



GROUND LEASE/BUILD-TO-SUIT

7,100 SF Newly Zoned Commercial Space

149-163 West Roosevelt Boulevard, Philadelphia, PA 19120

COLLIERS INTERNATIONAL
Ten Penn Center
1801 Market Street, Suite 500
Philadelphia, PA 19103
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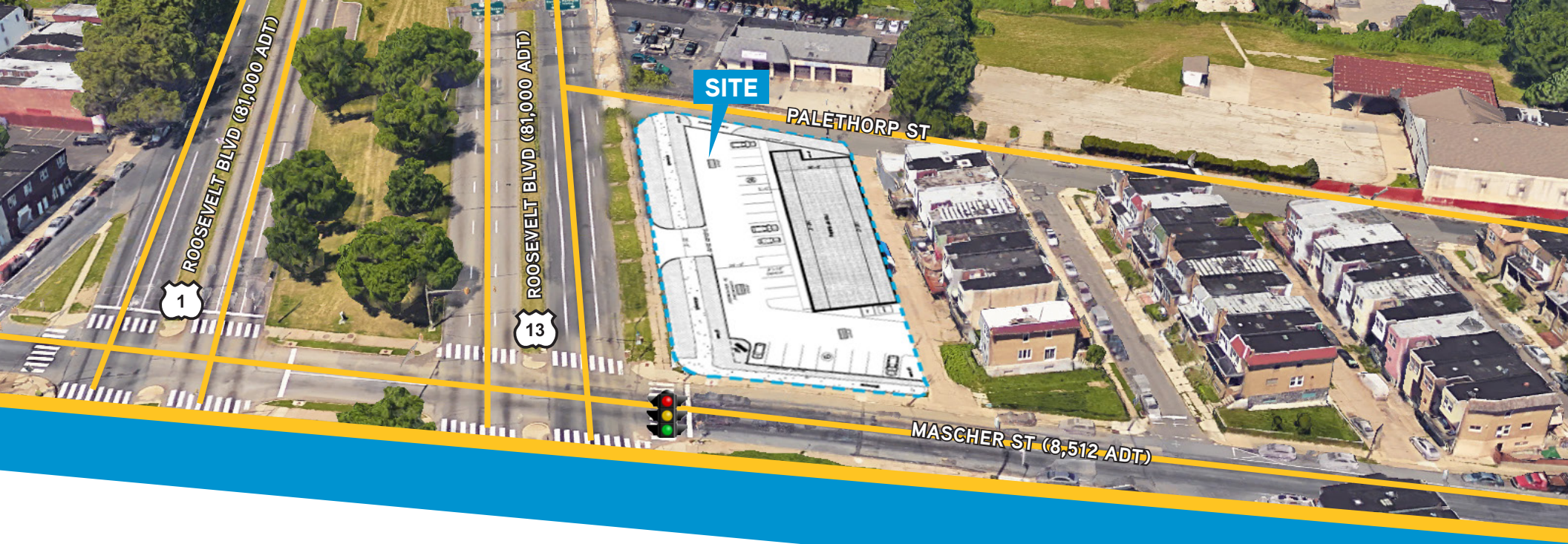
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PROPERTY FEATURES

- › Corner property consisting of 0.8 acres and 300' of frontage on Roosevelt Boulevard
- › Up to 7,100 SF retail opportunity
- › Fully approved pad site; ready for ground lease or build-to-suit
- › Great visibility on Roosevelt Boulevard, with 81,000 vehicles per day
- › Convenient location offers immediate access to Route 1 and Route 13
- › Situated on traffic-lit intersection
- › Surrounding area retail tenants include Walmart, Staples, Home Depot, Old Navy, Pep Boys, Shoprite, Sprint, Modell's, Planet Fitness, and more

SURROUNDING RETAILERS INCLUDE...

Walmart

STAPLES

OLD NAVY

THE HOME DEPOT

planet fitness

ShopRite

Pep Boys

MODELL'S
SPORTING GOODS

Sprint

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. The aerial image is intended to provide a general outline of the subject property. It is not a survey nor should it be relied upon for purposes of determining property lines or boundaries.

