

GRANT ACADEMY SHOPPING CENTER

3300 GRANT AVENUE

PHILADELPHIA, PA

±1,200 - 2,400 SF AVAILABLE FOR LEASE

JOIN



property highlights.

- Aldi anchored shopping center in greater Northeast Philadelphia
- Densely populated neighborhoods and strong daytime population
- Attractive rent structure and tenant fitout available
- Located at signalized intersection of Grant Avenue and Academy Road
- Area retailers include Wawa, CVS, Starbucks
- Total GLA: ±72,803 SF

stats.

2016 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,554	184,198	464,654
EST. HOUSEHOLDS	6,980	70,976	174,593
EST. AVG. HH INCOME	\$67,074	\$65,436	T\$66,701

GRANT AVENUE TRAFFIC COUNT: 37,959 VPD *ESRI 2016



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COMMERCIAL
REAL ESTATE, INC.

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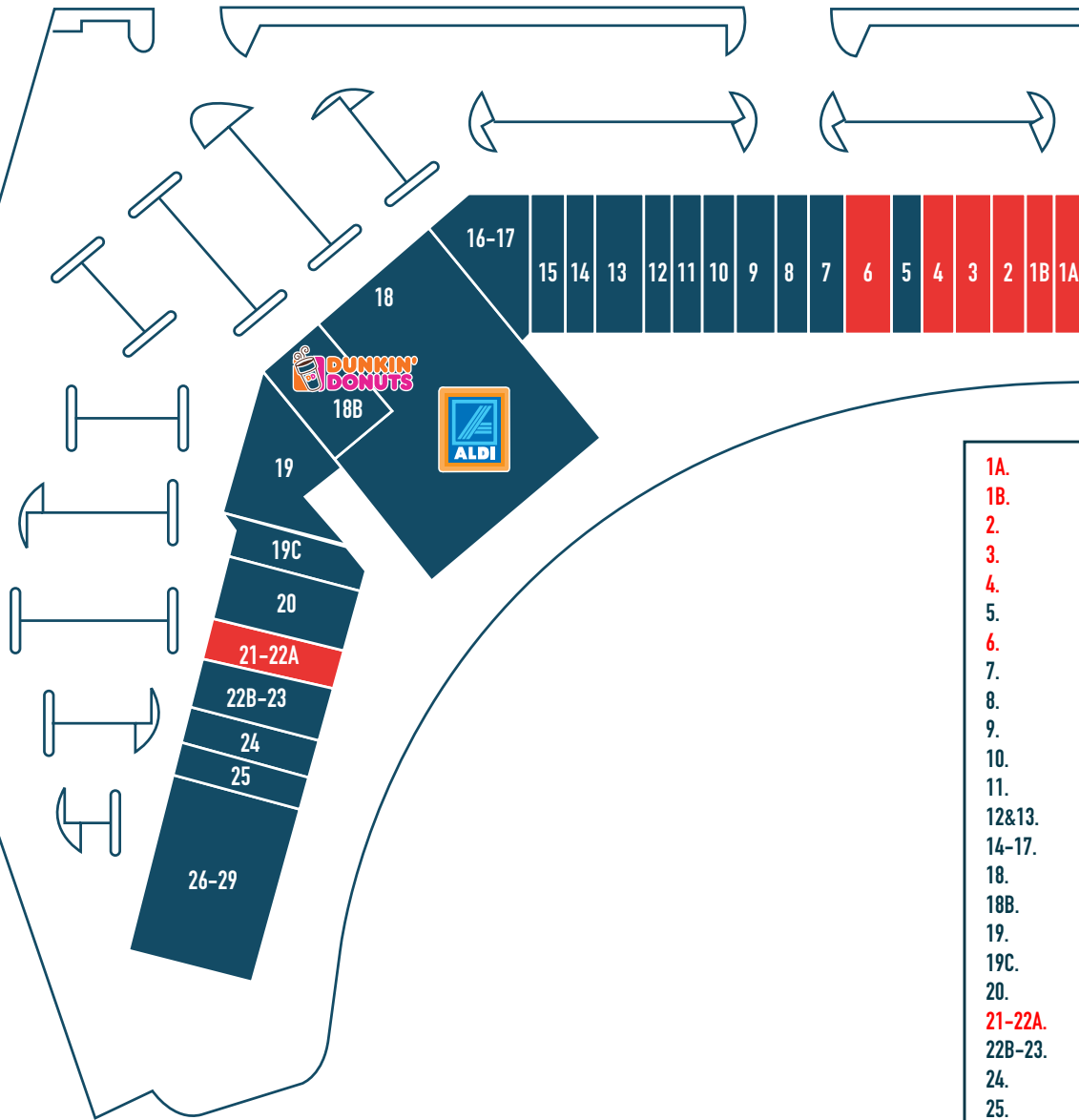
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GRANT AVENUE 37,959 VPD



