



WINIG PROPERTIES

Erie Plaza
1240 E Erie Ave.
Philadelphia, PA 19124

12,882 SF
former national dollar
store space



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Property Overview

12,882

Square feet of retail
space

148

Parking Spaces -
3.95/1,000 SF

330'

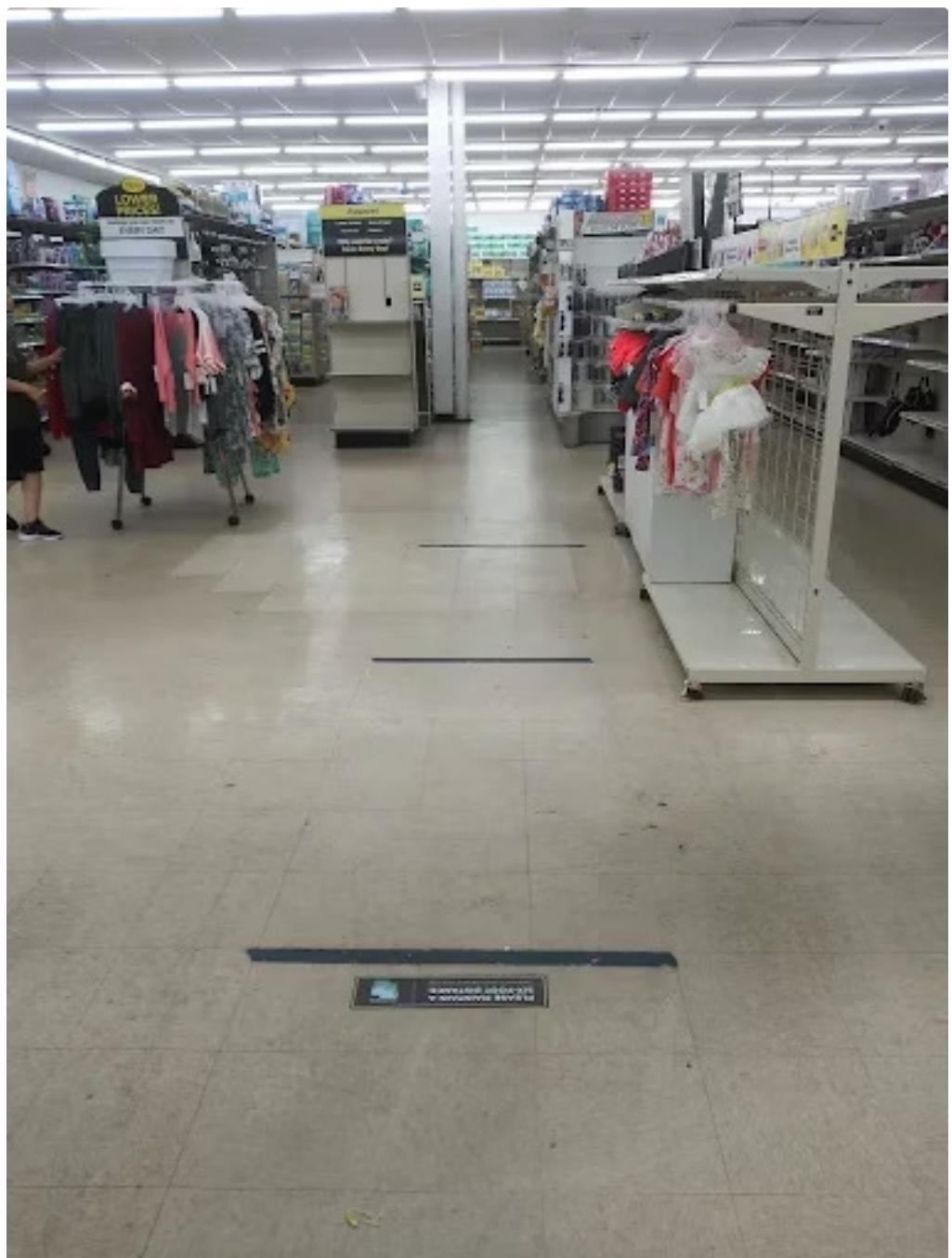
Center Frontage
On E. Erie Avenue

1

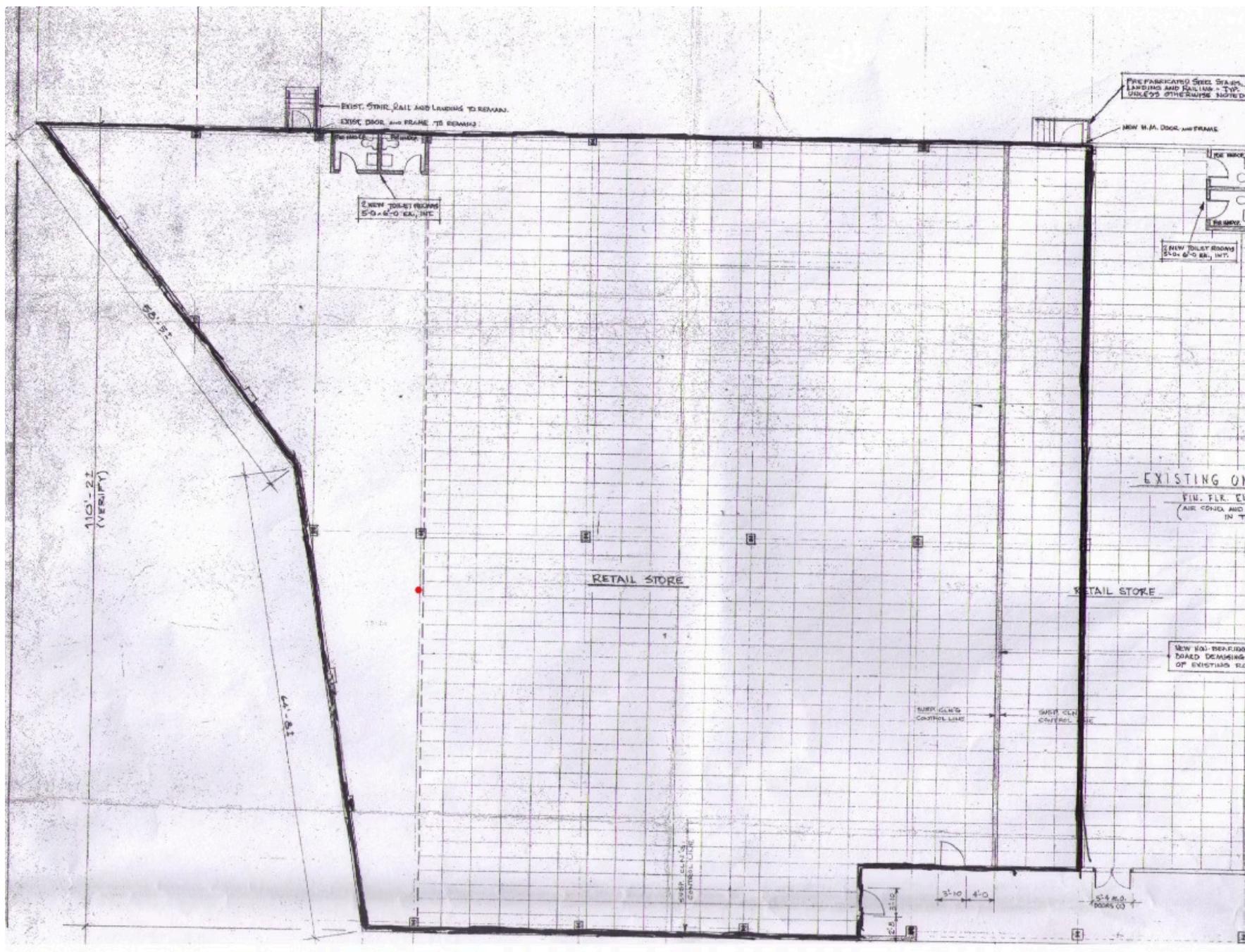
Dock-height rear
loading door

Zoning: I-2 with Existing Retail Sales use.

