

# RED LION PLAZA

RED LION ROAD & ROOSEVELT BOULEVARD PHILADELPHIA, PA

±1,892 - 45,244 SF AND PAD SITE AVAILABLE FOR LEASE

JOIN



Raymour & Flanigan  
FURNITURE



## property highlights.

- Located in dense Northeast Philadelphia
- Flexible sizes on a high visibility outparcel
- Strong surrounding co-tenants
- Ground lease, build to suit, and inline space available
- High traffic retail corridor within city limits
- Owned & Managed by: FINMARC MANAGEMENT INC.

## stats.

2016 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,660	165,894	407,482
EST. HOUSEHOLDS	5,160	65,034	153,783
EST. AVG. HH INCOME	\$74,059	\$75,209	\$75,441

RED LION ROAD TRAFFIC COUNT: 21,498 VPD \*ESRI 2016  
ROOSEVELT BOULEVARD (ROUTE 1) TRAFFIC COUNT: 43,280 VPD



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

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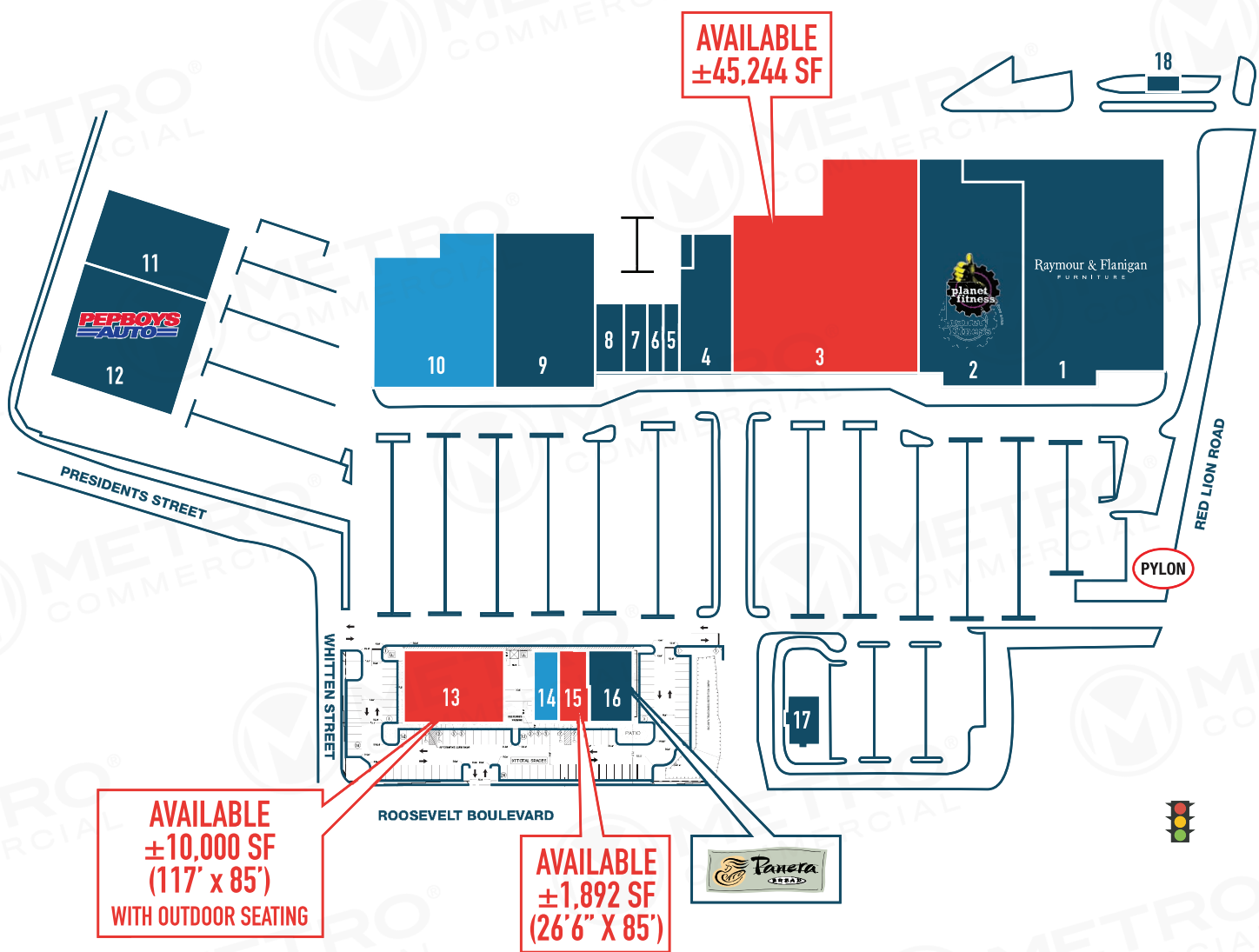
## get in touch.

