

# 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

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## 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 Junior Anchor Opportunity with over 100' frontage
- 80,250 SF GLA with 3,375 & 8,364 SF available (can be combined)
- 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



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Additional Photos

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