



TRI STATE COMMERCIAL  
**PRECISION**  
REAL ESTATE EXPERTS

# PHILADELPHIA MARKETPLACE

101-163 FRANKLIN  
MILLS BOULEVARD  
PHILADELPHIA, PA

REDUCED  
RENTAL RATE  
**\$10 PER SF NNN**

## CONTACT

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TriStateCR.com  
215.300.9688



# JOIN



# LISTING DETAILS

PHILADELPHIA MARKETPLACE | PHILADELPHIA, PA

STEVE JEFFRIES  
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## PROPERTY HIGHLIGHTS

- Located directly across from Philadelphia Mills Mall
- Strong area demographics
- Located just minute from I-95 and Roosevelt Boulevard
- Pad site available
- 18,000 ADT on Knights Road
- 64,000 ADT on Woodhaven Road

## Demographics

	1 Mile	3 Miles	5 Miles
EST. POPULATION	26,252	105,037	315,352
AVERAGE AGE	37.1	39.1	39.8
EST. AVG HH INCOME	\$90,333	\$89,159	\$86,535
EST. TOTAL EMPLOYEES	4,705	61,298	139,627

SitesUSA, Inc.

## Area Retailers



# SITE AERIAL

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Former School  
Space Available

FORMER: Brightwood  
Center Market

**BIG!LOTS**  
 2nd Ave

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

KNIGHTS RD



Korean BBQ



Mr. Wish  
Natural, Fruit, Tea

GYRO SPOT  
Authentic Greek Food

Citizens Bank

BEER OUTLET

ACTION KARATE

LIBERTY BELL BLVD

FRANKLIN MILLS BLVD



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PHILADELPHIA MARKETPLACE

**BIG!LOTS** **DOLLAR TREE**

**Citizens Bank**

**Mr. Wish**  
Natural · Fruit · Tea

**GYRO SPOT**  
حلال  
CHEMIST'S FOOD

**DICK'S**  
SPORTING GOODS

**Raymour & Flanigan**  
FURNITURE | MATTRESSES

sears outlet  