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**AVAILABLE  
±45,244 SF**

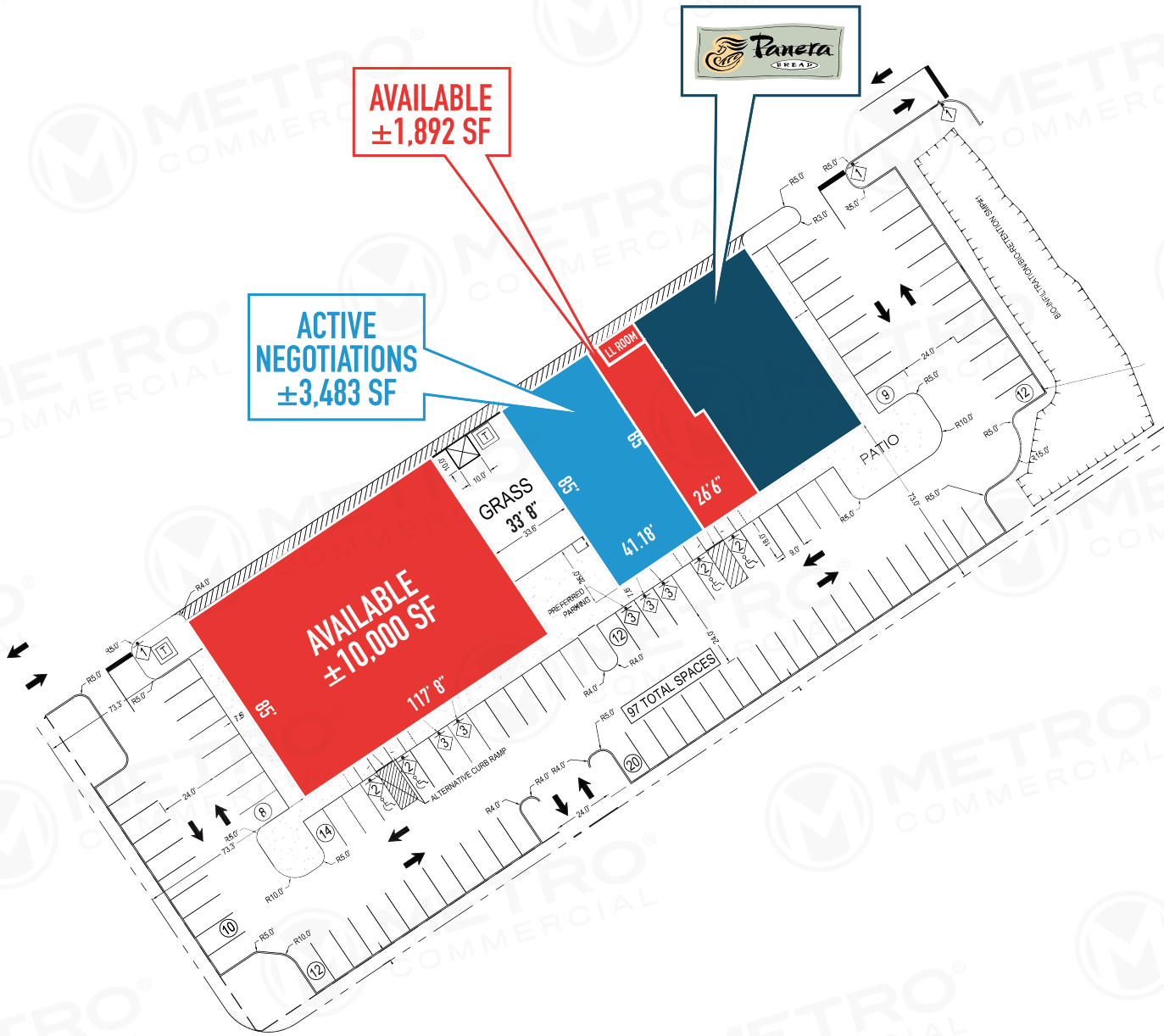
**AVAILABLE  
±10,000 SF  
(117' x 85')  
WITH OUTDOOR SEATING**

