

# Shelly Plaza

8914 Frankford Ave | Philadelphia, PA



# HIGHLIGHTS

· **Shelly Plaza** sits in the heart of a dense Northeast Philadelphia retail corridor with more than 250,000 residents within three miles. This infill location delivers consistent daily traffic and built-in consumer demand.

· Located at the **intersection of Frankford Avenue and Academy Road**, the center benefits from over 50,000 vehicles per day. The hard corner positioning ensures maximum visibility, easy access, and strong signage exposure for tenants.

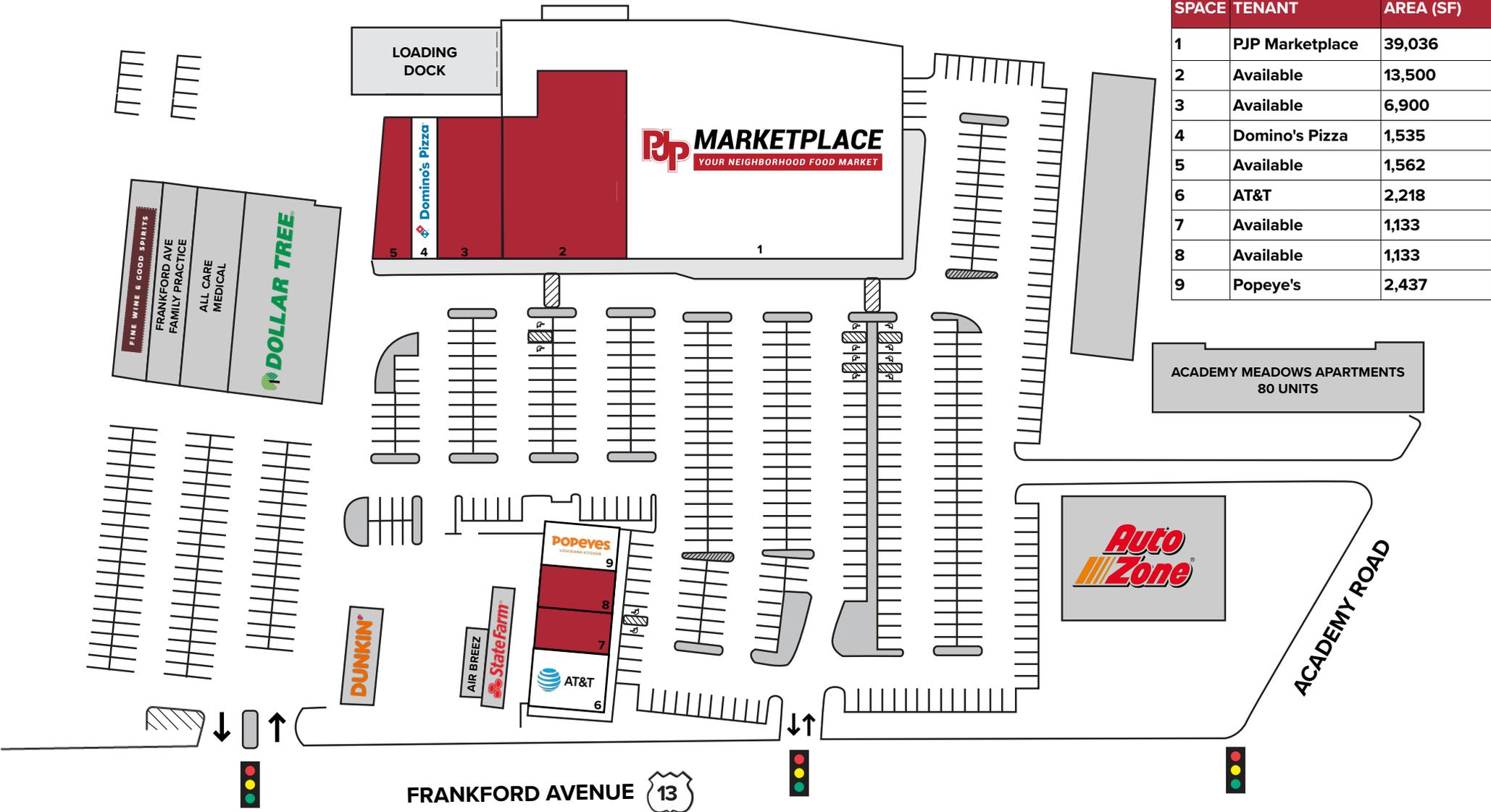
· Join Established **Retail Tenancy**



CURRENT AVAILABILITY	SQUARE FOOTAGE	FRONTAGE	TYPE OF SPACE
SUITE 2	13,500	100' 5"	MINI ANCHOR
SUITE 3	6,900	86' 3"	IN LINE
SUITE 5	1,562	19' 5"	END CAP
SUITE 7	1,133	22' 7"	PAD
SUITE 8	1,133	23' 8"	PAD

# SITE MAP

SPACE	TENANT	AREA (SF)
1	PJP Marketplace	39,036
2	Available	13,500
3	Available	6,900
4	Domino's Pizza	1,535
5	Available	1,562
6	AT&T	2,218
7	Available	1,133
8	Available	1,133
9	Popeye's	2,437



FRANKFORD AVENUE 13

ACADEMY ROAD

ACADEMY MEADOWS APARTMENTS  
80 UNITS

**PJP MARKETPLACE**  
YOUR NEIGHBORHOOD FOOD MARKET

**Auto Zone**

**POPEYES**  
LOUISIANA KITCHEN

**State Farm**

**DUNKIN'**

**DOLLAR TREE**

LOADING DOCK

Domino's Pizza

FINE WINE & GOOD SPIRITS

FRANKFORD AVE FAMILY PRACTICE

ALL CARE MEDICAL

FRANKFORD AVE FAMILY PRACTICE

# DEMOGRAPHICS

## · Strong Population Density

Over 483,000 residents live within five miles. Shelly Plaza draws from a deep and established residential base that supports daily-needs retail.

## · Daytime Employment Base

More than 55,700 employees work within three miles, expanding the customer pool beyond local households. This built-in daytime population supports food, service, and convenience-oriented tenants.

## · Stable Household Incomes

Average household incomes range from \$67,000 to over \$71,000 within the trade area. .



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	21,862	190,782	483,699
AVG. HOUSEHOLD INCOME	\$67,650	\$83,567	\$87,305
TOTAL EMPLOYEES	4,221	55,779	133,292

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# CONTACT

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