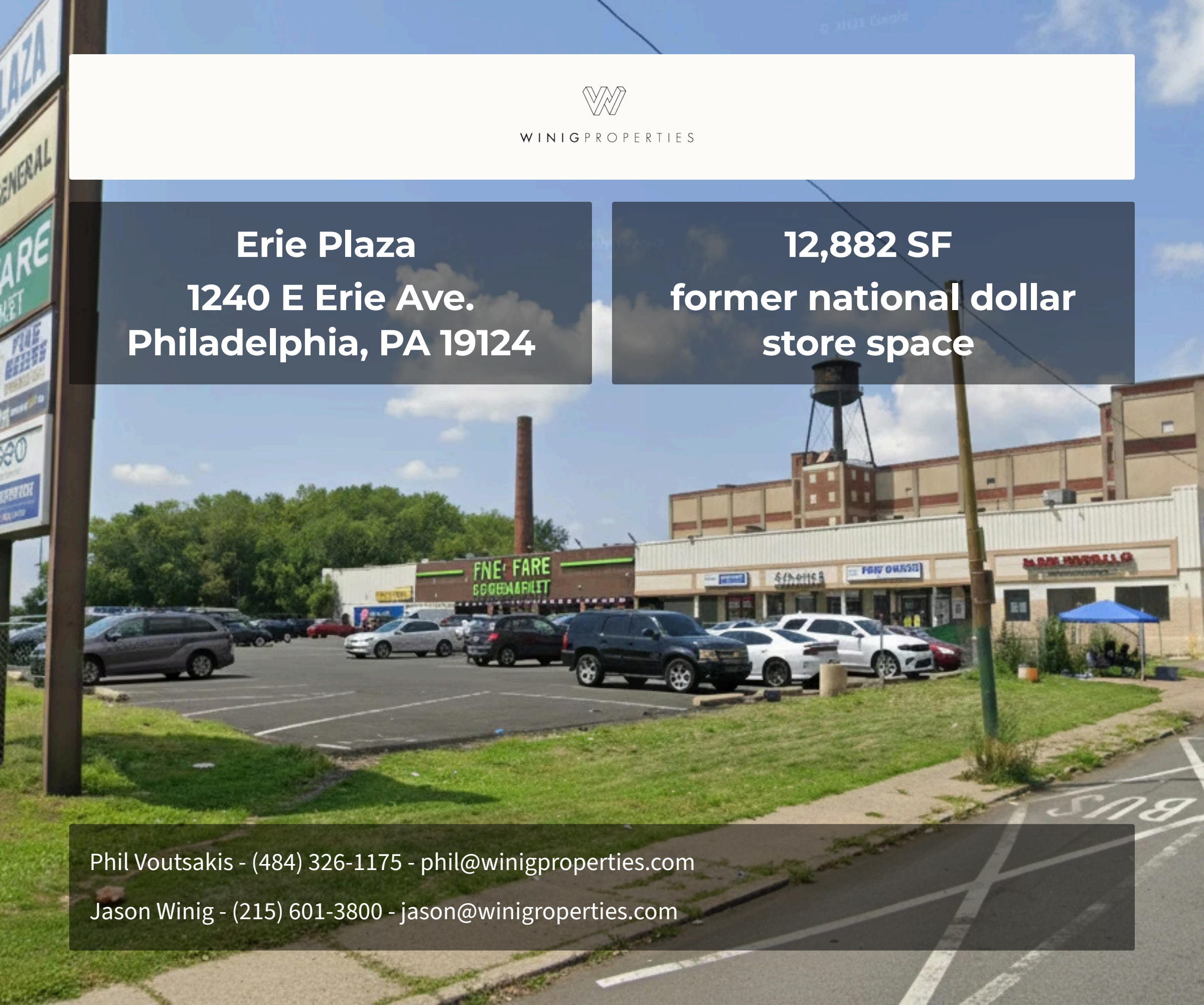




WINIGPROPERTIES

Erie Plaza
1240 E Erie Ave.
Philadelphia, PA 19124

12,882 SF
former national dollar
store space



Phil Voutsakis - (484) 326-1175 - phil@winigproperties.com

Jason Winig - (215) 601-3800 - jason@winigproperties.com

Property Overview

12,882

Square feet of retail
space

148

Parking Spaces -
3.95/1,000 SF

330'