**AVAILABLE  
±1,892 SF  
(26'6" X 85')**

1	RAYMOUR & FLANIGAN	43,825 SF
2	PLANET FITNESS	29,500 SF
3	<b>AVAILABLE</b>	<b>45,244 SF</b>
4	ALLIANCE PHYSICIAN CENTER	9,435 SF
5	H&R BLOCK	1,410 SF
6	ANGELA'S PIZZA	1,860 SF
7	HAPPY GARDEN CHINESE RESTAURANT	1,335 SF
8	MAB PAINTS	3,200 SF
9	MNAP MEDICAL	20,088 SF
10	ACTIVE NEGOTIATIONS	20,000 SF
11	VISION BEAUTY ACADEMY	13,500 SF
12	PEP BOYS	19,640 SF
13	<b>AVAILABLE</b>	<b>10,000 SF</b>
14	ACTIVE NEGOTIATIONS	3,483 SF
15	<b>AVAILABLE</b>	<b>1,892 SF</b>
16	PANERA	4,432 SF
17	TACO BELL	2,092 SF
18	WIT OR WITOUT CHEESESTEAKS	650 SF

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**RED LION PLAZA  
PHILADELPHIA, PA**



HALDEMAN AVENUE

Raymour & Flanigan  
FURNITURE



±45,244 SF  
AVAILABLE



RED LION ROAD 21,498 VPD

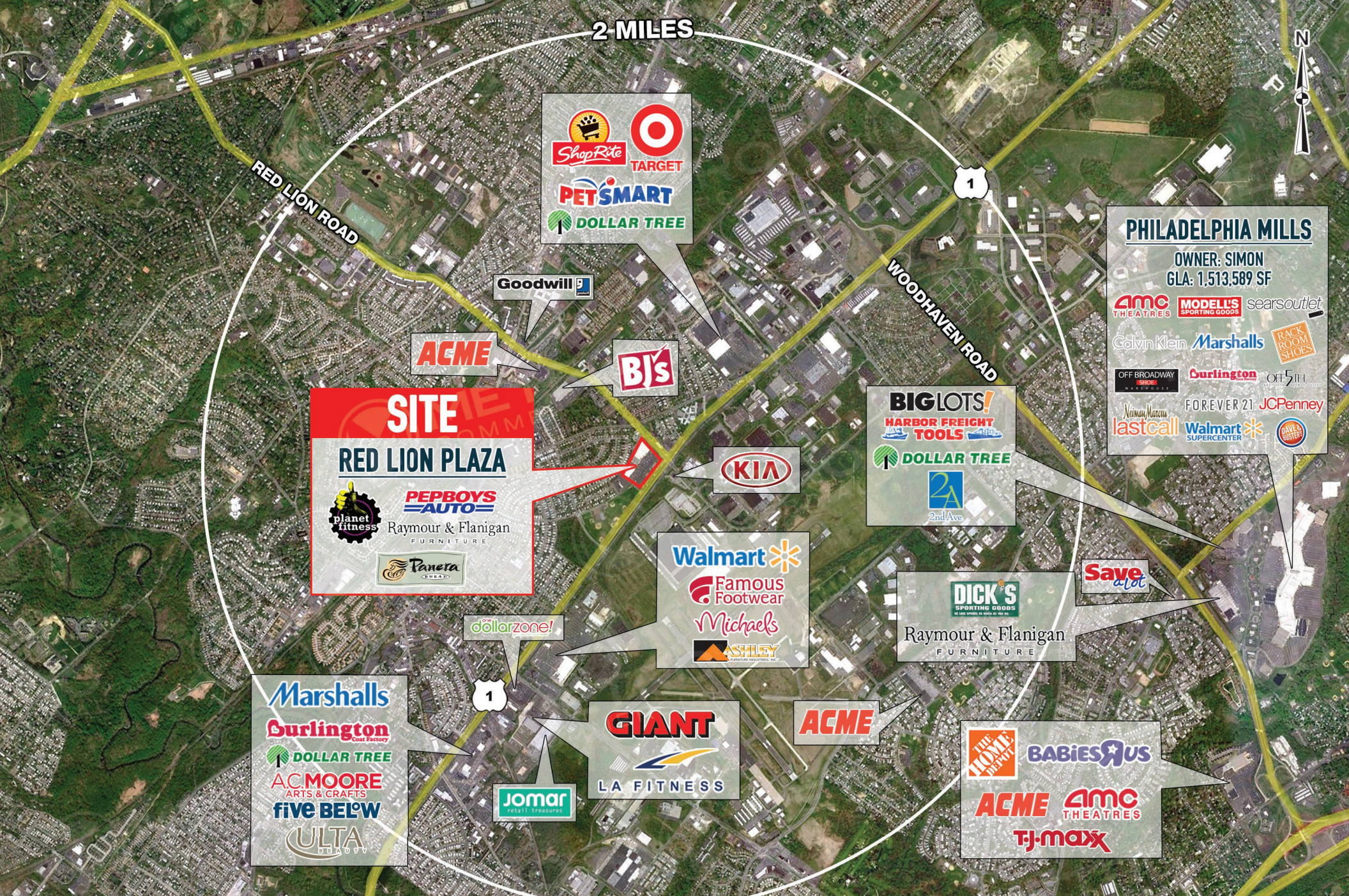


43,280 VPD

