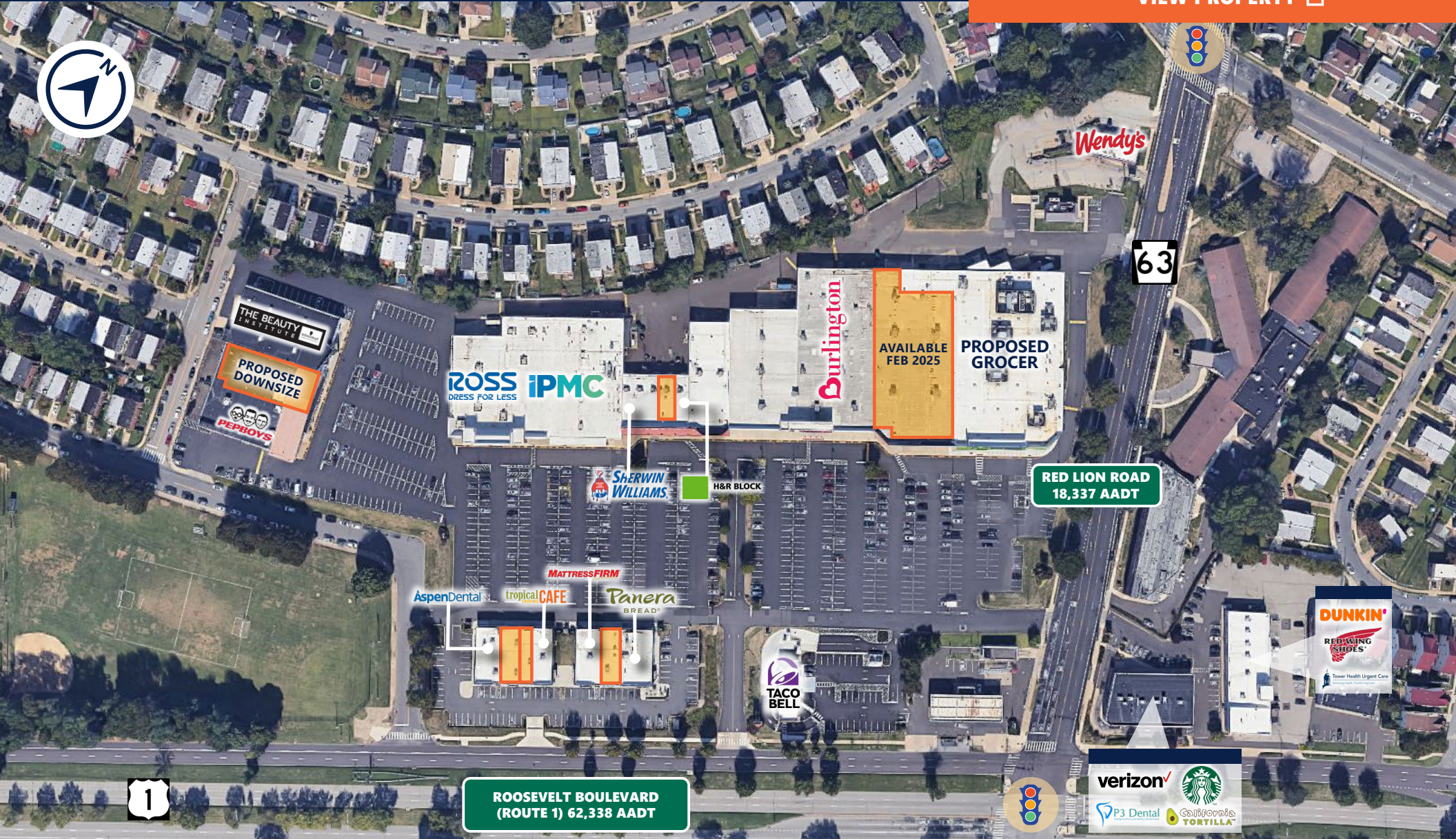
DAVID@SRDRE.COM | 610.834.0400

# RED LION PLAZA

9950 ROOSEVELT BOULEVARD | PHILADELPHIA, PA 19115

LOW AERIAL

VIEW PROPERTY 



 Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202  
BALA CYNWYD, PA 19004  
[SRDRE.COM](http://SRDRE.COM)

 ICSC  
INNOVATING COMMERCE  
SERVING COMMUNITIES

EXCLUSIVE AGENT  
**DAVID M. DUNKELMAN**  
DAVID@SRDRE.COM | 610.834.0400

# RED LION PLAZA

9950 ROOSEVELT BOULEVARD | PHILADELPHIA, PA 19115

MID AERIAL

VIEW PROPERTY ↗



**RED LION PLAZA**

ROSS DRESS FOR LESS | Burlington | TACO BELL  
 IPMC | Panera BREAD | Wendy's  
 SHERWIN WILLIAMS | MATTRESS FIRM | PEPBOYS  
 AspenDental | tropical CAFE

RED LION ROAD  
18,337 AADT

**BOULEVARD PLAZA**

target | ShopRite | PETSMART  
 Hair cutery | JOANN | ILL Laundromat

ROOSEVELT BOULEVARD  
62,338 AADT

LL Flooring | PartyCity | IHOP  
 KABOBI

ORLEANS TECHNICAL COLLEGE  
172 STUDENTS

verizon | Starbucks | RED WING SHOES  
 P3 Dental | TORTILLA | Dunkin'  
 Tower Health Urgent Care

Marshalls  
DISTRIBUTION CENTER

PHILADELPHIA ACADEMY CHARTER HIGH SCHOOL  
1,165 STUDENTS

**SRD** Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202  
BALA CYNWYD, PA 19004  
[SRDRE.COM](http://SRDRE.COM)

**ICSC**  
INNOVATING COMMERCE  
SERVING COMMUNITIES

EXCLUSIVE AGENT  
**DAVID M. DUNKELMAN**  
DAVID@SRDRE.COM | 610.834.0400

# RED LION PLAZA

9950 ROOSEVELT BOULEVARD | PHILADELPHIA, PA 19115

HIGH AERIAL

VIEW PROPERTY 



 Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202  
BALA CYNWYD, PA 19004  
[SRDRE.COM](http://SRDRE.COM)

 ICSC  
INNOVATING COMMERCE  
SERVING COMMUNITIES

EXCLUSIVE AGENT  
**DAVID M. DUNKELMAN**  
DAVID@SRDRE.COM | 610.834.0400