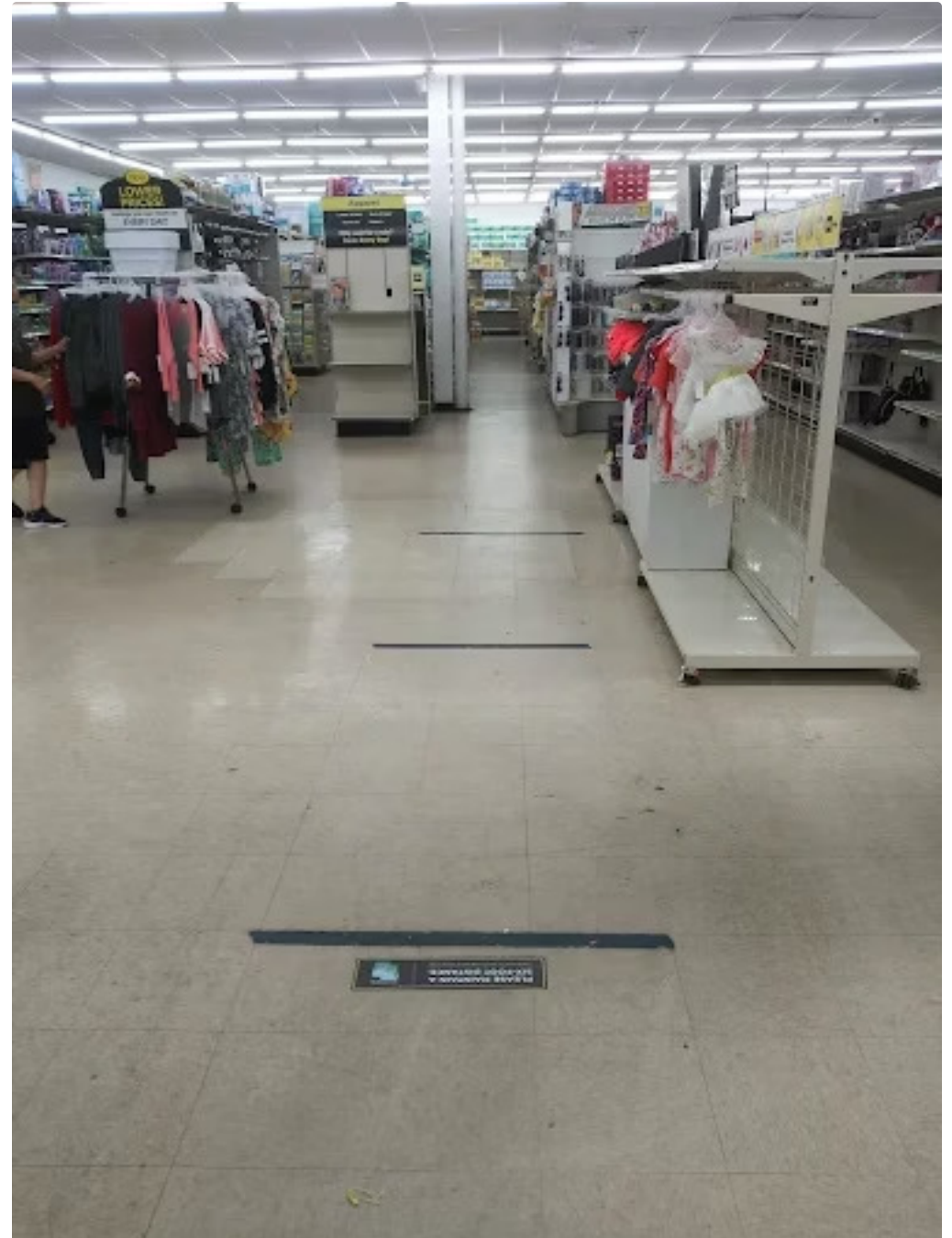
Center Frontage
On E. Erie Avenue

1

