

# ROOSEVELT PLAZA

ROOSEVELT BLVD (ROUTE 1) & HARBISON AVE | PHILADELPHIA, PA 19149

# TRAFFIC-LIT INTERSECTION U. S. ROUTE 1

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126,027 SF NEIGHBORHOOD CENTER



## HIGHLIGHTS

- Prime traffic-lit intersection on major 12-lane thoroughfare
- Spaces available from **1,200 SF to 7,547 SF**
- Join Healthcare/Medical Tenants DaVita, NovaCare, and Quest Diagnostics as well as Retail Tenants Dollar General, Rent-a-center, Fine Wine & Spirits, Papa John's
- Combined traffic counts of over **90,000 vehicles per day**
- SEPTA Bus Routes 1, 14, 20 & 26 stop at site
- Easy access from traffic-lit intersections at Roosevelt Boulevard (12-Lane) & Harbison Avenue (6-Lane)

## TRAFFIC GENERATORS



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	68,642	327,829	676,441
AVERAGE HH INCOME	\$77,865	\$83,126	\$86,273
DAYTIME EMPLOYEES	7,202	61,105	158,457

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

 **Soloff Realty & Development, Inc.**

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## SITE PLAN

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SPACE	TENANT	SF
#1	Pediatric Dental Associates	
#1-A & #1-B	Your Child's World Learning Center	
#2	Novacare (Select Medical Physical Therapy)	
#3 & #4	AVAILABLE	7,547
#5	Dollar General	
#6	Rent-A-Center	
#7 & #8	DaVita Dialysis Center	
#9	AVAILABLE	3,000
#10	Wine & Spirits Shoppe	
#11	The UPS Store	
#12	iSmile Dental Group, P.C.	
#13-A	AVAILABLE	2,215
#13-B	AVAILABLE	2,135
#14-B	AVAILABLE	1,205
#14-C	PA Special Response Team	
#15-A	Your Child's World Learning Center	
#15	Woodwee Financial Services	
#16	Two Brothers Supermarket	
#17	State Farm Insurance	
#18-A	Papa John's Pizza	
#18-B	Family Financial Centers	
#18-C	Spanish Island Restaurant	
#19	Sylvan Learning Center	
#20	Argo Home Health Care	
#21	AVAILABLE	4,250
#22	El Encanto Furniture	
#23	Philadelphia Pain Management	
#24	Adriana's Boutique	
#25	TD Wings	
#26-A	AVAILABLE	3,754
#26B	T-Mobile	



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LOW AERIAL

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HIGH AERIAL

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