



Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

ROOSEVELT MALL

40.047415, -75.057184
2329 Cottman Avenue | Philadelphia, PA 19149

CENTER SIZE: 581,693 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	50,906	314,971	631,072
	18,404	115,799	230,867
	\$56,925	\$57,580	\$60,954

Commercial space strategically located in a retail hub of 2MM SF in Northeast Philadelphia on Roosevelt Blvd (U.S. Route 1) and west of I-95

Highly visible retail center from 50,000+ VPD on Roosevelt Blvd, 23,000+ VPD on Cottman Ave and 19,000+ VPD on Bustleton Ave

Surrounded by dense population of 314,000+ people within 116,000+ households in 3 miles

Open-air center anchored by 313,000 SF Macy's and top national brands including Ross Dress for Less, Chipotle, New York & Company and The Children's Place drawing 11,000 visits/day and over 4.1M annual visits

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AVAILABLE SPACE

K1	144 SF	37	2,750 SF
1		38A	2,793 SF
02	1,370 SF	52	1,200 SF
34	400 SF	66	4,240 SF
36	450 SF	67	1,996 SF

CURRENT RETAILERS

FS1	Wells Fargo	3,500 SF
FS2	Wendy's	3,271 SF
FS3	Dunkin' Donuts	4,620 SF
GAS	Philly Gas	975 SF
K3	District Gyro	144 SF
K4	Key Hut	144 SF
01	LA Fitness	34,000 SF
04	Yes Dental	2,373 SF
05	Kid City	7,970 SF
6/78	Rainbow	17,040 SF
09	Madrag	4,643 SF
10	Pretty Girl	4,050 SF
11	Edge Boutique	2,850 SF
12	Lane Bryant	6,000 SF
13	Easy Pickins	4,692 SF
14	Comcast Xfinity	4,503 SF
15/16	Kicks USA	7,374 SF
17	Footaction	5,750 SF
18	U.S. Army	3,750 SF
19	Foot Locker	8,973 SF
20/21	The Children's Place	6,000 SF
22	New York & Company	6,000 SF
23	Ross Dress for Less	31,703 SF
30/31	Hair Cuttery	2,550 SF
32	Lavish Nails	1,550 SF
33	Edible Arrangements	1,550 SF
35	Golden Hair Braiding & Weaving	600 SF
38B	The Vitamin Shoppe	3,156 SF
40	T-Mobile	3,184 SF
41/42/43	Verizon Wireless	5,610 SF
44	Cricket	1,200 SF
46	Way Out	1,066 SF
47	Macy's	313,000 SF
48	Rita's Italian Ice	500 SF
49/50	Claire's	1,500 SF
51	Destination XL	7,116 SF
53	Ben's Jewelers	600 SF
54	The Pop up Shop	3,000 SF
55	UR Beautiful	2,150 SF
60	Modell's Sporting Goods	19,321 SF
61/62	Chipotle Mexican Grill	2,580 SF



1001 - 09.19.24

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