

ACADEMY PLAZA  
**3250 RED LION ROAD**  
PHILADELPHIA, PA

±597 - 4,638 SF & PAD SITE AVAILABLE FOR LEASE



## property highlights.

- Grocery anchored center in densely populated Northeast Philadelphia
- Strategically positioned at the intersection of highly trafficked Academy and Red Lion Roads
- Ability to join ACME and strong tenant lineup including convenience and service oriented users
- Multiple size configurations and potential pad opportunities
- Owned & managed by: 



## stats.

2018 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	20,061	149,633	395,243
EST. HOUSEHOLDS	7,855	60,160	149,528
EST. AVG. HH INCOME	\$77,386	\$72,408	\$74,345

ACADEMY ROAD TRAFFIC COUNT: 34,378 VPD \*ESRI 2018



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## get in touch.

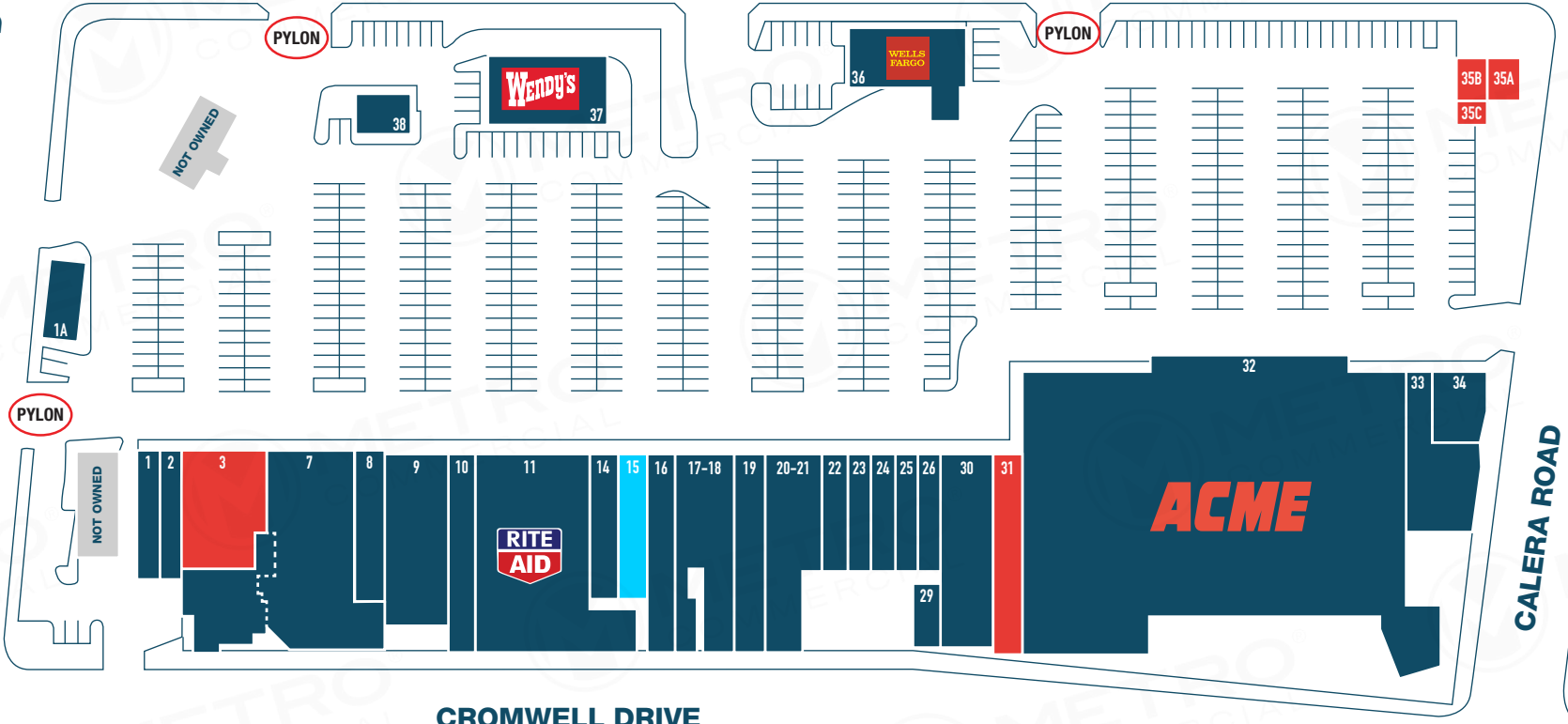
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ACADEMY ROAD 34,378 VPD



