

BLUE GRASS PLAZA

# PHILADELPHIA, PA

2417 WELSH ROAD

± 637 & 3,000 SF AVAILABLE FOR LEASE (SECOND GENERATION RESTAURANT)

JOIN



NETCOST AND DOLLAR GENERAL ANCHORED CENTER STRATEGICALLY LOCATED IN THE HEART OF NORTHEAST PHILADELPHIA



get in touch.

JONATHAN SPOERL

Office 215.282.0157

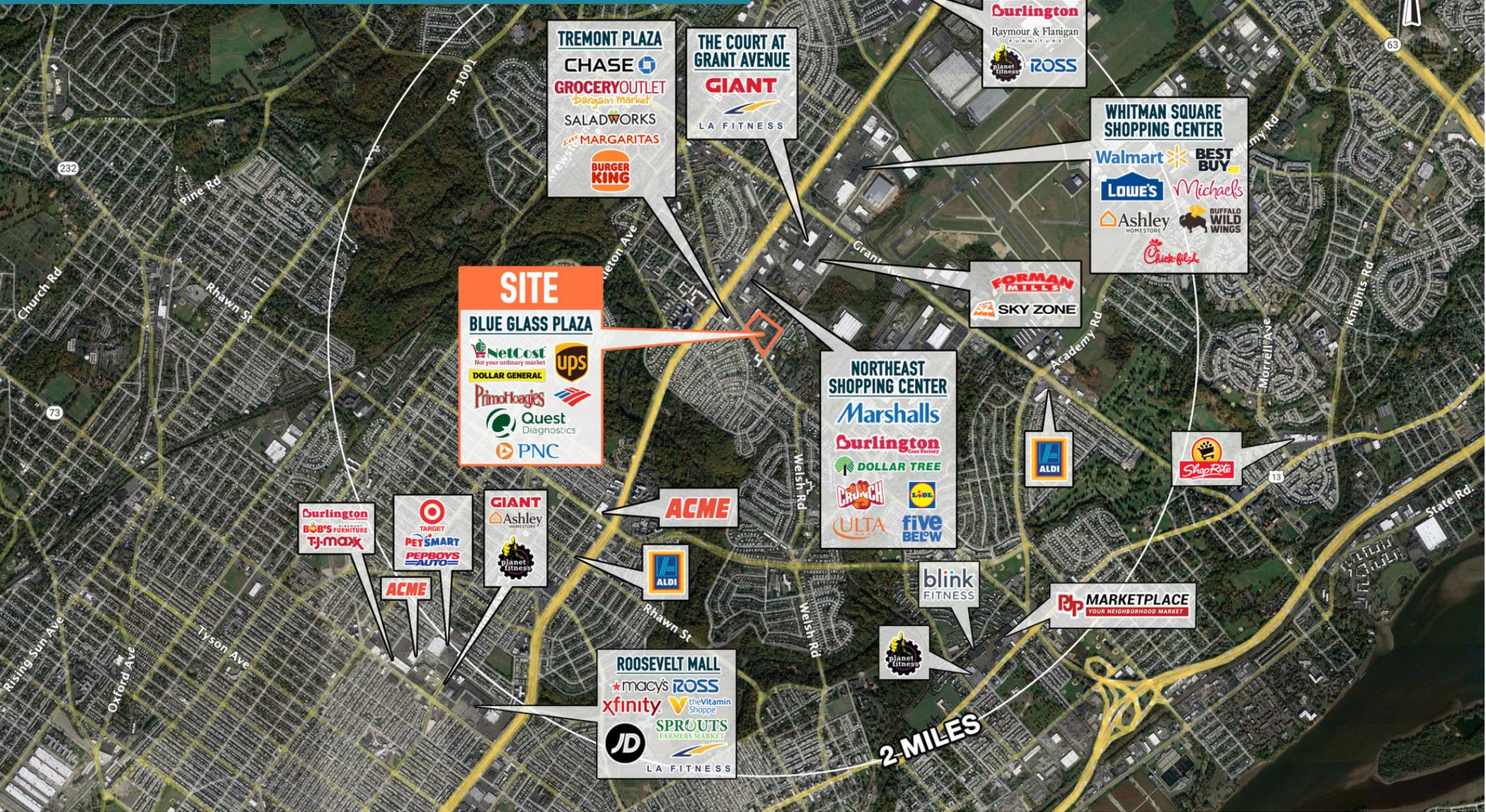
Direct 610.724.0495

jspoerl@metrocommercial.com



metrocommercial.com | Plymouth Meeting, PA | Mount Laurel, NJ | Miami, FL | Philadelphia, PA