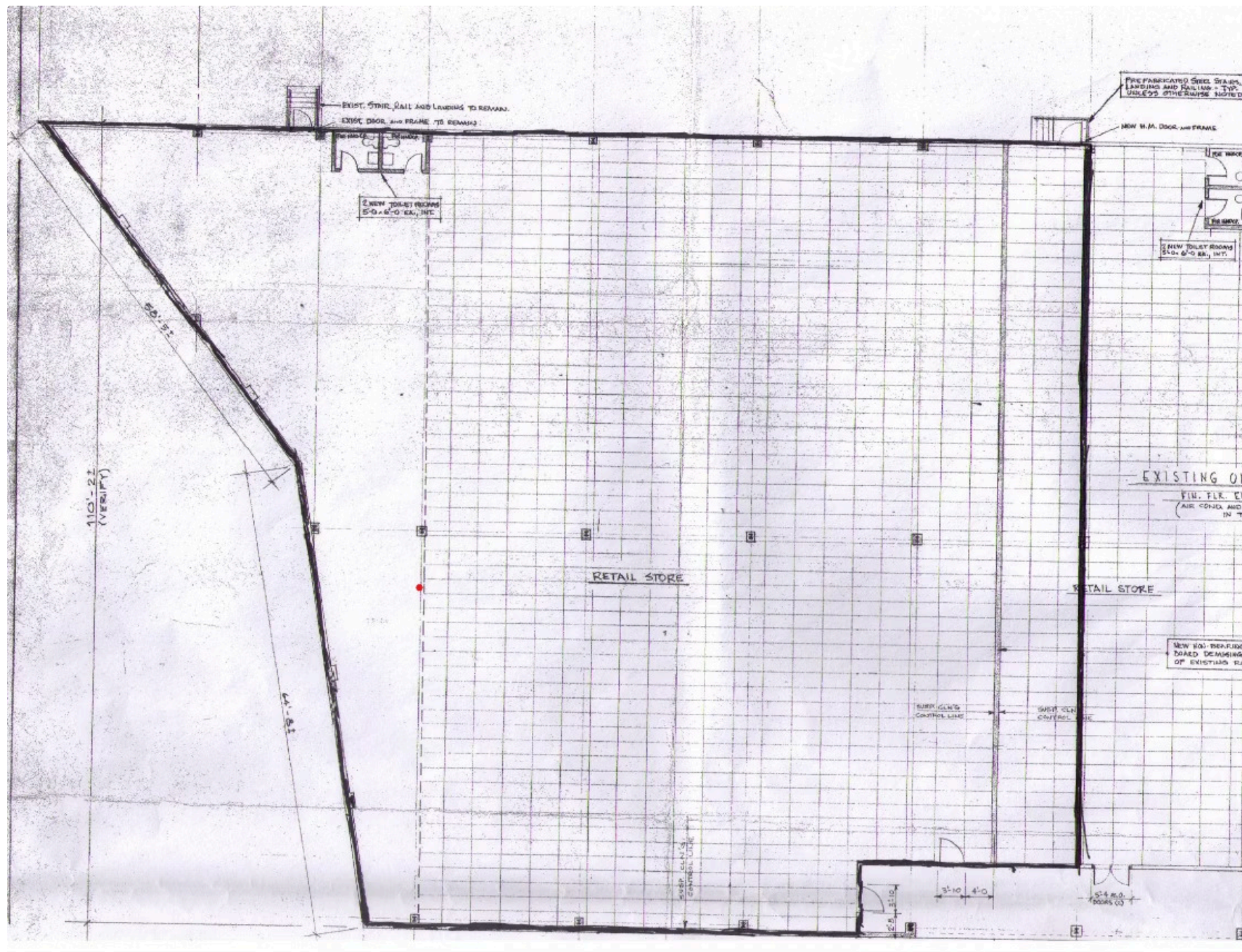
Dock-height rear
loading door

Zoning: I-2 with Existing Retail Sales use.

