

Excellent Retail Development Opportunity at Philadelphia Mills Mall

599 Franklin Mills Mall Circle, Philadelphia, PA

**1.5 ACRE PAD SITE
AVAILABLE FOR SALE**



Philadelphia Mills Mall is Philadelphia's largest outlet and value retail shopping destination with more than 200 popular stores including Saks Fifth Avenue OFF 5TH, Polo Ralph Lauren Factory Store, Calvin Klein and Nike Factory Store.

FOR MORE INFORMATION

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1.5 Acre Pad Site for Sale

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Zoning: CA-2 (see below)

Traffic Counts

Entrance to Franklin Mills Mall	18,498 VPD
Woodhaven Road (Route 63)	64,878 VPD

Driving Distance to

Woodhaven Road (Route 63)	0.6 mi
Interstate 95 (Exit 35)	1.6 mi
Roosevelt Boulevard (Route 1)	2.5 mi
Pennsylvania Turnpike (I-276)	4.0 mi
Center City Philadelphia	16.0 mi

Demographics

Population

1 mi	24,546
3 mi	98,819
5mi	296,220

Median Household Income

1 mi	\$54,323
3 mi	\$60,845
5mi	\$60,895

FOR MORE INFORMATION

Zena Charokopos

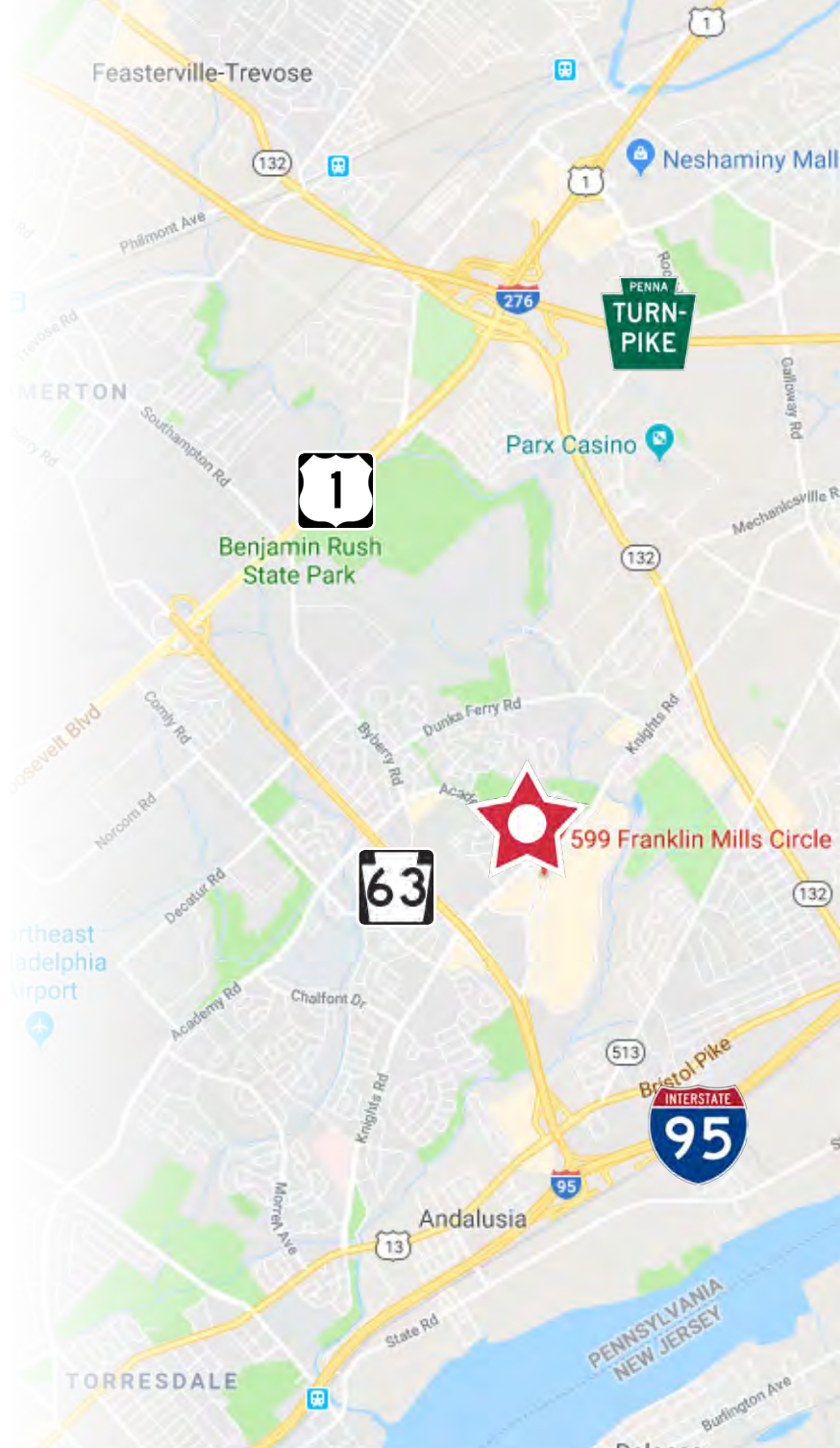
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Zoning-Approved Uses:

- Passive and Active Recreation
- Day Care Center
- Educational Facility
- Fraternal Organization
- Hospital
- Medical, Dental or Health Practitioner
- Libraries and Cultural Exhibits
- Religious Assembly
- Safety Services
- Transit Station
- Wireless Services: Free Standing Tower or Mounted Antenna
- Professional Office
- Government
- Utilities and Basic Service - Special Variance Required