

GRANT PLAZA

1619-1681 GRANT AVENUE | PHILADELPHIA, PA 19115

**PRIME END-CAP W/
DRIVE-UP AVAILABLE**

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PRIME RETAIL SPACE AVAILABLE FROM 1,400-3,600 SF



HIGHLIGHTS

- **135,979 SF** center anchored by Regal UA Cinema, Dollar Tree, Perkins, Dunkin'
- Other tenants include Steve Stein's Famous Deli, Dairy Queen, and Akumin
- Located at the traffic-lit intersection of Grant Avenue and Bustleton Avenue with a combined traffic count exceeding **60,000** vehicles per day (DVRPC)
- Over **170,000** residents in 3 mile radius and daytime population of approximately **60,000** people
- Easy access to Northeast Philadelphia, Krewstown, and surrounding trade areas

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	23,289	77,706	172,541
AVERAGE HH INCOME	\$81,037	\$77,086	\$78,603
DAYTIME EMPLOYEES	6,313	28,478	59,454

SOURCE: REGIS ONLINE

SRD Soloff Realty & Development, Inc.

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

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EXCLUSIVE AGENT

DAVID M. DUNKELMAN

DAVID@SRDRE.COM | 610.834.0400

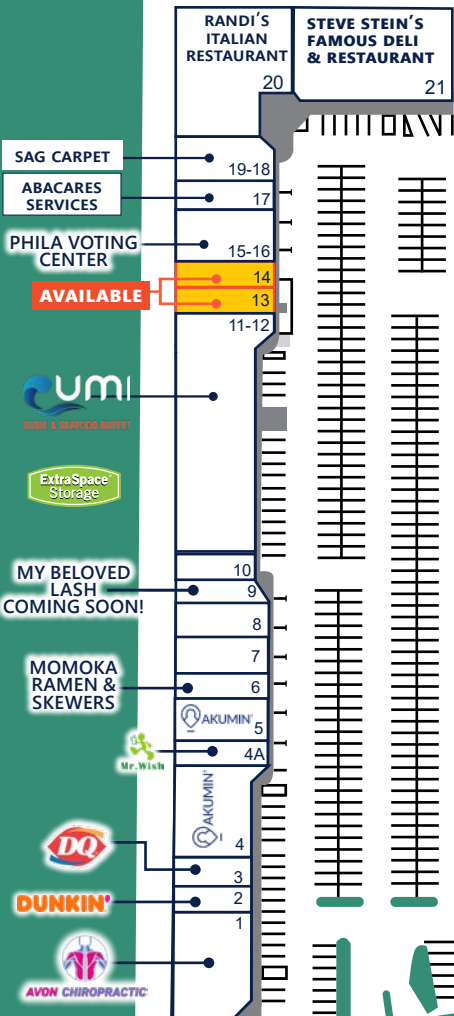
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SITE PLAN

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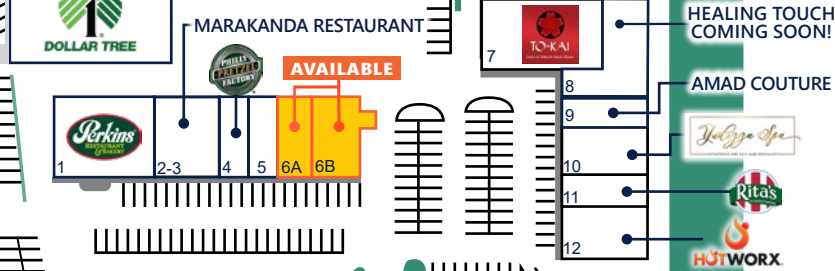
GRANT PLAZA II



REGAL

RESIDENTIAL

GRANT PLAZA I



GRANT AVENUE 25,209 AADT

GRANT PLAZA I

- 1 PERKINS
- 2-3 MARAKANDA RESTAURANT
- 4 PHILLY PRETZEL FACTORY
- 5 DRY CLEANERS
- 6A 1,566 SF
- 6B 2,050 SF W/ DRIVE-UP
- 7 TO-KAI SUSHI
- 8 HEALING TOUCH COMING SOON!
- 9 AMAD COUTURE
- 10 YUDIZZA'S SPA
- 11 RITA'S WATER ICE
- 12 HOTWORX

