



**FOR  
LEASE**

**Emily Stein**

*Managing Director*

*& Director of Healthcare Services*

856.797.1919 x110 | 609.457.9816

Emily.Stein@VantageRES.com

**Keren Niv**

*Advisor*

856.797.1919 x105 | 215.669.5532

Keren.Niv@VantageRES.com



**856.797.1919**  
**VantageRES.com**

1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003

**PRIME MEDICAL/OFFICE SPACE**  
**8015-21 FRANKFORD AVENUE, PHILADELPHIA, PA 19136**



# OFFERING SUMMARY

**Asking Lease Rate:** Call for details

**Size Available:**

Medical/Office +/- 3,500 - 7,500 SF

Office: +/- 3,335 SF

**Signage:** Directory, Suite, & Facade

**Zoning:** Neighborhood Commercial

**Parking:** +/- 65 Spaces

**Traffic Count:** +/- 12,605 VPD



## PROPERTY HIGHLIGHTS

- + Contemporary medical and office spaces for lease. Building is fully ADA compliant with elevator access
- + Medical office amenities include: Wheelchair accessible, reception area, central heating, direct elevator exposure, partitioned offices, secure storage, air conditioning, controlled access
- + Office space includes reception area, private restrooms, conference room, multiple offices, and storage
- + Ample and secure on-site parking, conveniently located with easy access to multiple SEPTA bus routes



## FOR LEASE

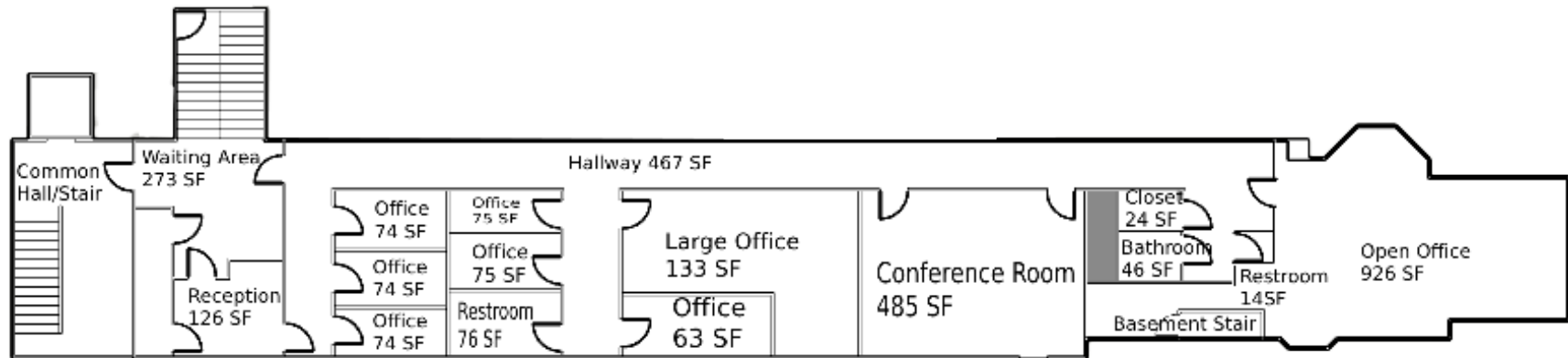
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# FLOOR PLAN