DEMOGRAPHICS

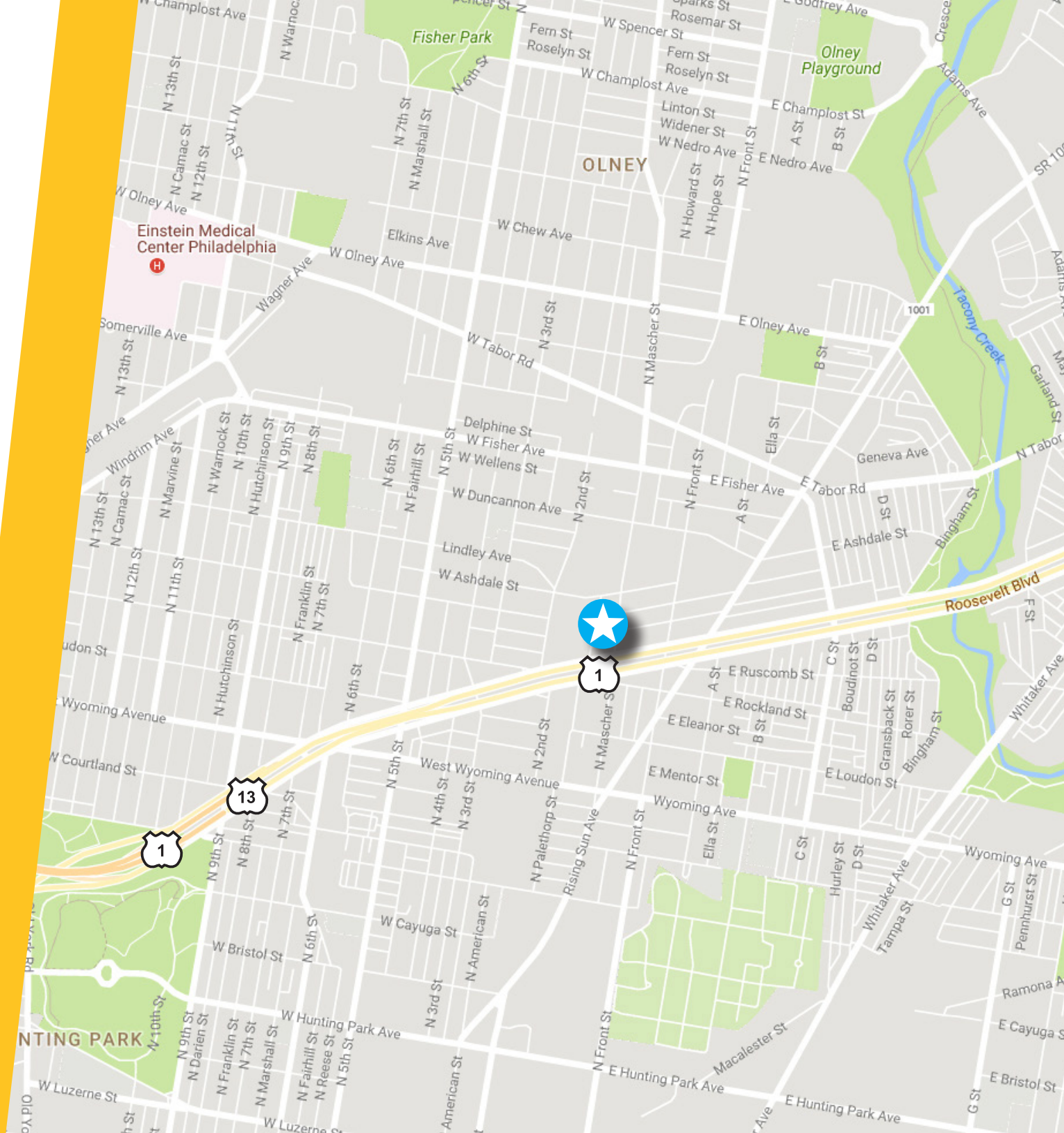
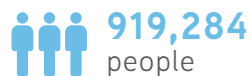
WITHIN 1 MILE



