

GRANT @ ONE

9475 Roosevelt Boulevard, Philadelphia, PA 19114



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	19,910	77,199	182,402
Average HHI	\$67,011	\$75,717	\$77,954
Employees	9,036	27,472	54,794
Total Businesses	1,031	2,904	6,027

JOIN



LOCATION OVERVIEW

Grant @ One is in the heart of the Northeast Philadelphia Trade Area and is strategically located at the bustling intersection of Grant Avenue and Roosevelt Boulevard, traffic counts exceed 90,000 ± ADT.

PROPERTY HIGHLIGHTS

- Rare Opportunity with over 30' frontage
- 80,250 SF GLA with 3,375 SF available
- Large Pylon signage on Grant Ave & Roosevelt Blvd
- Adjacent to Lowe's, Walmart, Best Buy, Giant, & LA Fitness
- Join Men's Wearhouse, Miller's Ale House, Gerhard's Appliances, Pearl Vision, Hair Cuttery, Subway, Dominos, Waxing the City, PPG Paints, AAA Travel, Cosmo Prof, Davita, & Metro PCS



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
 610.400.3018 | ArrowRealEstateServices.com



BRYAN PERCHICK

215.605.9144

BryanP@arrowcre.com

GRANT @ ONE

Additional Photos

9475 Roosevelt Boulevard, Philadelphia, PA 19114



ARROW

TCN
WORLDWIDE
REAL ESTATE SERVICES

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

BRYAN PERCHICK

215.605.9144

BryanP@arrowcre.com

GRANT @ ONE

9475 Roosevelt Boulevard, Philadelphia, PA 19114



Map data ©2023 Imagery ©2023, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GeoEye, Earthstar/WorldView



ARROW



Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

BRYAN PERCHICK

215.605.9144

BryanP@arrowcre.com