CROMWELL DRIVE

CALERA ROAD

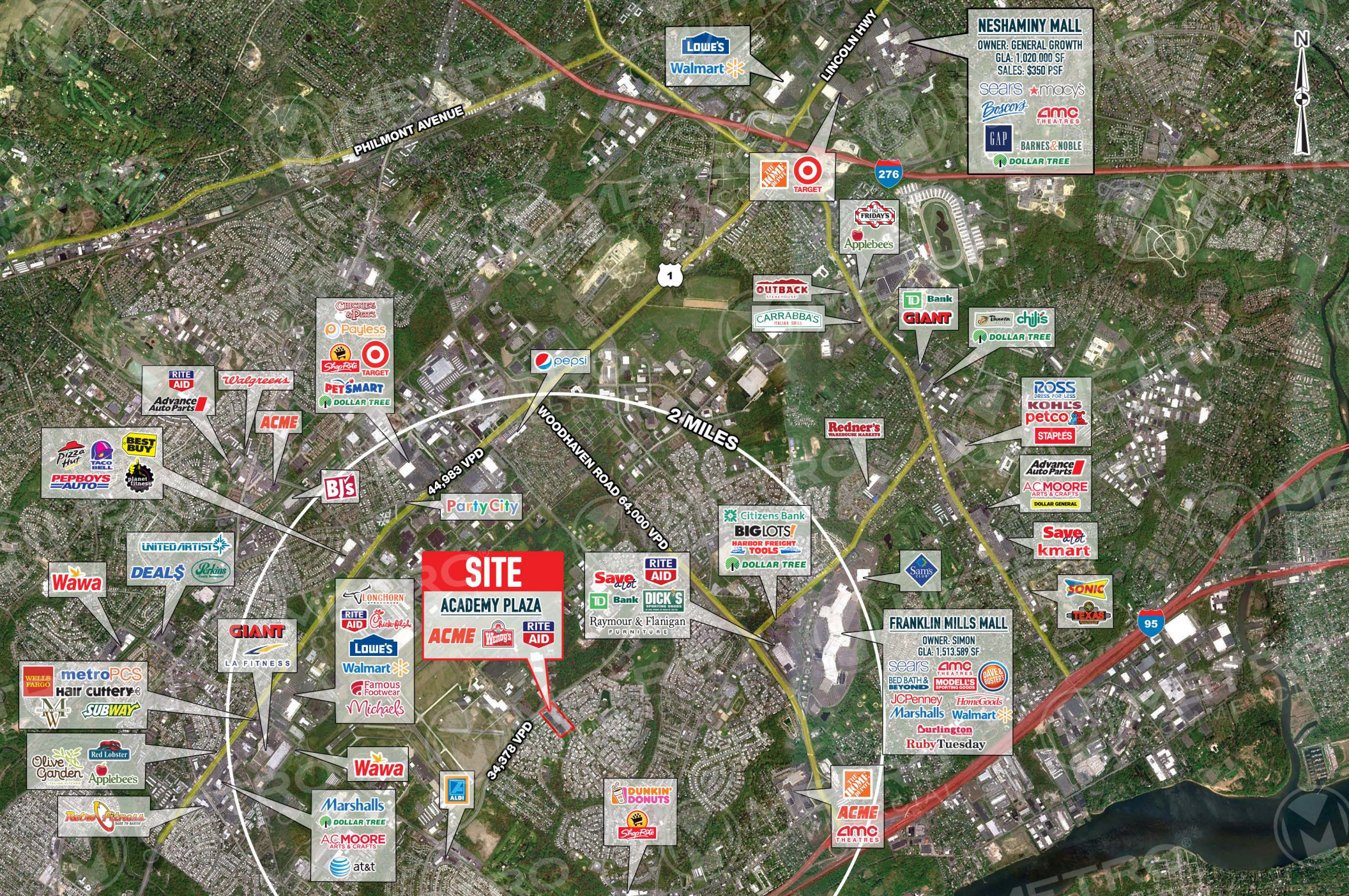
1	PIZZA CITY	1,440 SF	11	RITE AID	11,860 SF	23	LITTLE CAESARS	1,210 SF	33	BEER BARON	4,417 SF
1A	DUNKIN DONUTS	840 SF	14	BEEFSEEKERS INN	2,000 SF	24	METRO PCS	1,360 SF	34	GAMESTOP	1,500 SF
2	SUPREME NAIL SALON	1,400 SF	15	AT LEASE	2,000 SF	25	CHINESE RESTAURANT	1,300 SF	35A	AVAILABLE	745 SF
3	AVAILABLE	4,638 SF	16	TODAY'S EYEWEAR	1,247 SF	26	SALON BELLA ONE	1,280 SF	35B	AVAILABLE	630 SF
7	GIANT FITNESS	6,299 SF	17-18	DEPT OF REVENUE	4,744 SF	29	KATHY'S SCHOOL OF DANCE	730 SF	35C	AVAILABLE	597 SF
8	H&R BLOCK	2,131 SF	19	JIU JITSU STUDIO	2,780 SF	30	HALLMARK	4,468 SF	(CAN COMBINE)		±1,921SF
9	BI-RITE DELI	5,355 SF	20-21	WINE AND SPIRITS	4,403 SF	31	AVAILABLE	2,800 SF	36	WELLS FARGO BANK	3,200 SF
10	APPLIANCES	3,100 SF	22	FAMILY DENTISTRY	1,440 SF	32	ACME	50,918 SF	37	WENDY'S 3,000 SF	

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