ACADEMY ROAD



1A.	AVAILABLE	1,200 SF
1B.	AVAILABLE	1,200 SF
2.	AVAILABLE	1,600 SF
3.	AVAILABLE	1,200 SF
4.	AVAILABLE	1,200 SF
5.	TRISTATE SOCCER	1,600 SF
6.	AVAILABLE	1,600 SF
7.	BEER BOX	1,600 SF
8.	CHINESE RESTAURANT	1,600 SF
9.	TRUE COLOR NAILS AND SPA	1,600 SF
10.	HAIR SALON	1,600 SF
11.	WEIGHT WATCHERS	1,600 SF
12&13.	CHAMPS NUTRITION CENTER	3,240 SF
14-17.	BRICK HOUSE BAR & GRILL	6,764 SF
18.	ALDI	18,877 SF
18B.	DUNKIN DONUTS	1,700 SF
19.	ART OF PAIN MANAGEMENT	3,000 SF
19C.	NEXT STEP PHYSICAL THERAPY	1,884 SF
20.	INJURY CARE CENTER	1,700 SF
21-22A.	AVAILABLE	2,400 SF
22B-23.	CARING HANDS VETERINARY CLINIC	2,400 SF
24.	FREEDOM INSURANCE	1,600 SF
25.	DR. DOROTHY ROONEY – DENTIST	1,200 SF
26-29.	POLICE & FIRE FCU	6,400 SF

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3300 GRANT AVENUE PHILADELPHIA, PA



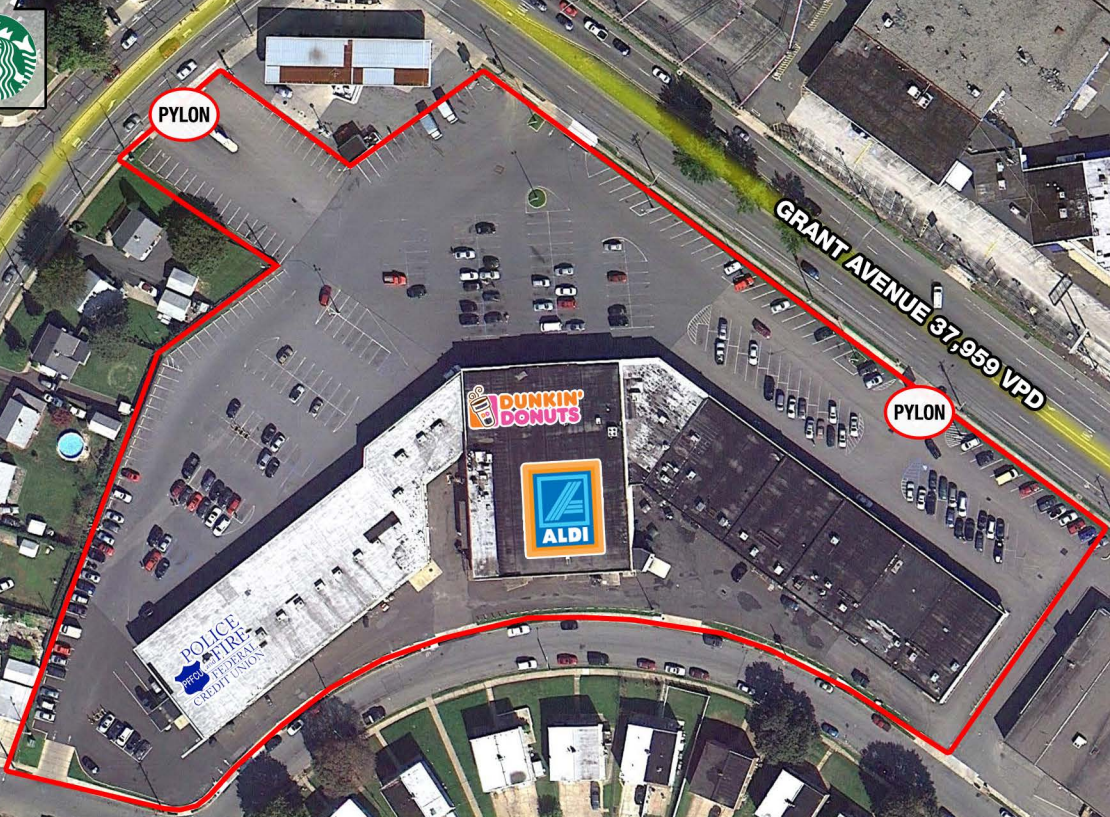


PYLON

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ACADEMY ROAD 27,909 VPD

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