

ROOSEVELT PLAZA

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

TRAFFIC-LIT INTERSECTION U. S. ROUTE 1

126,027 SF NEIGHBORHOOD CENTER

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HIGHLIGHTS

- Tremendous density with over 320,000 people in 3-mile radius
- Spaces available from 1,205 SF to 3,000 SF
- Join Retail Tenants Dollar General, Rent-A-Center, Fine Wine & Spirits, Papa John's & T-Mobile as well as Healthcare/Medical Tenants DaVita, NovaCare, and Quest Diagnostics
- 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 of Roosevelt Boulevard (12-Lane) & Harbison Avenue (6-Lane)

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	69,536	201,382	324,352
AVERAGE HH INCOME	\$75,116	\$77,816	\$80,230
DAYTIME EMPLOYEES	7,714	34,096	62,081

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 @ 2026 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025



**Soloff Realty &
Development, Inc.**

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



EXCLUSIVE AGENT

RICHARD L. SOLOFF

RICHARD@SRDRE.COM | 610.834.0400

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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	Amazon - Coming Soon!	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 - Coming Soon!	
#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	AVAILABLE - MARCH 1, 2026	1,785
#19	Sylvan Learning Center	
#20	Argo Home Health Care	
#21	Spanish Island Restaurant - Coming Soon!	
#22	El Encanto Furniture	
#23	Philadelphia Pain Management	
#24	Adriana's Boutique	
#25	Halal Food	
#26-A	Belle Palace Nail & Spa - Coming Soon!	
#26B	T-Mobile	



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LOW AERIAL

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HIGH AERIAL

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