

FRANKFORD AVENUE SHOPPING CENTER

PHILADELPHIA, PA

FRANKFORD AVENUE & ACADEMY ROAD

±82,345 SF ON ±6.34 ACRES AVAILABLE FOR LEASE OR SALE

NE PHILADELPHIA

FOR SALE OR LEASE

RARE ANCHOR SPACE OPPORTUNITY IN NE PHILADELPHIA



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

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DEMOGRAPHIC HIGHLIGHTS

*DEMOGRAPHICS BASED ON A 3-MILE RADIUS (ESRI 2022)



TOTAL POPULATION



60,496

MEDIAN HOUSEHOLD INCOME



74,601

TOTAL HOUSEHOLDS

AREA FACTS

Major Employers

- University of Penn/Penn Medicine - 46,884 employees
- Thomas Jefferson University/Jefferson Health - 42,700 employees
- Children's Hospital of Philadelphia - 24,945 employees
- Giant Company - 17,850 employees
- Temple University/Health System - 17,752 employees

SITE DATA

Size: ±82,345 SF

Acreage: ±6.34 AC

Parking Spaces: ±348 Spaces

County: Philadelphia

Zoned CA-2 (Auto-Oriented Commercial-2) Permitted Uses include:

- Educational Facilities
- Religious Assembly
- Storage
- Wholesale Sales/Distribution
- Entertainment
- Vehicle Sales/Rental* (special exception)
- Business/professional offices
- Daycare
- Building Supplies/Equipment Sales

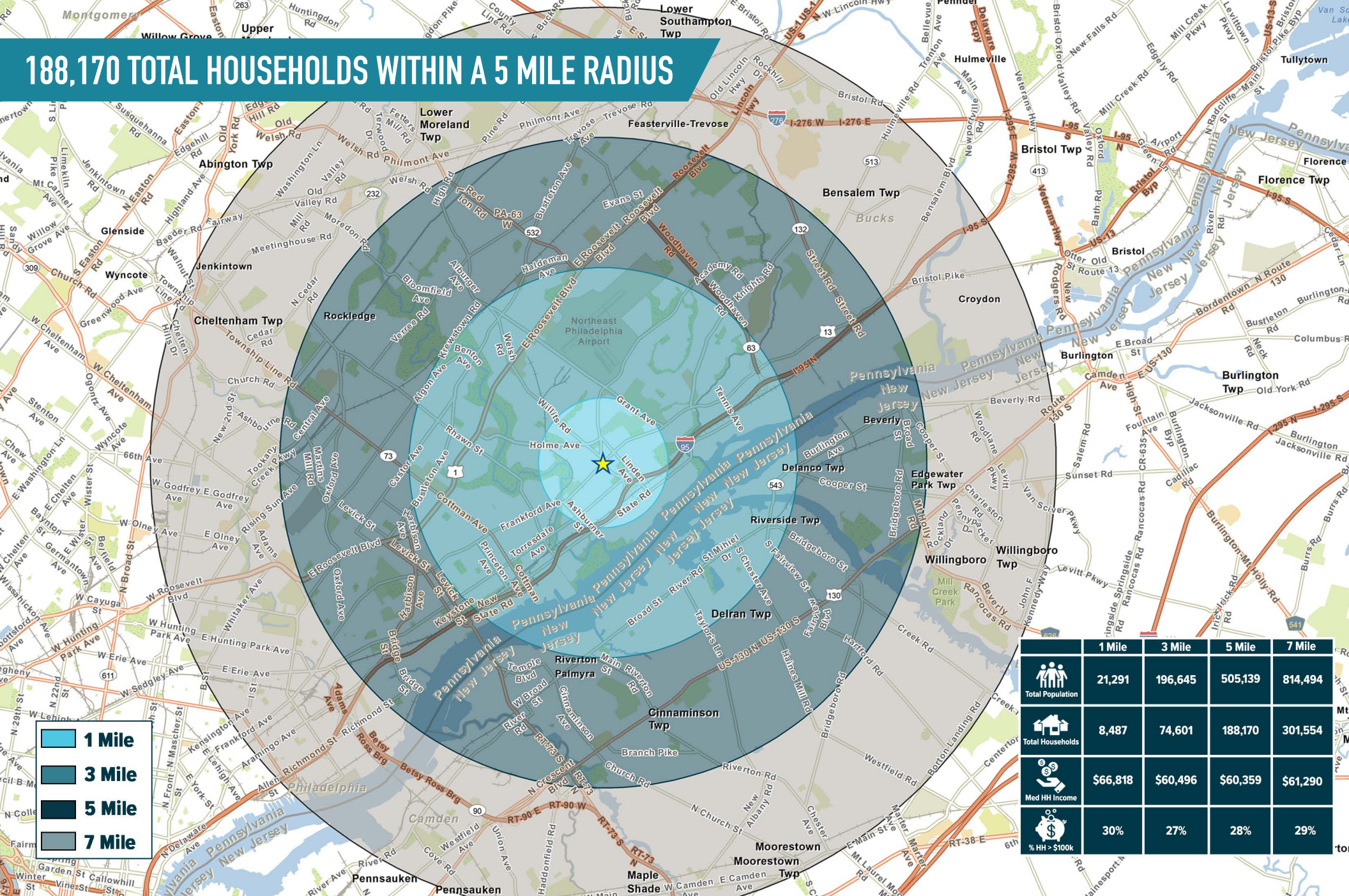
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188,170 TOTAL HOUSEHOLDS WITHIN A 5 MILE RADIUS



- 1 Mile
- 3 Mile
- 5 Mile
- 7 Mile

	1 Mile	3 Mile	5 Mile	7 Mile
 Total Population	21,291	196,645	505,139	814,494
 Total Households	8,487	74,601	188,170	301,554
 Med HH Income	\$66,818	\$60,496	\$60,359	\$61,290
 % HH > \$100k	30%	27%	28%	29%

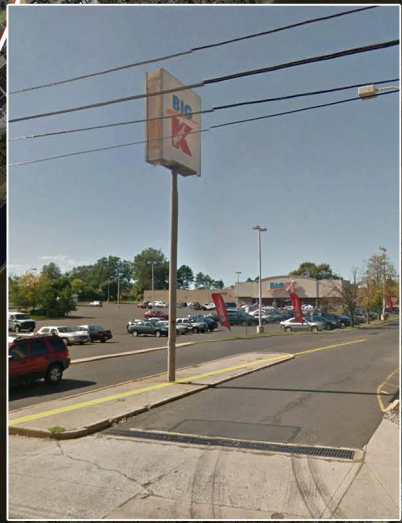
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SITUATED LESS THAN A MILE FROM I-95



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VARIETY OF USES FOR REDEVELOPMENT



FORMER Mealey's
±82,345 SF ON
±6.34 AC

±348 PARKING SPACES

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Billows
ELECTRIC SUPPLY



FORMER
Mealey's
±82,345 SF

±348 PARKING
SPACES

REPUBLIC
BANK

FRANKFORD AVENUE 13,554 VPD

PYLON



Walgreens

FINE WINE &
GOOD SPIRITS



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SITE PLAN



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PROPERTY PHOTOS



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