 **Co-Tenancy: Fine Fare Supermarket
and Fine Wine & Good Spirits**



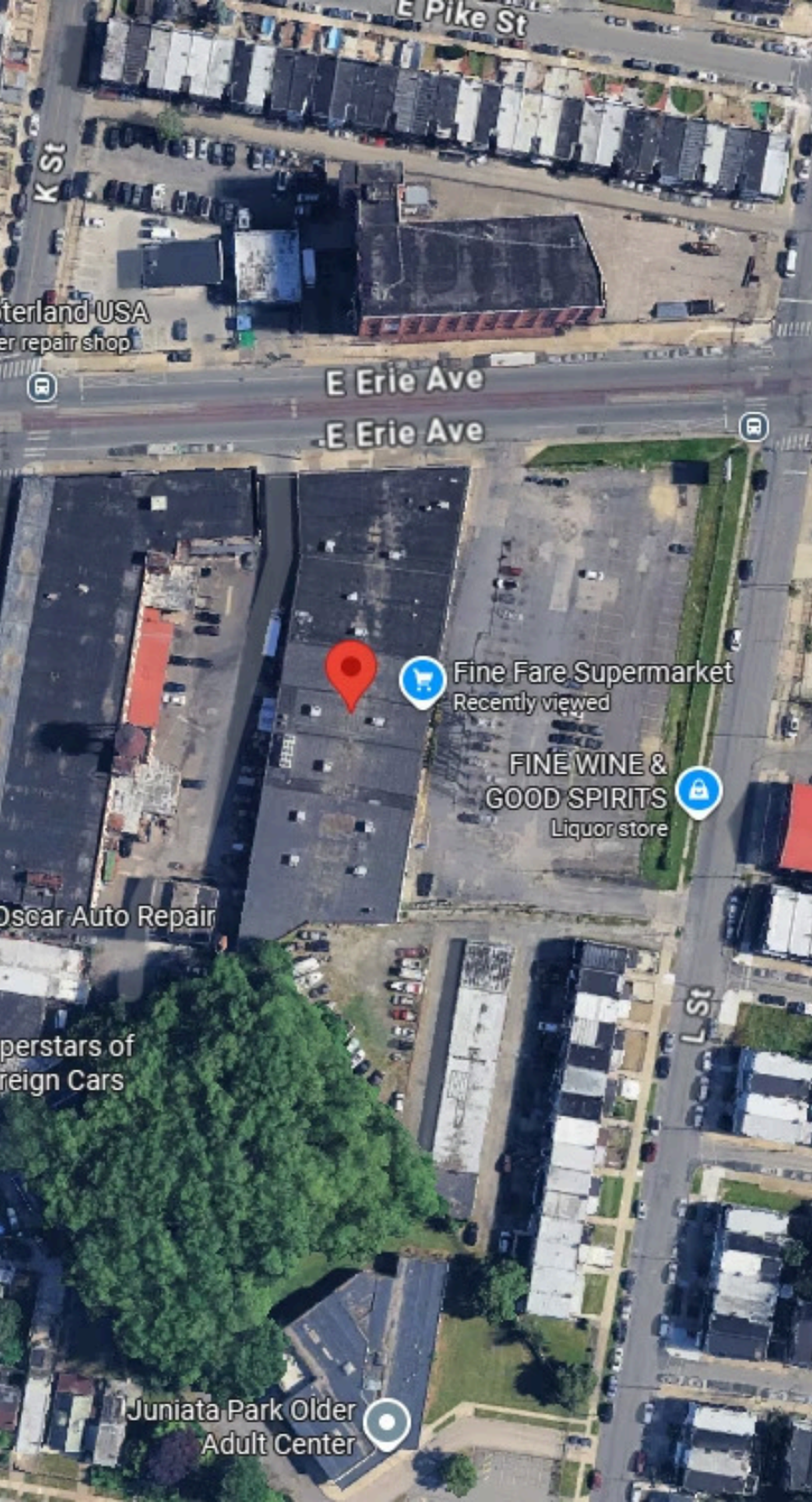
Floor Plan



[illegible]

Retail Co-Tenancy Map





Aerial Map & Co-Tenancy

National Retailers Nearby: CVS, Wawa, Aldi, Walmart, Save-A-Lot, Starbucks, Chick-fil-A, McDonalds

Community Anchors

- Einstein Medical Center Philadelphia
- Feltonville Intermediate School
- Juniata Park