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2 MILES

**PHILADELPHIA MILLS**  
 OWNER: SIMON  
 GLA: 1,513,589 SF

AMC THEATRES MODELL'S SPORTING GOODS sears outlet  
 Calvin Klein Marshalls RACK ROOM SHOES  
 OFF BROADWAY SHOES Burlington out 5th  
 Neiman Marcus FOREVER 21 JCPenney  
 lastcall Walmart SUPERCENTER GIVE STORES

**SITE**  
**RED LION PLAZA**

planet fitness  
 PEPBOYS AUTO  
 Raymour & Flanigan FURNITURE  
 Panera BREAD

Marshalls  
 Burlington Coat Factory  
 DOLLAR TREE  
 AC MOORE ARTS & CRAFTS  
 five BEL'W  
 ULTA BEAUTY

THE HOME DEPOT  
 BABIES'R US  
 ACME  
 AMC THEATRES  
 TJ-maxx

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# PROPOSED OUTPARCEL BUILDING RENDERINGS

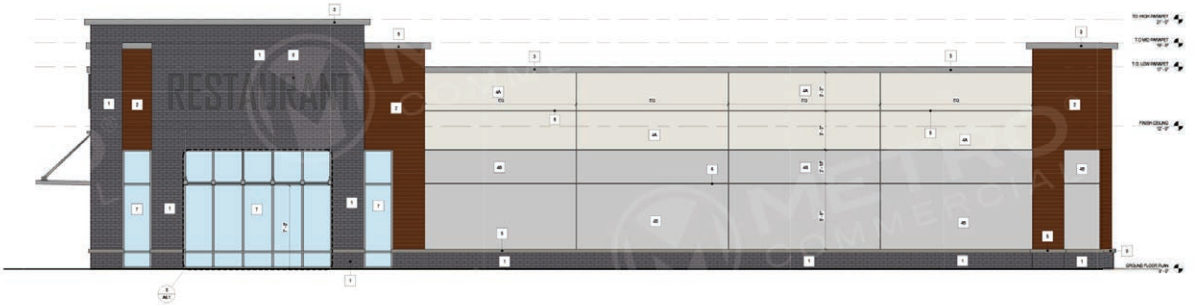
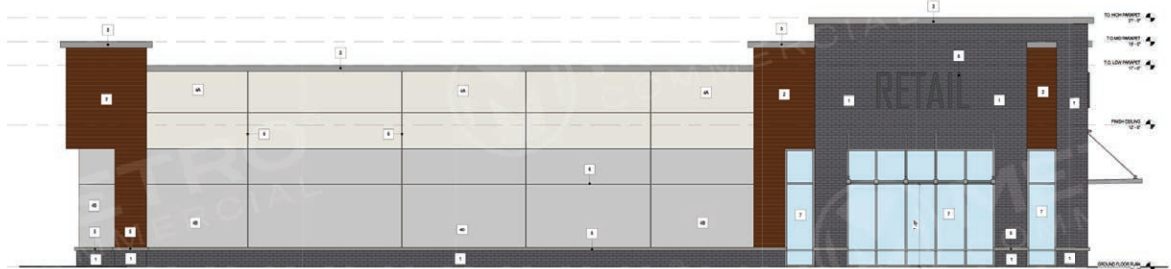


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