## 1st Floor Office Space



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# PROPERTY HIGHLIGHTS

## MEDICAL OFFICE SPACE:



## COMMON AREAS & EXTERIOR:

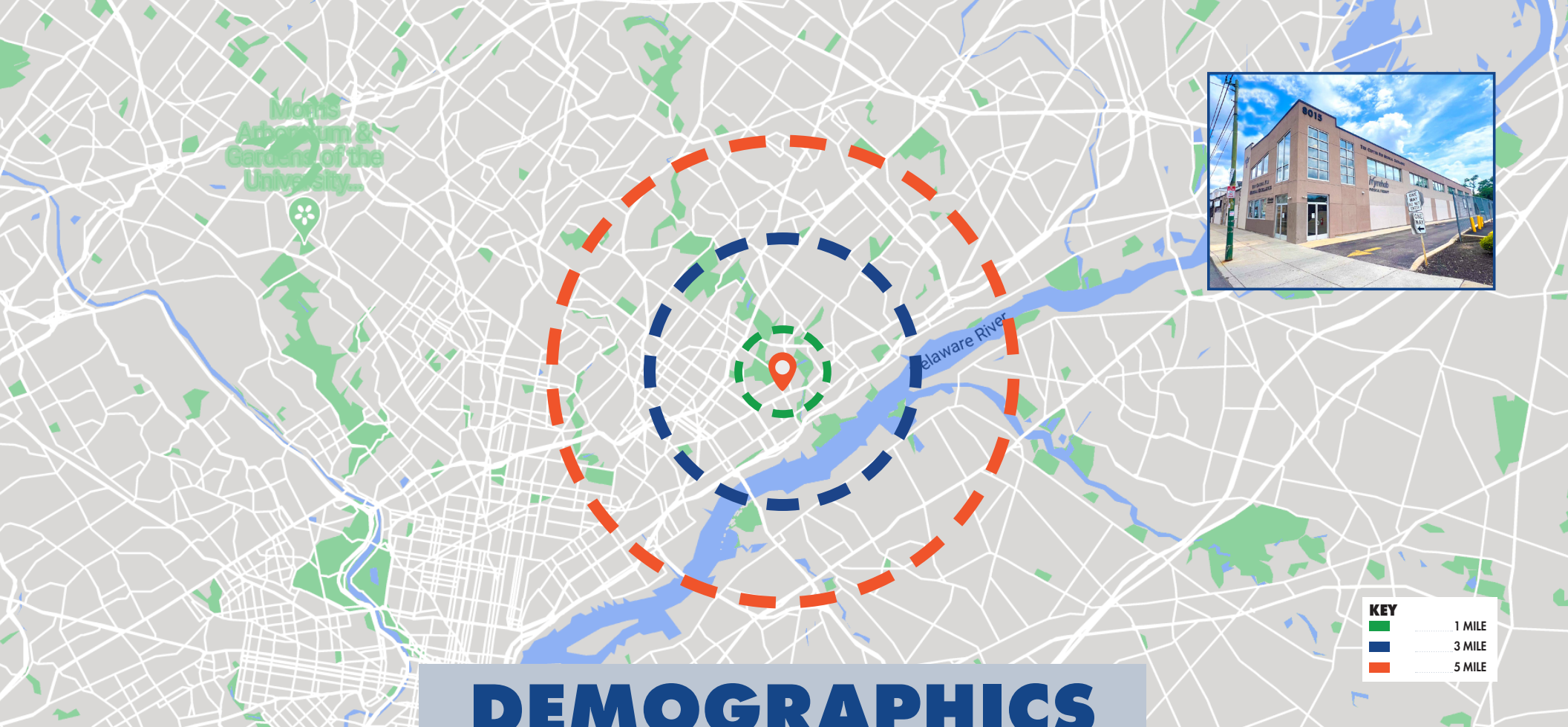


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# DEMOGRAPHICS

**KEY**

<span style="color: green;">■</span>	1 MILE
<span style="color: blue;">■</span>	3 MILE
<span style="color: orange;">■</span>	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	28,999	223,955	482,059
PROJECTED 2028	27,963	218,331	473,433

