

BLUE BELL SHOPPING CENTER



2904 S. 70th STREET, PHILADELPHIA,
PHILADELPHIA COUNTY, PENNSYLVANIA 19142

**AVAILABLE
FOR LEASE**

KEY HIGHLIGHTS

- 42,765 SF Neighborhood Center on 4.7 Acres
- Located at Signalized Intersection of Grovers Ave and South 70TH Street
- Excellent Visibility and Access with a Pylon Sign on each street and multiple ingress/egress access points
- Motorists are able to make a left turn into Center from both streets
- Dense infill area, with over 700,00 residents within a 5-Mile radius
- Located less than 2-Miles from I-95 and Philadelphia International Airport
- Multiple Bus Stops within 1 Block of Center, and Septa Light Rail within 3 Blocks

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	31,734	213,840	722,010
Avg. HH Income	\$61,946	\$78,669	\$70,886

TENANT KEY

1	Leslie's Childcare 30'x80'	2,400 SF
2	Chinese Restaurant 14'x80'	1,120 SF
3	Nail Salon 14'x80'	1,120 SF
4	Available 50'x160'	8,000 SF
5	Dollar Tree 80'x160'	12,800 SF
6	Grocer 80'x80'	6,400 SF
7	Drivers License Bureau 130'x80'	10,400 SF



DAVID ROSEN



516.281.1550



DAVID@ROSENMGMT.COM



ROSEN ASSOCIATES
MANAGEMENT CORP

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All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.



DAVID ROSEN | 516.281.1550 | DAVID@ROSENMGMT.COM



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