

FOR LEASE

GATOR MONUMENT PLAZA

INVESTMENTS 4160 MONUMENT ROAD | PHILADELPHIA, PA 19131



PROPERTY OVERVIEW

- Anchored by The Fresh Grocer & Dollar Tree
- National Tenants Include Dunkin' & Popeyes
- GLA of +/- 76,039 SF

LOCATION OVERVIEW

- Located in NW Philadelphia
- Intersection: Monument Rd. & Conshohocken Ave.
- Philadelphia County

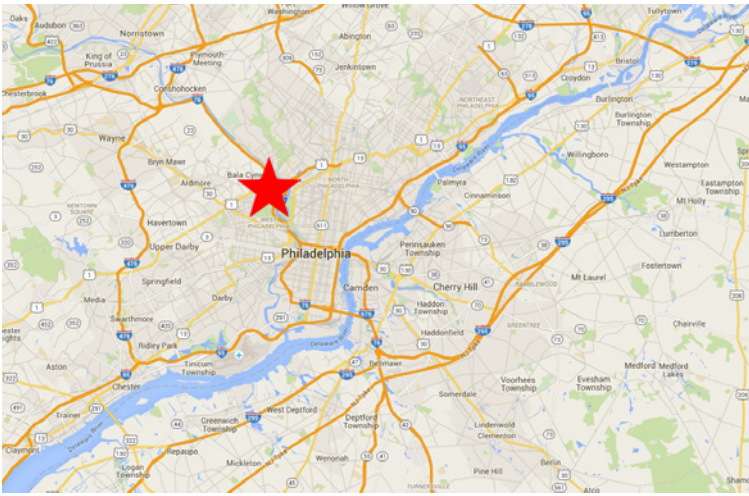
www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com



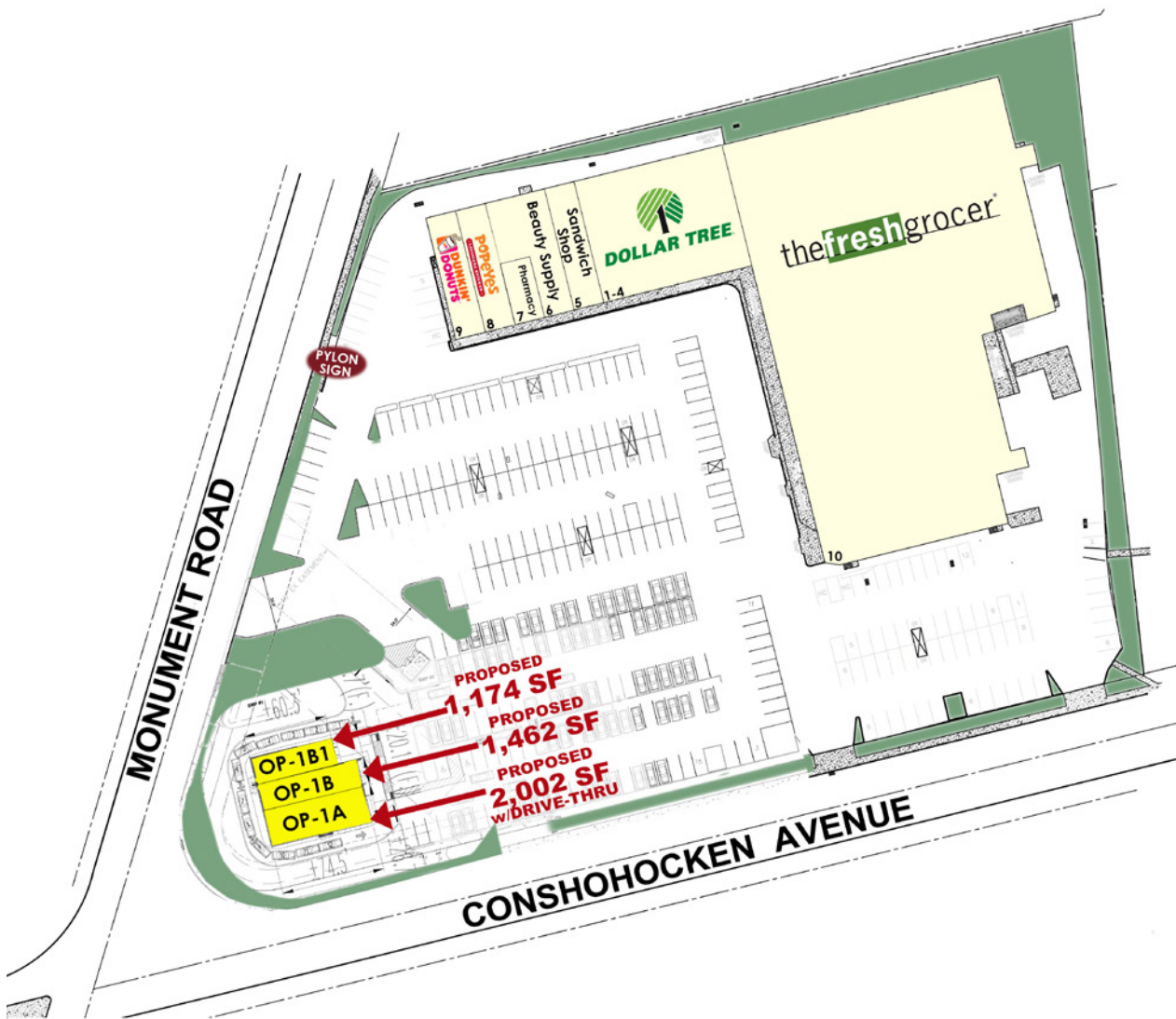
DEMOGRAPHICS

• 2021

**4160 MONUMENT ROAD
PHILADELPHIA, PA 19131**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	13,582	267,453	929,853
AVG. HH INCOME	\$74,267	\$73,254	\$77,338
AVG. AGE	43	36	35

SPACE AVAILABLE



Owned and Operated By A
GATOR
Affiliated Company

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