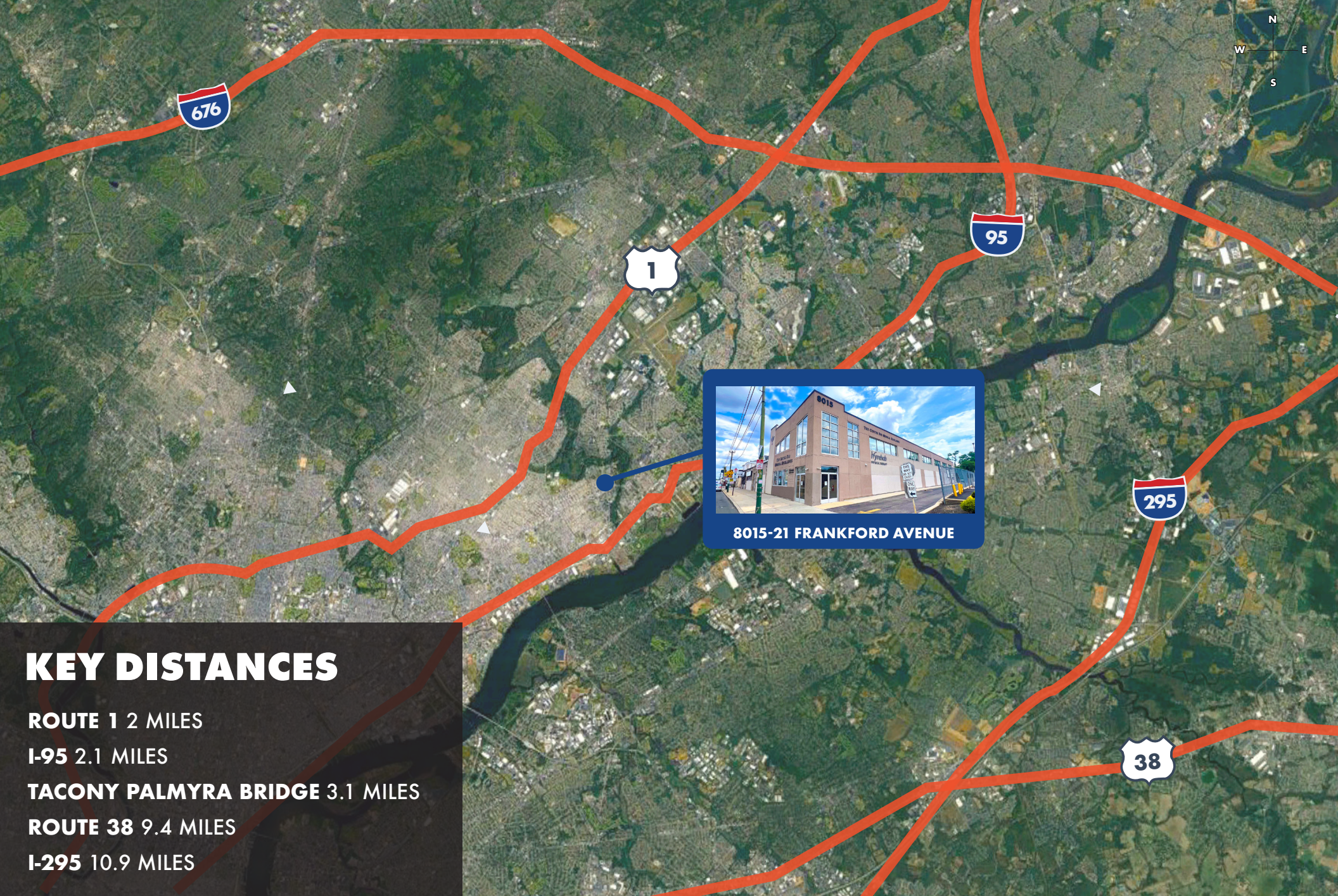
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	11,022	82,551	176,097
PROJECTED 2028	10,583	80,178	172,437

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	\$69,499	\$69,672	\$75,404
MEDIAN 2028	\$54,106	\$52,682	\$55,331



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## KEY DISTANCES

**ROUTE 1** 2 MILES

**I-95** 2.1 MILES

**TACONY PALMYRA BRIDGE** 3.1 MILES

**ROUTE 38** 9.4 MILES

**I-295** 10.9 MILES



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# NEARBY AMENITIES

## DINING

- Chick Fil A
- Dunkin
- Ginos Pizza Café
- Little Caesars
- Mayfair Diner
- Mcdonalds
- Philly Pretzel Factory
- Reales Restaurant & Bar
- Toms Pub
- Wawa
- Wendys

## RETAIL/OTHER

- 7 Eleven
- ACME
- ALDI
- Sprouts Farmers Market
- Boost Mobile
- Dollar General
- Dollar Tree
- Dress Up Time
- Enterprise
- Frankford Mattress
- Giant
- Northeast Philadelphia Airport
- PetSmart
- Police & Fire Credit Union
- Raymour & Flanigan
- Reales Restaurant & Bar
- Shell
- Shoprite
- Sunoco Gas Station
- Target
- Walgreens



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