

Grant Academy Shopping Center

END CAP & INLINE SPACE FOR LEASE

3300 Grant Ave.
Philadelphia, PA



JAKE DOYLE
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LISTING DETAILS

GRANT ACADEMY SHOPPING CENTER | PHILADELPHIA, PA

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PROPERTY HIGHLIGHTS

- Grocery anchored shopping center (Aldi) located in Greater Northeast Philadelphia
- 4 spaces available
 - Space 8: 1,341 SF (Inline)
 - Space 12: 3,200 SF (Inline)
 - Space 23 & 24: 1,200 - 2,400 SF (End Cap)
- End cap availability with drive-thru capability
- Signalized intersection
- High daily traffic count
 - Grant Ave: +/- 15,000 ADT
 - Academy Rd: +/- 27,000 ADT
- Pylon signage available
- Ample parking
- Densely populated surrounding neighborhoods
- Easy access to I-95, Route 1 (Roosevelt Blvd), Route 13 & Northeast Philadelphia Airport
- Co-tenants include: Aldi, Dunkin', Weight Watchers, Brick House Bar & Grill and Police & Fire Federal Credit Union



DEMOGRAPHICS



EST. POPULATION

1 Mile: 17,928 | 3 Miles: 174,591 | 5 Miles: 452,759



EST. MEDIAN AGE

1 Mile: 38.9 | 3 Miles: 41.1 | 5 Miles: 39.6



EST. AVG HH INCOME

1 Mile: \$100,367 | 3 Miles: \$97,970 | 5 Miles: \$96,259



EST. EMPLOYEES

1 Mile: 3,978 | 3 Miles: 28,252 | 5 Miles: 56,637

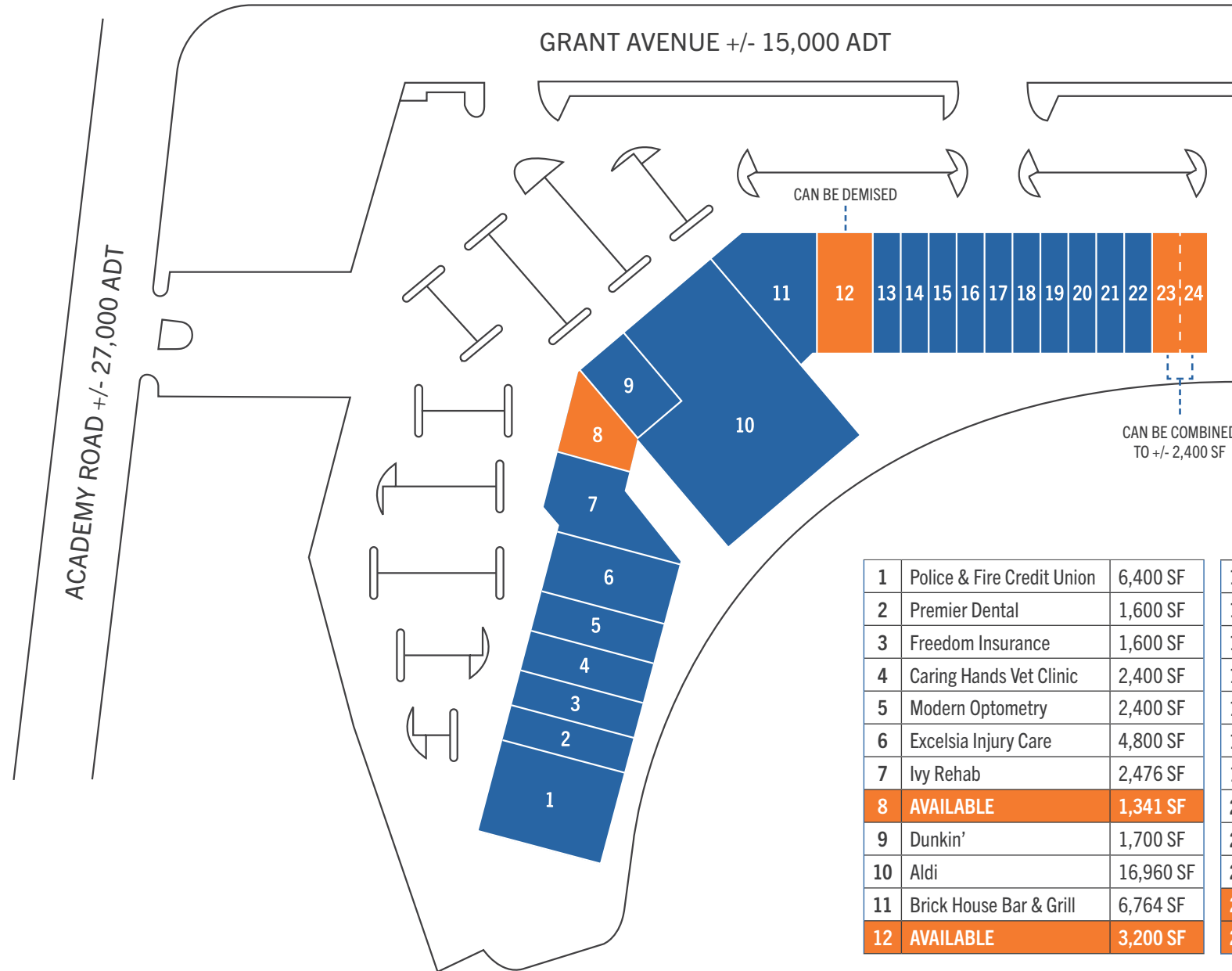
SITE PLAN

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1	Police & Fire Credit Union	6,400 SF
2	Premier Dental	1,600 SF
3	Freedom Insurance	1,600 SF
4	Caring Hands Vet Clinic	2,400 SF
5	Modern Optometry	2,400 SF
6	Excelsia Injury Care	4,800 SF
7	Ivy Rehab	2,476 SF
8	AVAILABLE	1,341 SF
9	Dunkin'	1,700 SF
10	Aldi	16,960 SF
11	Brick House Bar & Grill	6,764 SF
12	AVAILABLE	3,200 SF

13	Weight Watchers	1,600 SF
14	Umbrella Beauty	1,600 SF
15	True Color Nails	1,600 SF
16	No.1 China	1,600 SF
17	Beer Box	1,600 SF
18	Grant Massage Therapy	1,600 SF
19	Ares Nutrition	1,600 SF
20	Brazilian Wax Studio	1,200 SF
21	State Farm	1,200 SF
22	The Den Yoga	1,600 SF
23	AVAILABLE	1,200 SF
24	AVAILABLE	1,200 SF

LOCATION AERIAL

9025 FRANKFORD AVENUE | PHILADELPHIA, PA

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