**MARSHALLS**

**Walmart**

**Philadelphia Mills**

**Burlington**

**AMC**  
THEATRES

13,000+  
ADT

64,000+  
ADT

18,000+  
ADT

**DAVE & BUSTER'S**

**Sams**  
CLUB

# SITE PLAN

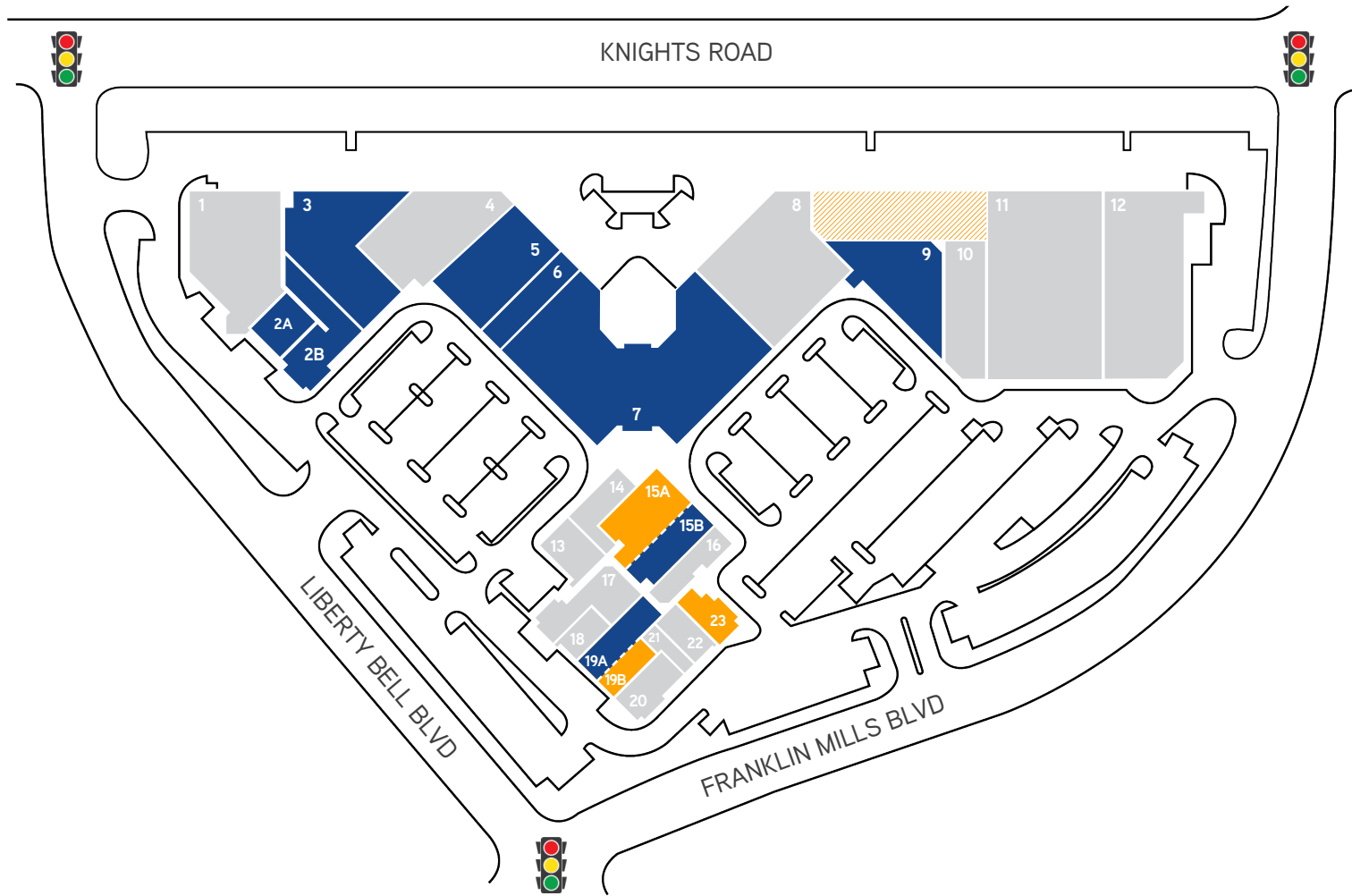
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- |   |   |  |                                  |   |
|---|---|--|----------------------------------|---|
| 1. Dollar Tree  | 6. <b>4,000 ± SF AVAILABLE</b>                                | 12. Second Avenue Value Store                                    | 16. U.S Coast Guard              | 21. Nails                               |
| 2A. <b>4,096 ± SF AVAILABLE</b>                                     | 7. <b>37,665 ± SF AVAILABLE</b><br><i>Former School Space</i> | 13. Action Karate  | 17. Citizens Bank                | 22. Massage                             |
| 2B. <b>8,000 ± SF AVAILABLE</b><br><i>Turn-Key Restaurant Space</i> | 8. Harbor Freight Tools                                       | 14. Tanning Salon  | 18. Gyro Spot                    | 23. <b>LEASED:</b><br><i>KidsSmiles</i> |
| 3. <b>14,300 ± SF AVAILABLE</b>                                     | 9. <b>9,865 ± SF AVAILABLE</b>                                | 15A. <b>LEASED: Resources</b><br><i>for Human Development</i>    | 19A. <b>1,957 ± SF AVAILABLE</b> |   |
| 4. CSL Plasma   | 10. <b>8,000 ± SF AVAILABLE</b>                               | 15B. <b>4,963 SF ± AVAILABLE</b><br><i>Turn-Key Office Space</i> | 19B. <b>LEASED: Mr. Wish</b>     |   |
| 5. <b>8,080 ± SF AVAILABLE</b>                                      | 11. Big Lots  |  | 20. Beer Outlet                  |   |

OWNED AND  
MANAGED BY

RENOVA  
EQUITIES