GRANT PLAZA II

- 1 AVON CHIROPRACTIC
- 2 DUNKIN'
- 3 DAIRY QUEEN
- 4A MR. WISH
- 4/5 AKUMIN
- 6 MOMOKA RAMEN & SKEWERS
- 7 GLASSES GALORE
- 8 DENTIST
- 9 MY BELOVED LASH COMING SOON!
- 10 NAILS & SPA
- 11-12 UMI BUFFET
- 13 1,400 SF (FORMER RESTAURANT)
- 14 1,400 SF
- 15-16 PHILA VOTING CENTER
- 17 ABACARES SERVICES
- 18-19 SAG CARPET
- 20 ITALIAN RESTAURANT
- 21 STEVE STEIN'S DELI

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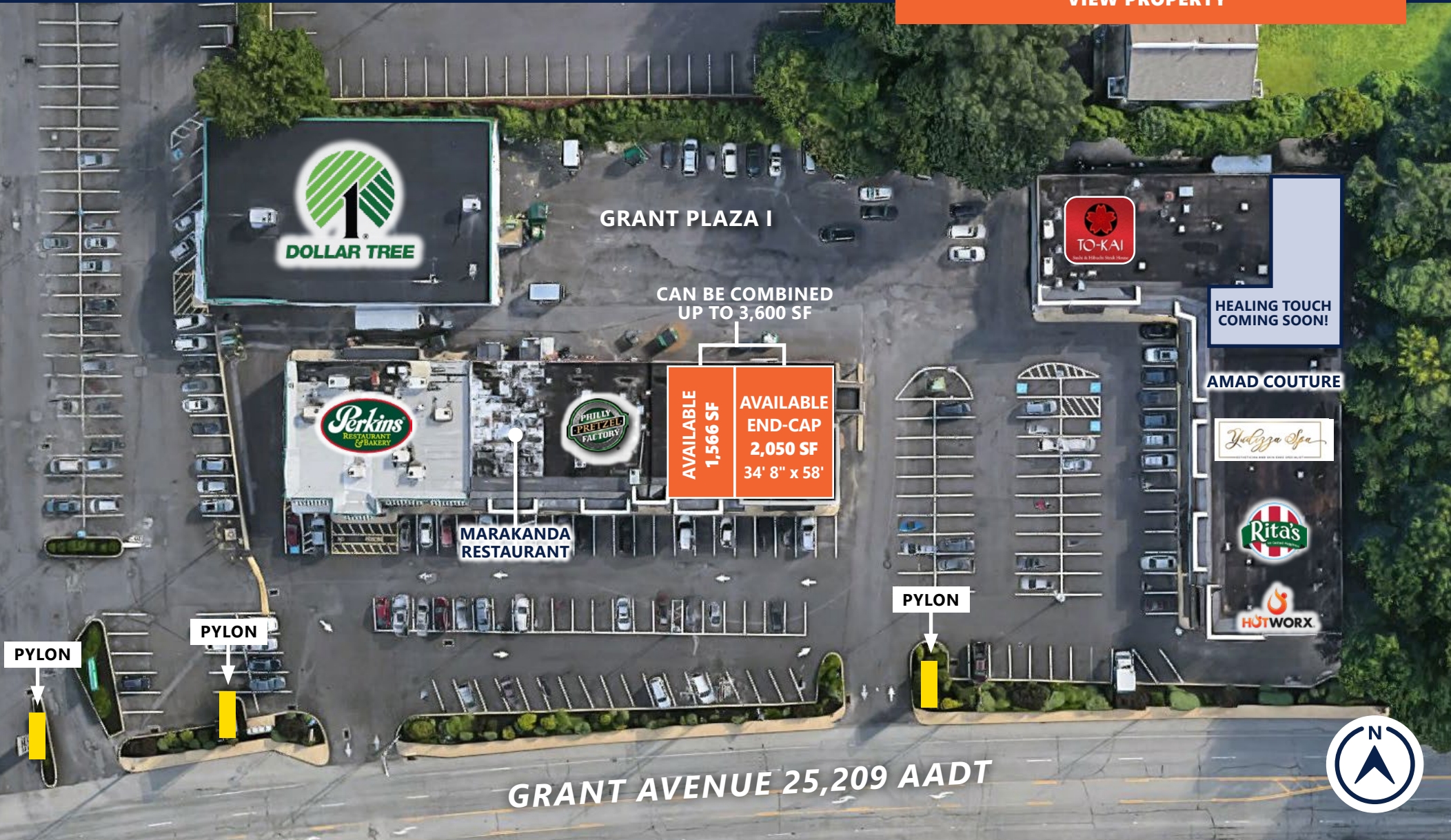
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BIRDS EYE AERIAL

