

ACADEMY PLAZA

FOR LEASE

3250 RED LION ROAD | PHILADELPHIA, PA 19114

**PAD SITE WITH
DRIVE-THRU AVAILABLE**

VIEW PROPERTY 

FREE-STANDING & IN-LINE SPACES AVAILABLE



HIGHLIGHTS

- **Available Spaces:**
3,200 SF Free-Standing Building w/ Drive-Thru
1,500 SF - 3,100 SF In-Line Spaces
- Situated off **Academy Road** with **over 29,900 AADT**
- Heavily-trafficked neighborhood shopping center
- Prominent pylon signage with **access from three streets**

DEMOGRAPHICS



TRAFFIC GENERATORS

	1 MILE	3 MILE	5 MILE
POPULATION	19,437	68,034	145,338
AVERAGE HH INCOME	\$81,097	\$77,737	\$72,540
DAYTIME EMPLOYEES	10,080	30,280	58,803

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



**Soloff Realty &
Development, Inc.**

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



EXCLUSIVE AGENT

DAVID M. DUNKELMAN

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SITE PLAN

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#	BUSINESS	S.F.
1	Pizza City	1,440 SF
1A	Dunkin'	840 SF
2	Supreme Nail Salon	1,400 SF
3	Giant Fitness	4,523 SF
7	Giant Fitness	9,589 SF
8	H&R Block	2,131 SF
9	Bi-Rite Deli	5,355 SF

#	BUSINESS	S.F.
10	AVAILABLE	3,100 SF
11	ArchWell Health Coming Soon	11,860 SF
14	The Ryan Pub	2,000 SF
15	AT LEASE	2,000 SF
16	Today's Eyewear	1,247 SF
17	PA Dept of Revenue	4,744 SF

#	BUSINESS	S.F.
19	AVAILABLE	2,780 SF
20	Fine Wine & Spirits	4,403 SF
22	Weiner Family Dentistry	1,440 SF
23	AT LEASE	1,210 SF
24	Metro By T-Mobile	1,360 SF
25	Beijing Chinese	1,300 SF
26	Salon Bella	1,280 SF

#	BUSINESS	S.F.
30-31	Modern Spin Laundromat Coming Soon	7,268 SF
32	ACME	50,918 SF
33	Beer Baron	4,417 SF
34	AVAILABLE	1,500 SF
35A	AVAILABLE	745 SF
35B	Santini's Grill	630 SF

#	BUSINESS	S.F.
35C	Arts & Class	597 SF
36	Available	3,200 SF
37	Wendy's	3,000 SF
38	Rita's	408 SF



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BIRDS EYE

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MID AERIAL

VIEW PROPERTY 



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HIGH AERIAL

VIEW PROPERTY [↗](#)



RED LION PLAZA

Burlington **ROSS** DRESS FOR LESS
AspenDental
PEPBOYS AUTO
MATTRESS FIRM
SHERWIN WILLIAMS
Panera BREAD
tropicalCafe
TACO BELL

WOODHAVEN ROAD (RT. 63)
69,330 AADT

FRANKLIN MARKETPLACE

Thrift SUPERSTORE
DOLLAR TREE
HARBOR FREIGHT
CSL PLASMA

LIBERTY PLAZA

Raymour & Flanigan FURNITURE
CVS pharmacy
DICK'S SPORTS & OUTDOORS
BURGER KING

sam's club

WHITMAN SQUARE SHOPPING CENTER

Walmart
Lowe's
Michaels
petco
Ashley HOMESTORE
BEST BUY
Chick-fil-A
LONGHORN STEAKHOUSE
WILD WINGS
FAMOUS DRY CLEAN

NORTHEAST PHILADELPHIA AIRPORT

PHILADELPHIA INDUSTRIAL PARK

KNIGHTS ROAD SHOPPING CENTER

GROCERY OUTLET bargain market
WOODSPRING SUITES ALL EXTENDED STAY HOTEL
DUNKIN'
empire BEAUTY SCHOOLS
TRUIST

ACADEMY PLAZA

ACME
ArchWell HEALTH COMING SOON
MODERN SPIN LAUNDROMAT COMING SOON
Wendy's
DUNKIN'
FINE WINE & GOOD SPIRITS

PHILADELPHIA MILLS MALL

Walmart Supercenter
Burlington
Marshall's HomeGoods
AMC THEATRES
five BELOW
Wendy's
UNITED STATES POSTAL SERVICE
K-2 AMERICAN FREIGHT FURNITURE • MATTRESS • APPLIANCE
DAVE & BUSTERS
OFF 5TH
TACO BELL

NORTHEAST SHOPPING CENTER

LIDL
Marshall's
ULTA
five BELOW
DOLLAR TREE
CHUCK E. CHEESE
carter's
LANE BRYANT
DUNKIN'
KFC
Checkers
EUROPEAN WAX CENTER
snipes

ACADEMY ROAD
29,912 AADT

Jefferson Health
258 BEDS

BLUE GRASS PLAZA

NetCost
DOLLAR GENERAL
Primotologies
THE UPS STORE

GRANT ACADEMY SHOPPING CENTER

ALDI
DOLLAR TREE
DUNKIN'

CVS pharmacy
Wawa

KNIGHTS ROAD
14,380 AADT

MORRELL PLAZA

ShopRite
Mr. Wish
DUNKIN'
T-Mobile
SUPERCLUBS

WOODHAVEN MALL

ACME
TJ-maxx
9
THE HOME DEPOT
SHERWIN WILLIAMS
AMC THEATRES
McDonald's

DOLLAR TREE



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