LOCATED ON WELSH ROAD (17,845 VPD) AND  
NEARBY TO ROUTE 1 (ROOSEVELT BLVD - 35,786 VPD)



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SEEKING ALL USES FOR 3,000 SF. SPACE IS IN VANILLA BOX CONDITION WITH 1 ADA BATHROOM



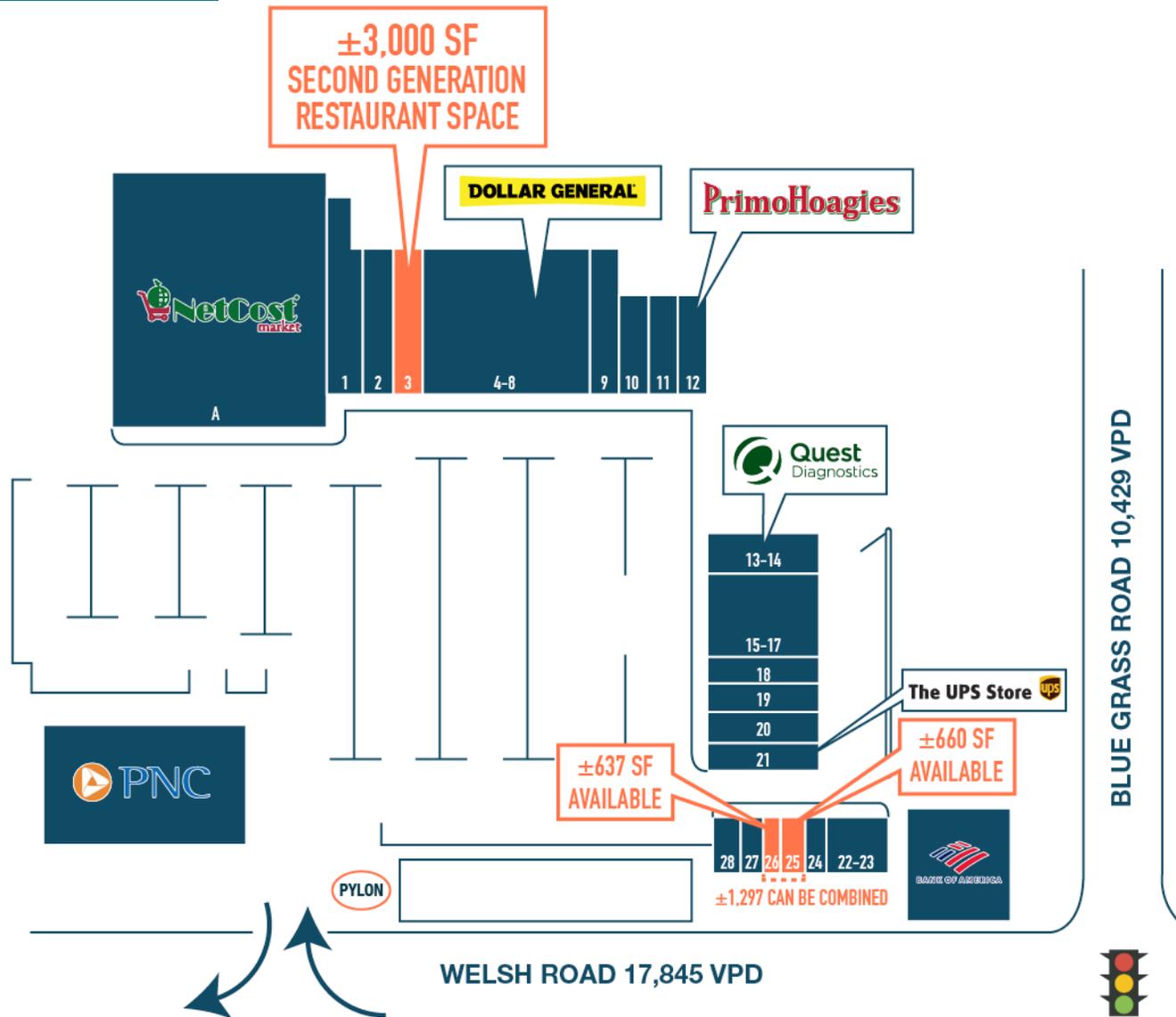
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# SITE PLAN