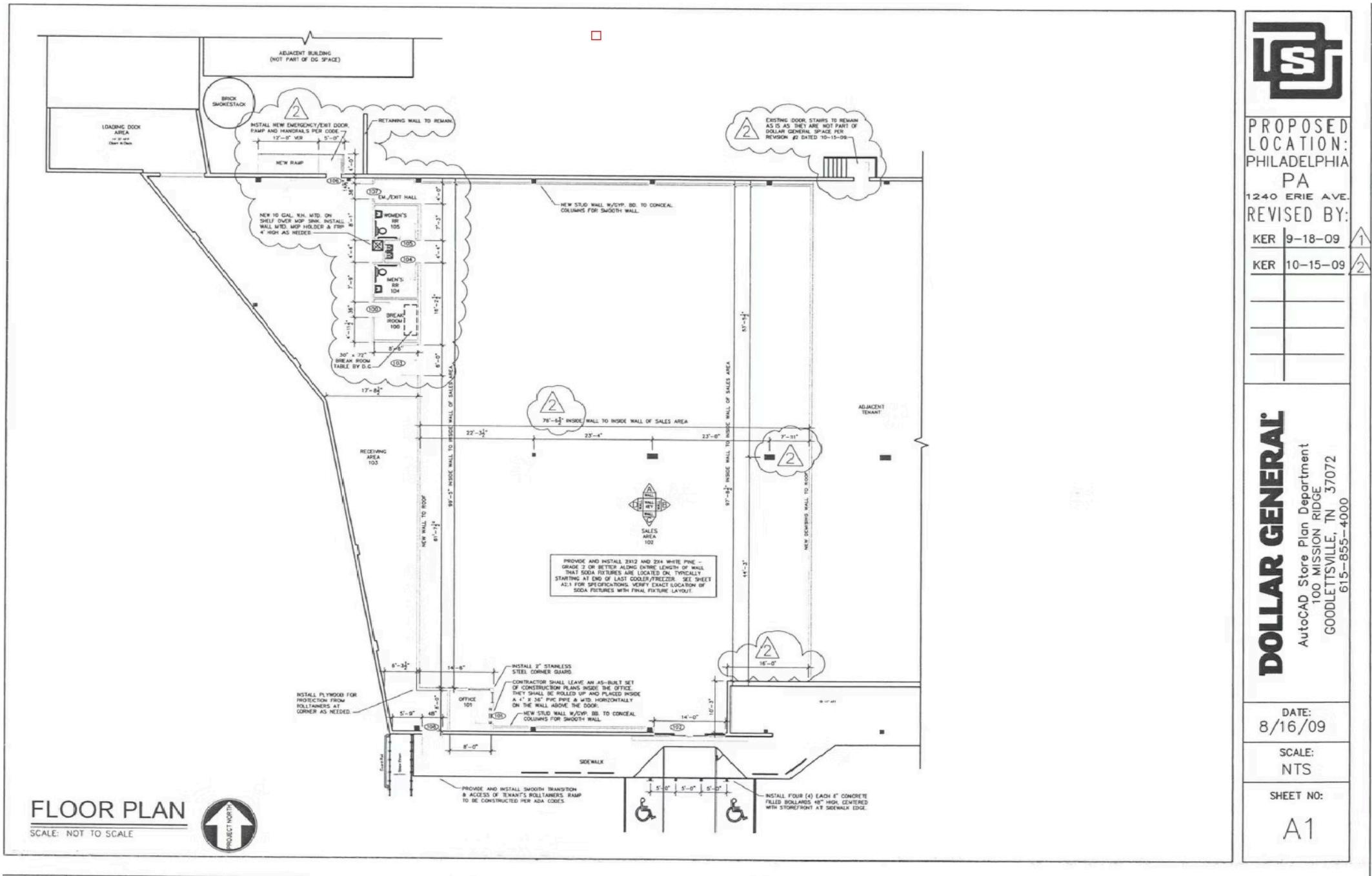
**Co-Tenancy: Fine Fare Supermarket
and Fine Wine & Good Spirits**



