

PREMIER RETAIL SPACE



2558 GRANT AVENUE | PHILADELPHIA, PA

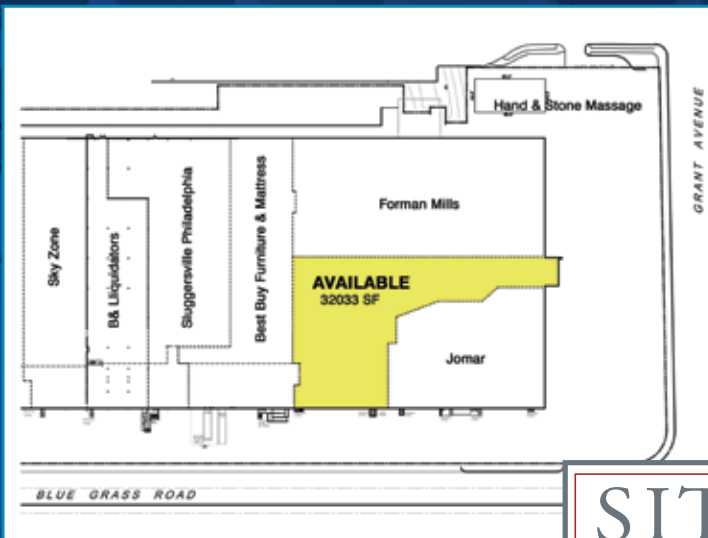
FEATURES

- Available space of approximately 32,033 square feet.
- Prominent glass storefront with building signage.
- Located in the heart of Northeast Philadelphia at the signalized intersection of Grant Avenue and Blue Grass Road.
- Pylon signage on Grant Avenue.
- Average daily traffic counts on Grant Avenue of 30,200 vehicles.
- Adjacent to 630,000 square feet of retail shopping and restaurants anchored by Walmart, Lowe's, Giant, Burlington Coat Factory and Marshalls.

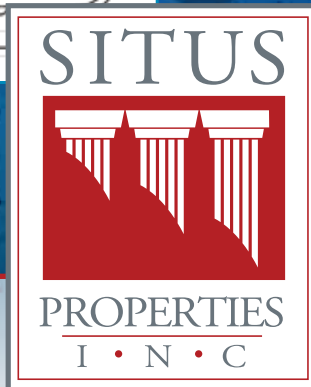
DEMOGRAPHICS:

DATA:	1 MILE	3 MILES	5 MILES
Population	22,256	222,344	501,225
Households	10,018	88,896	185,759
Avg. HH Income	\$56,611	\$69,536	\$71,442

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**PREMIER
RETAIL
SPACE**



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