

GRANT PLAZA

1619-1681 GRANT AVENUE | PHILADELPHIA, PA 19115

**1,263 SF & 8,000 SF
SPACES AVAILABLE**

VIEW PROPERTY



HIGHLIGHTS

- **135,979 SF** center anchored by Regal UA Cinema, Dollar Tree, Perkins, Dunkin'
- Other tenants include Steve Stein's Famous Deli, Dairy Queen, and Akumin
- Located at the traffic-lit intersection of Grant Avenue and Bustleton Avenue with a combined traffic count exceeding **60,000** vehicles per day (DVRPC)
- Over **170,000** residents in 3 mile radius and daytime population of approximately **60,000** people
- Easy access to Northeast Philadelphia, Krewstown, and surrounding trade areas

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	23,289	77,706	172,541
AVERAGE HH INCOME	\$81,037	\$77,086	\$78,603
DAYTIME EMPLOYEES	6,313	28,478	59,454

SOURCE: REGIS ONLINE

SRD Soloff Realty & Development, Inc.

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

ICSC
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT

DAVID M. DUNKELMAN

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SITE PLAN

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GRANT PLAZA I

- 1 PERKINS
- 2-3 MARAKANDA RESTAURANT
- 4 PHILLY PRETZEL FACTORY
- 5 DRY CLEANERS
- 6A JACKSON HEWITT
- 6B CHARLEYS CHEESESTEAKS (COMING SOON!)
- 7 TO-KAI SUSHI
- 8 HEALING TOUCH
- 9 AMAD COUTURE
- 10 YUDIZZA'S SPA
- 11 RITA'S WATER ICE
- 12 HOTWORX

GRANT PLAZA II

- 1 AVON CHIROPRACTIC
- 2 DUNKIN'
- 3 DAIRY QUEEN
- 4C MEDEX URGENT CARE (COMING SOON!)
- 4B 1,263 SF AVAILABLE
- 4A MR WISH
- 5 AKUMIN
- 6 YUNNAN RICE NOODLE
- 7 GLASSES GALORE
- 8 DENTIST
- 9 MY BELOVED LASH
- 10 NAILS & SPA
- 11-12 UMI BUFFET
- 13 DOLCE PIZZA
- 14 BARBER SHOP
- 15-16 PHILA VOTING CENTER
- 17 ABACARES SERVICES
- 18-19 SAG CARPET
- 20 8,000 SF AVAILABLE (FORMER RESTAURANT)
- 21 STEVE STEIN'S DELI

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LOW AERIAL

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ExtraSpace Storage

DUNKIN'

DQ

Mr. Wish

DOLLAR TREE

Perkins

Jackson Hewitt TAX SERVICES

STEVE STEIN'S FAMOUS DELI RESTAURANT

REGAL

Firestone COMPLETE AUTO CARE

BUSTLETON AVENUE
36,891 AADT

Fulton Bank

PHILLY CHEESEZ FACTORY

CHARLEYS

Ritas

GRANT AVENUE
25,209 AADT

TOKAI

HOTWORX

Little Caesars

K LAUNDROMAT

BANK OF AMERICA

WELSH ROAD

MIDAS



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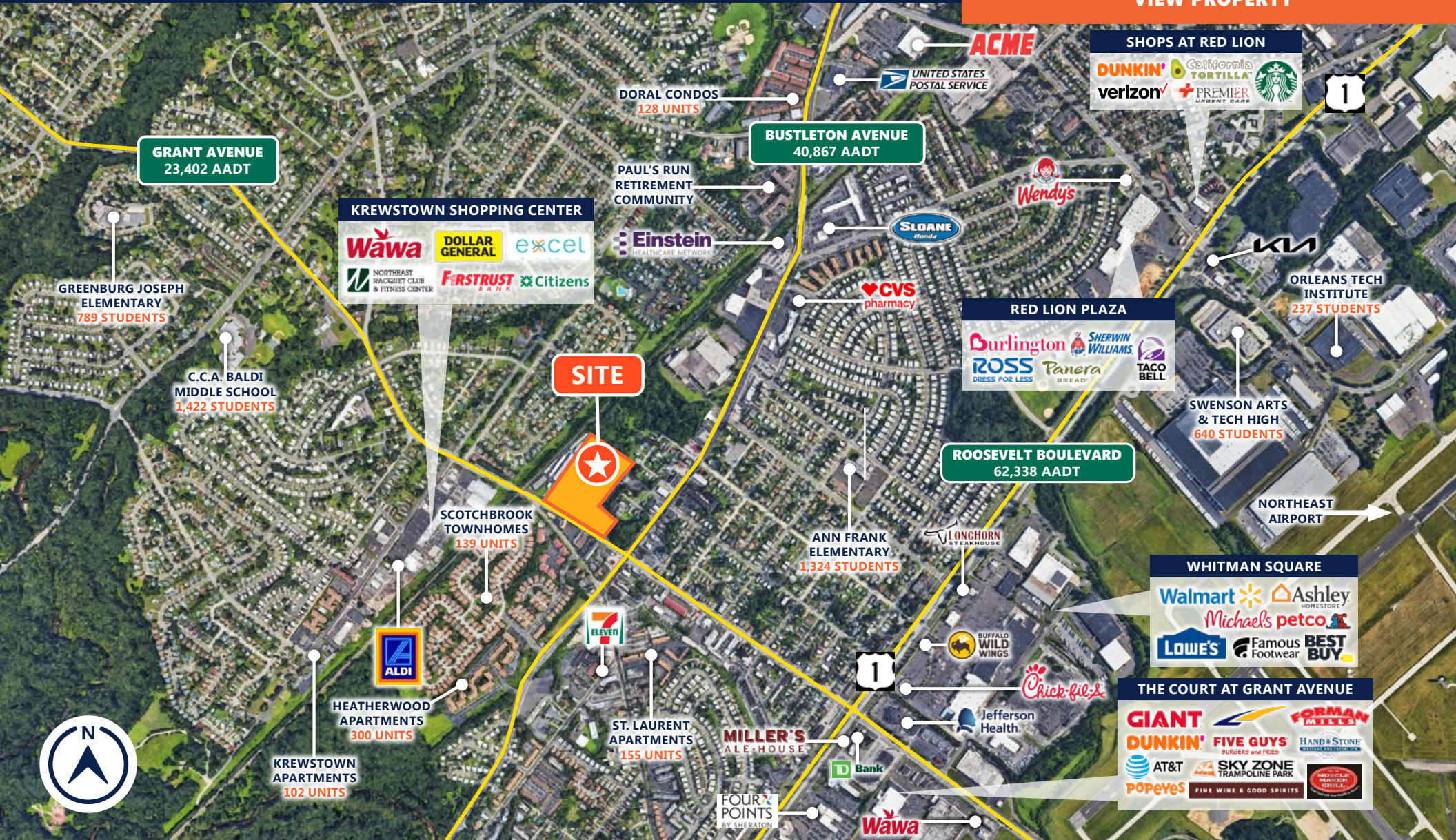
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HIGH AERIAL

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