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LOW AERIAL

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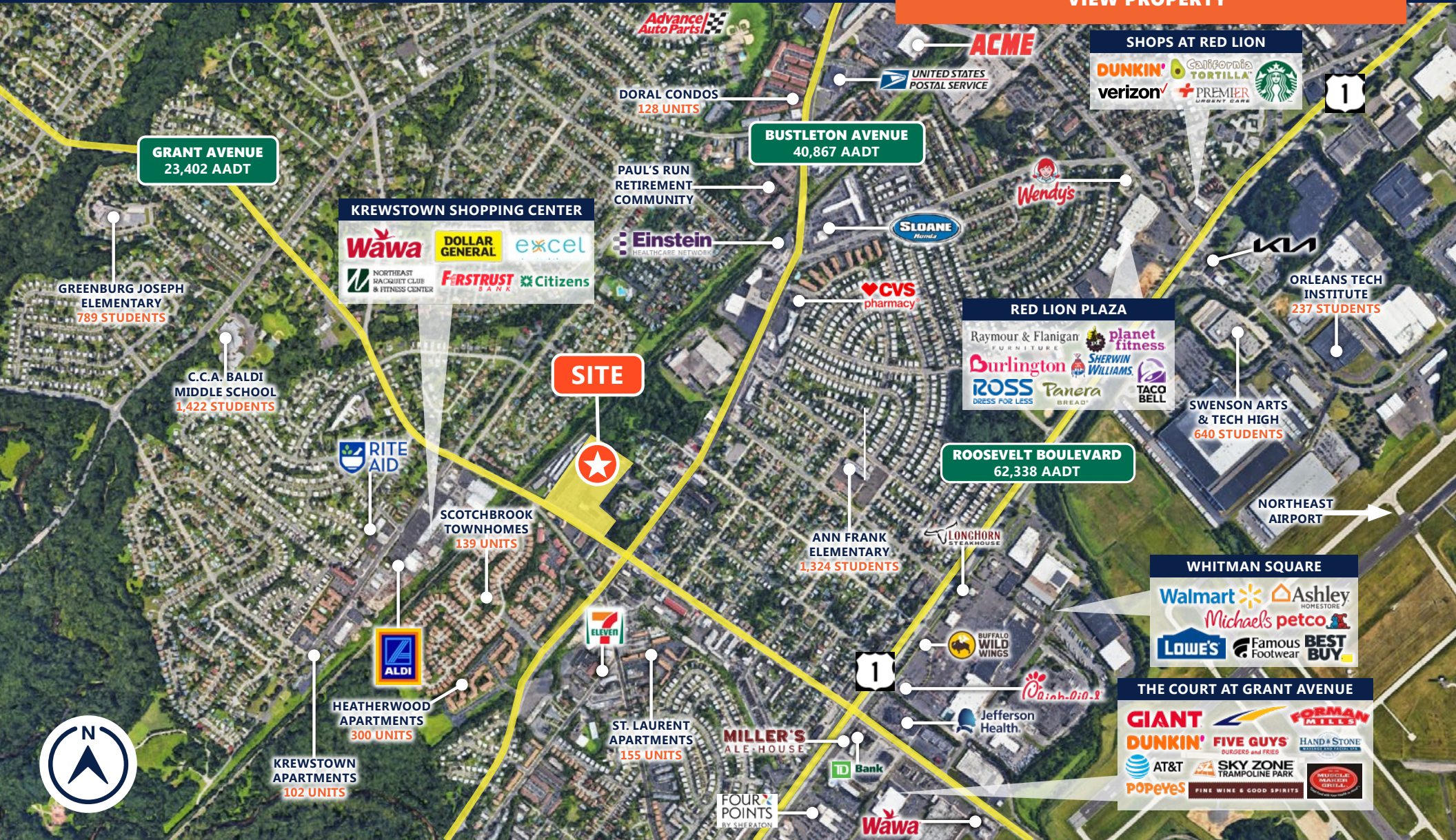
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HIGH AERIAL

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