

RED LION PLAZA

9950 ROOSEVELT BOULEVARD | PHILADELPHIA, PA 19115

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ANCHOR AND PAD SPACE FOR LEASE

HIGHLIGHTS

- 29,608 SF Junior Anchor space
- Pad Space Available: 1,885 SF, 2,060 SF
- 1,775 SF (Former Pizzeria)
- 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 Fall 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 @ 2025 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE

SRD Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

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EXCLUSIVE AGENT

DAVID M. DUNKELMAN

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SITE PLAN

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#	TENANT	SF
1	PROPOSED GROCER	46,266 SF
2	AVAILABLE - FEB 2025	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	AT LEASE	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

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SITE IMAGES

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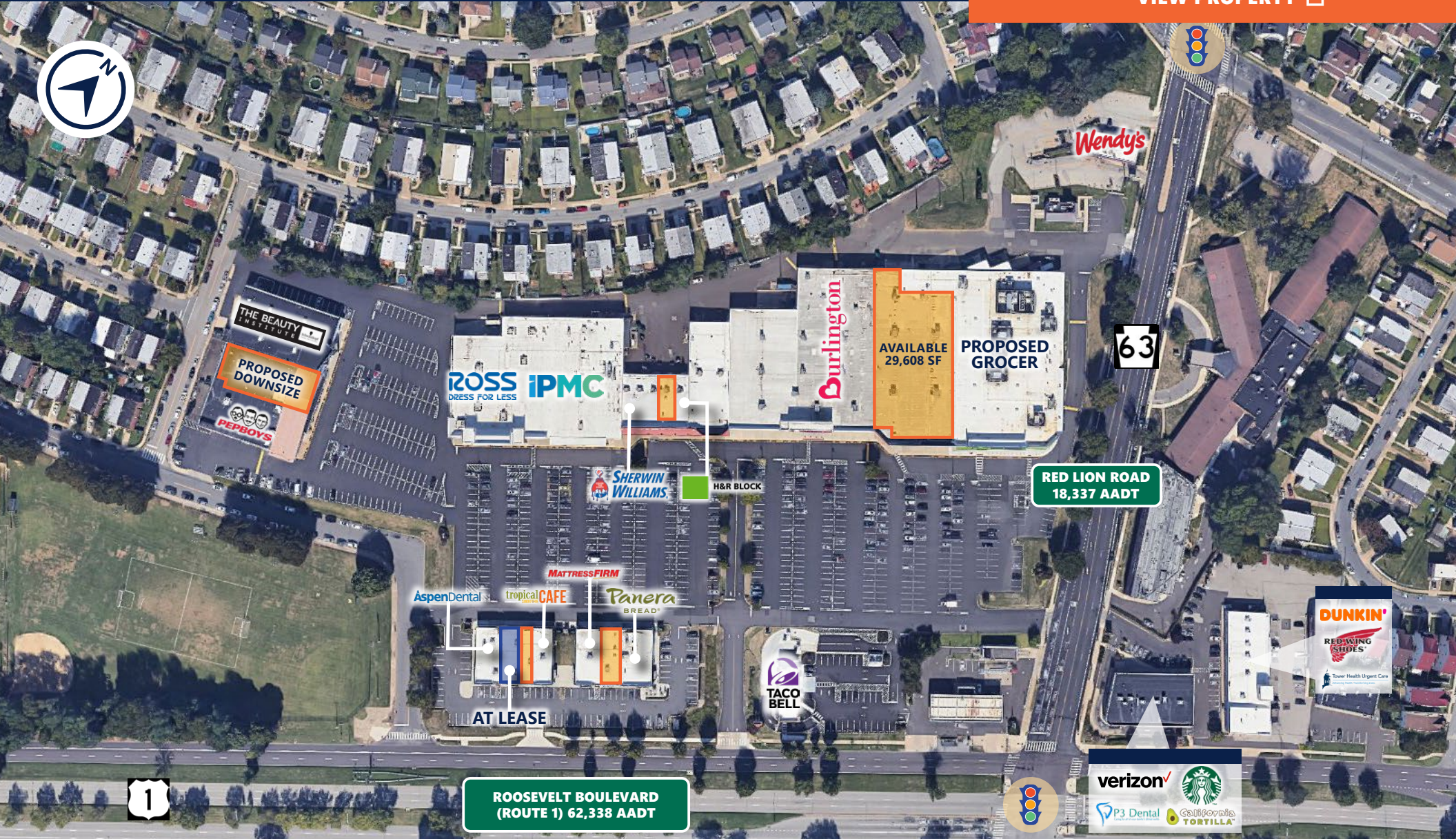
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LOW AERIAL

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ROOSEVELT BOULEVARD
(ROUTE 1) 62,338 AADT

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MID AERIAL

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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 | W Laundry

ROOSEVELT BOULEVARD
62,338 AADT

LL Flooring | PartyCity | IHOP

ORLEANS TECHNICAL COLLEGE
172 STUDENTS

SHOPS AT RED LION

verizon | Starbucks | RESTAURANT | CALIFORNIA TORTILLA | DUNKIN' | Tower Health Urgent Care

Marshalls
DISTRIBUTION CENTER

PHILADELPHIA ACADEMY CHARTER HIGH SCHOOL
1,165 STUDENTS

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HIGH AERIAL

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