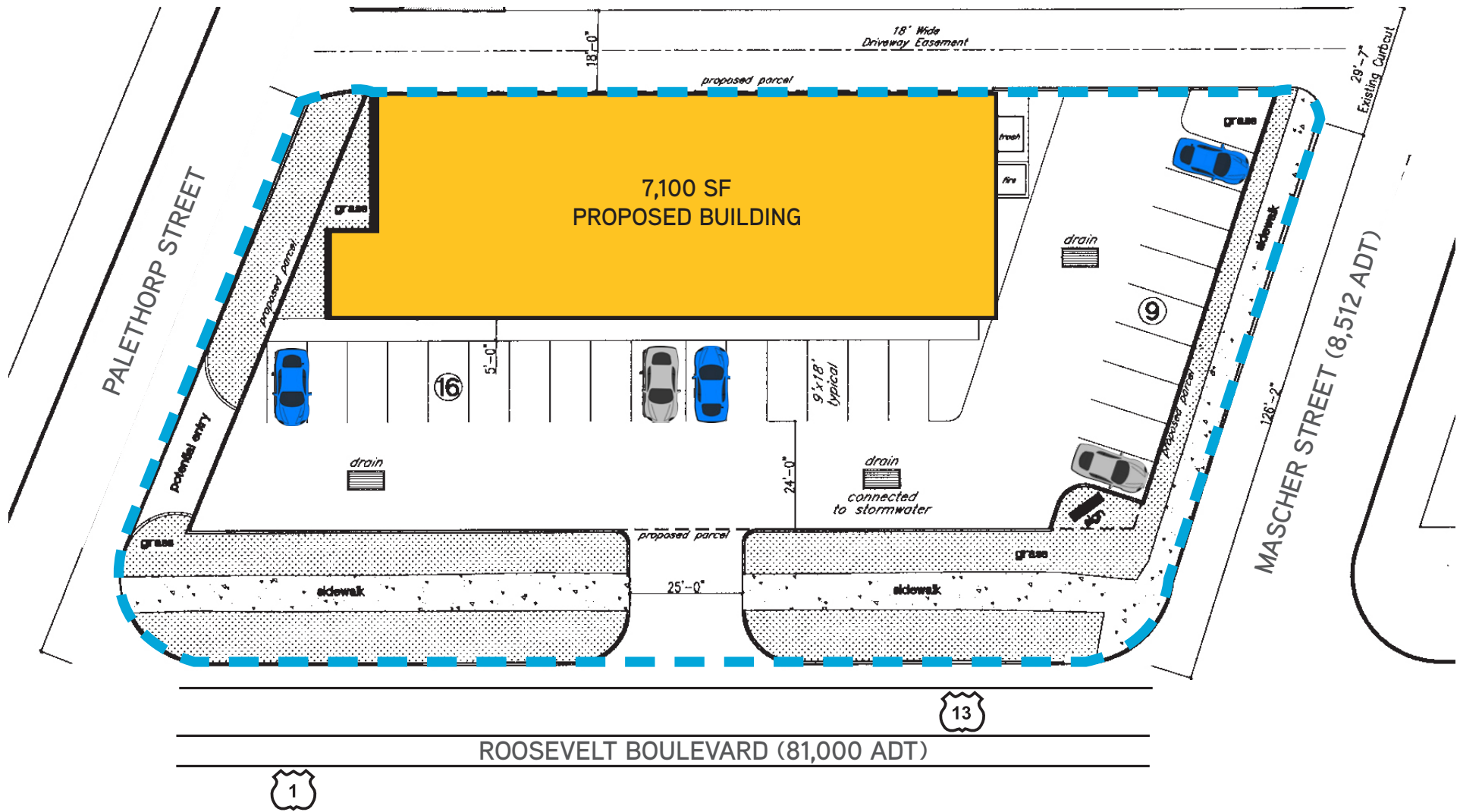
WITHIN 3 MILES



WITHIN 5 MILES



SITE PLAN





CONTACT US

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