Traffic Counts

17K

E Erie Ave

Vehicles per day

20K

Frankford Ave

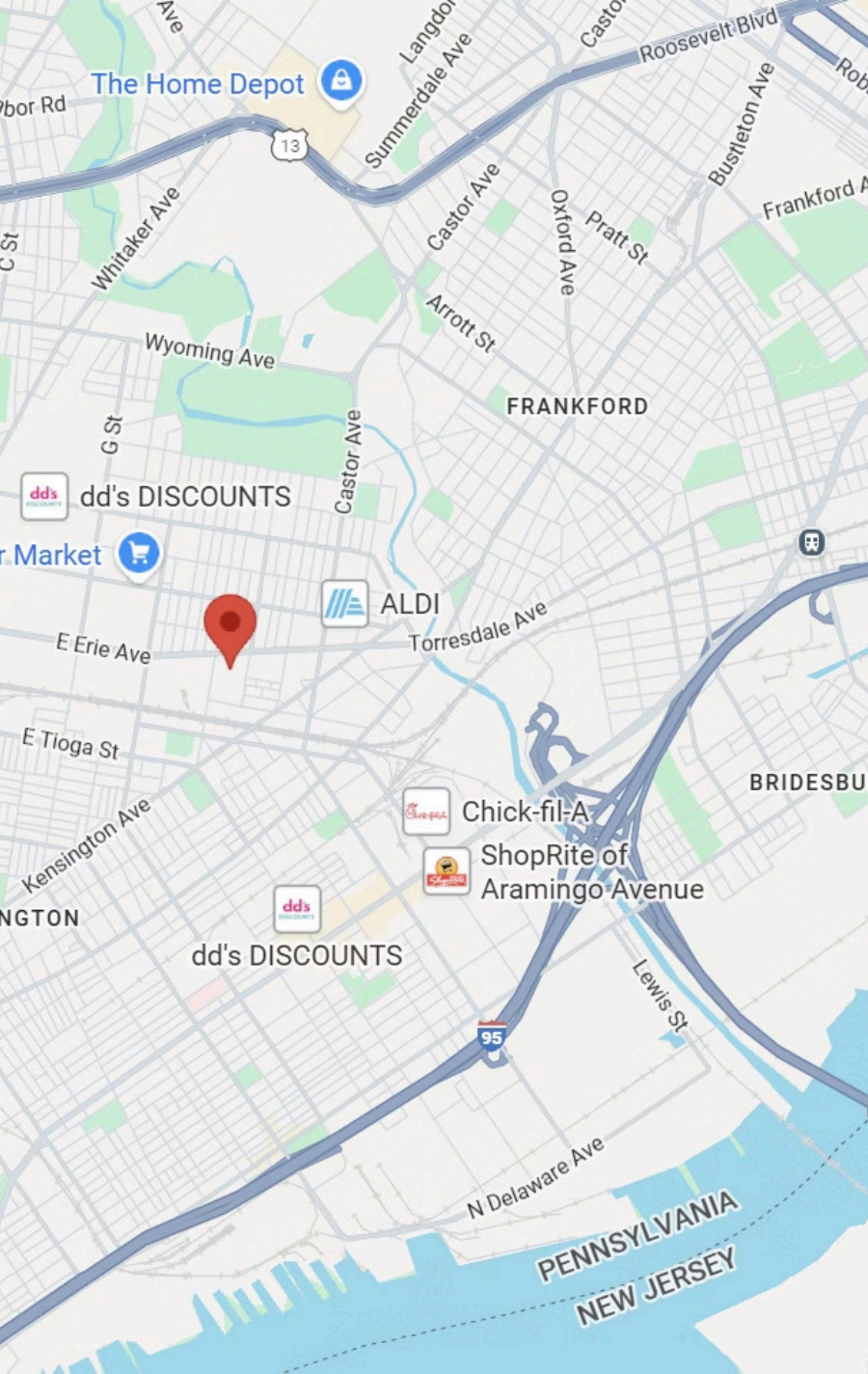
Vehicles per day

15K

Orthodox St

Vehicles per day

Strong co-tenancy and traffic drivers create steady consumer flow throughout the corridor.



Regional Connectivity



Center City Access

6 miles northeast of
Center City
Philadelphia with
direct connectivity



Major Highways

Convenient access to
I-95 and Roosevelt
Blvd for regional
reach



Neighborhood Links

Connected to
Juniata Park,
Feltonville,
Frankford, and
Mayfair communities



Nearby Transit & Bus
Lines

Steps from Erie-
Torresdale SEPTA
Station for Market-
Frankford Line (El)
and bus lines



Philadelphia Market Strength

\$432B

Gross Regional Product

7.2M

Metro residents

40%

Of U.S. population within a
day's drive



#1 Millennial Growth Rate

Leading the nation in young professional
population growth



104 Colleges & Universities

Robust educational ecosystem driving talent
and innovation



Demographics

Population & Income (2024 Data)

Radius	Population	Median HH Income
1 Mile	40,234	\$32,862
3 Miles	357,300	\$39,492
5 Miles	904,768	\$49,485

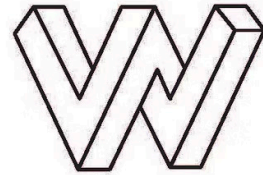
Note: Average HH income not available in sourced data; focused on median as primary metric. Data from LoopNet 2024 estimates.

Disclosures

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WINIG PROPERTIES

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