Floor Plan

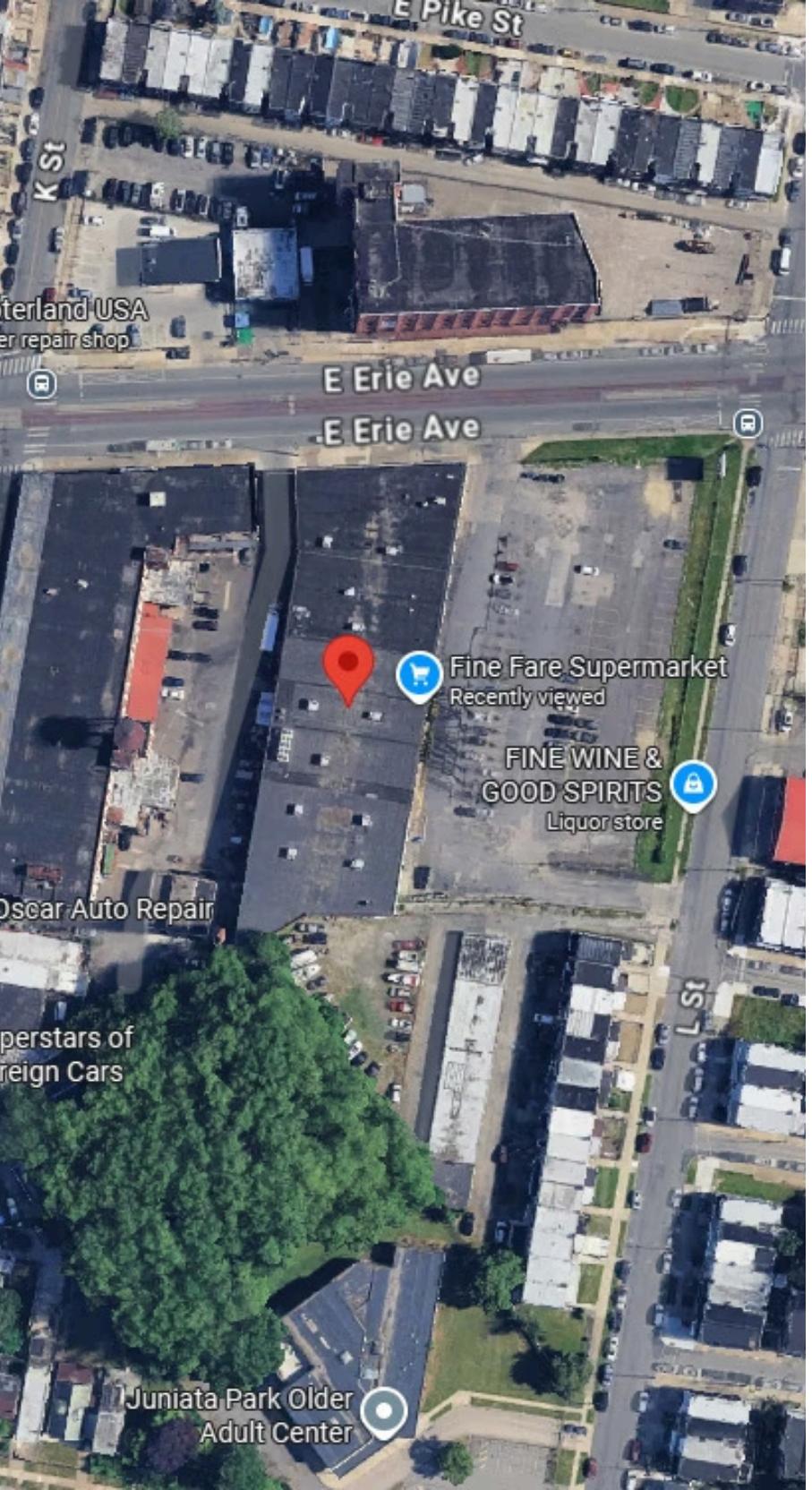


Floor Plan w/ Existing Partitions



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

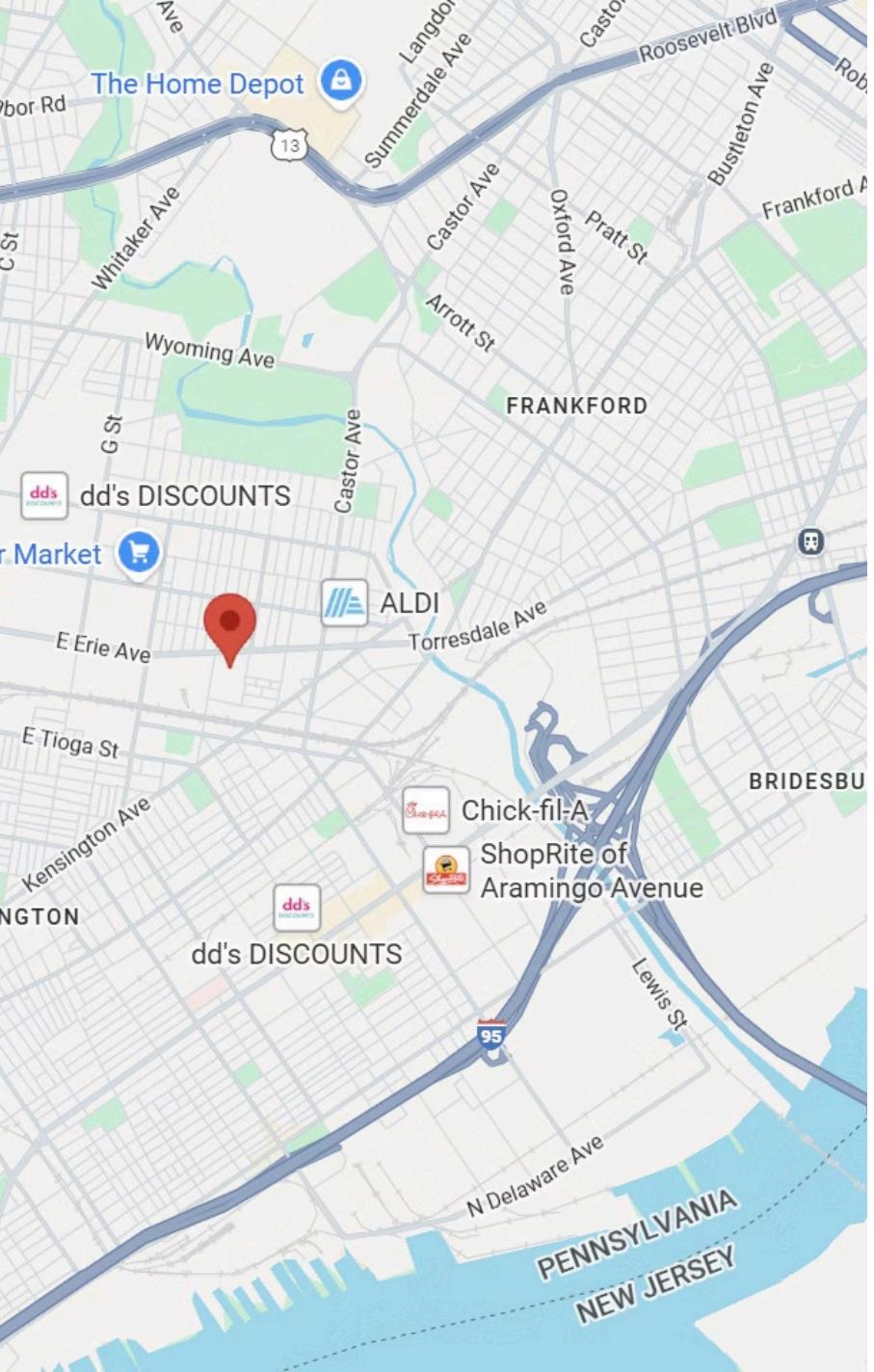
Vehicles per day

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

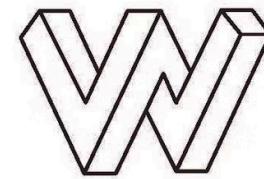
Population & Income (2024 Data)

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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