

# GRANT ACADEMY SHOPPING CENTER

## 3300 GRANT AVENUE

PHILADELPHIA, PA

±1,200 - 3,200 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



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

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

### get in touch.

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GRANT AVENUE 37,959 VPD



ACADEMY ROAD



CAN BE COMBINED TO ±3,200 SF

|         |                                |           |
|---------|--------------------------------|-----------|
| 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.      | AVAILABLE                      | 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 ROONY – DENTIST    | 1,200 SF  |
| 26-29.  | POLICE & FIRE FCU              | 6,400 SF  |

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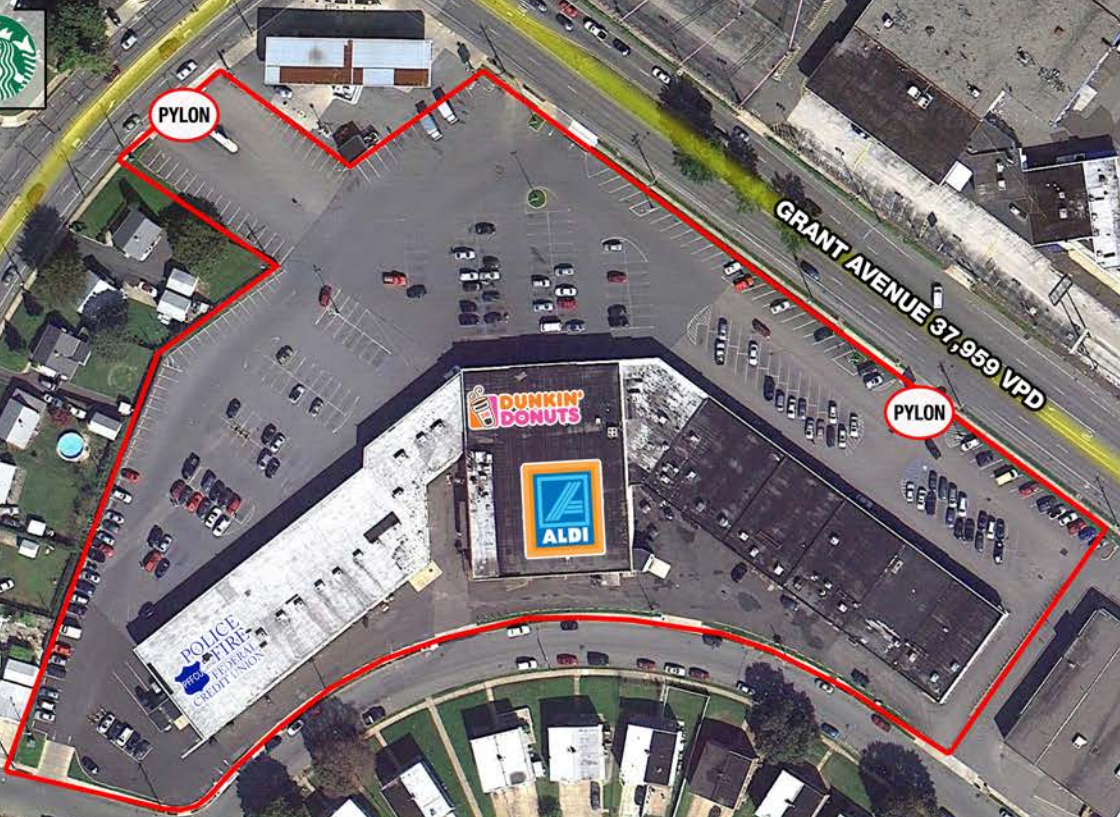


PYLON

PYLON

ACADEMY ROAD 27,909 VPD

GRANT AVENUE 37,959 VPD



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**NESHAMINY MALL**  
 OWNER: GENERAL GROWTH  
 GLA: 1,020,000 SF  
 SALES: \$350 PSF

sears ★ macy's  
 Boscov's AMC THEATRES  
 GAP BARNES & NOBLE  
 DOLLAR TREE

THE HOME DEPOT  
 TARGET

ShopRite TARGET  
 PETSMART  
 DOLLAR TREE

BEST BUY  
 STAPLES

ROSS DRESS FOR LESS  
 KOHL'S petco  
 STAPLES

BIG LOTS  
 HARBOR FREIGHT TOOLS  
 DOLLAR TREE

AC MOORE  
 ARTS & CRAFTS  
 DOLLAR GENERAL

ACME

B's

Save a Lot  
 kmart

GIANT  
 LA FITNESS

LOWE'S  
 Walmart  
 Famous Footwear  
 Michaels  
 Chick-fil-*l*e

DICK'S Save a Lot  
 Raymour & Flanigan  
 FURNITURE

Sams Club

SONIC  
 TEXAS ROADHOUSE

**NORTHEAST SHOPPING CENTER**  
 Marshalls  
 Burlington  
 DOLLAR TREE

ACME WENDY'S RITE AID

**FRANKLIN MILLS MALL**  
 OWNER: SIMON  
 GLA: 1,513,589 SF

sears  
 BED BATH & BEYOND  
 JCPenney  
 Marshalls  
 Toys R Us  
 Burlington  
 Walmart  
 DAVE & BUSTERS AMC THEATRES  
 MODELL'S SPORTING GOODS

**SITE**  
**GRANT ACADEMY SHOPPING CENTER**

ALDI POLICE FIRE FEDERAL CREDIT UNION  
 Wawa CVS pharmacy  
 Starbucks  
 DUNKIN' DONUTS

THE HOME DEPOT BABIES R US  
 ACME AMC THEATRES

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