BLUE GRASS ROAD 10,429 VPD

WELSH ROAD 17,845 VPD

A	NETCOST MARKET	25,785 SF
1	DRIVING SCHOOL	2,000 SF
2	NEW ENGLAND PIZZA	2,000 SF
3	AVAILABLE	3,000 SF
4-5	DOLLAR GENERAL	10,268 SF
9	IN LEASE	2,000 SF
10	DAISY DENTAL CARE	1,340 SF
11	CITY TRADE	1,340 SF
12	PRIMO'S HOAGIES	1,224 SF
13-14	QUEST DIAGNOSTICS	1,600 SF
15-17		4,400 SF
18	PHILADELPHIA CIGAR CO.	2,000 SF
19	JOKER VAPES	1,600 SF
20	ZAD PERFUMES	1,600 SF
21	THE UPS STORE	1,600 SF
22-23	KEYSTONE EYE ASSOCIATES	1,397 SF
24	LASH BAR	660 SF
25	AVAILABLE	660 SF
26	AVAILABLE	637 SF
27	NAIL SALON	637 SF
28	INSTANT TAGS	760 SF

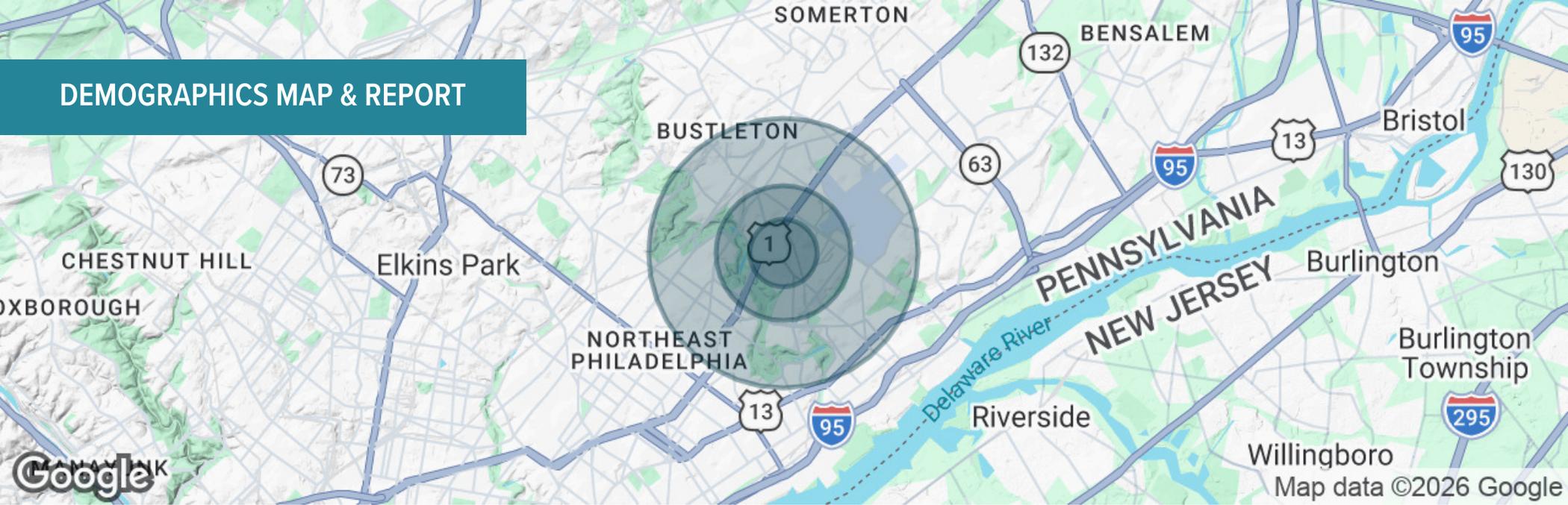
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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	9,520	27,226	93,185
Average Age	44	43	43
Average Age (Male)	42	41	42
Average Age (Female)	46	44	45
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	4,374	11,660	37,162
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$80,491	\$84,356	\$91,423
Average House Value	\$345,385	\$324,347	\$304,488

Demographics data derived from AlphaMap

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