

# Morrell Plaza

9910 FRANKFORD AVENUE | NORTHEAST PHILADELPHIA, PA 19114



1.9M visits annually  
8.73 visit frequency  
29 min avg. duration

\*Property Data by Placer.ai



## Available Spaces

4,000, 1,855, 1,200 SF Available Now; 1,200 SF coming available

## Property Highlights

- 103,251-SF community shopping center anchored by a high-volume ShopRite
- Generates 1.9 million visits annually, with 1.68 million repeat shoppers\* [Visits Growth: YoY +0.6% | Yo2Y +2.8% | Yo3Y +7.6%]
- Prime location in a high-traffic Northeast Philadelphia neighborhood on Frankford Avenue/Route 13
- Easy access to major roadways, including Delaware Expressway (I-95), Routes 63 & 1
- Features a diverse mix of national, regional, and local retailers and service providers
- **Newest tenant addition:** Al-Sham Mediterranean Restaurant – Coming Soon!
- **Attractive Co-broker incentive: 5% commission up to 15K SF**

## Retailers



## Average Daily Traffic

19,195 | Frankford Avenue/PA US 13

19,924 | PA US 1

12,474 | Grant Avenue

## Demographics

5-mile radius



376,334  
POPULATION



149,610  
HOUSEHOLDS



\$111,155  
AVERAGE HH INCOME



175,274  
DAYTIME POPULATION

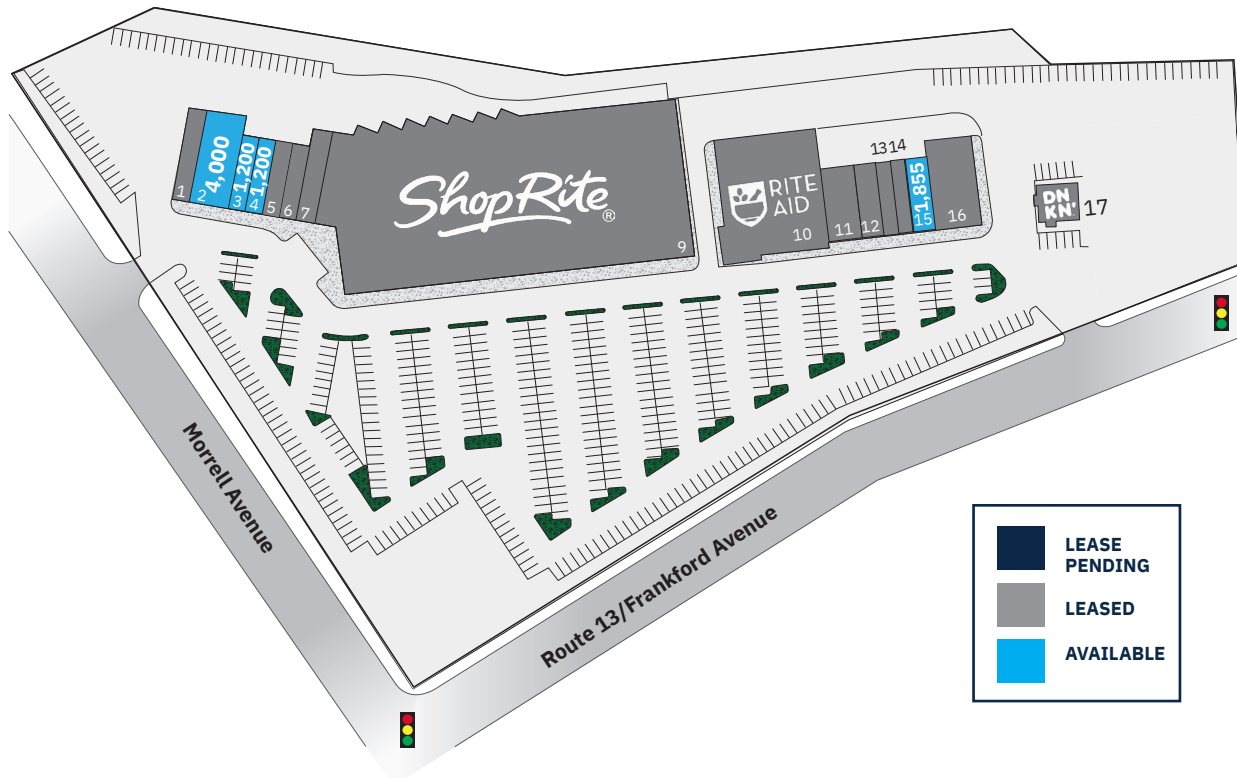


Source: sitesusa.com

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## SITE PLAN



## TENANT ROSTER

		SF
1	Freedom Credit Union	2,000
2	Available	4,000
3	Available	1,200
4	Nutrition 215 - Coming Available	1,200
5	Mediterranean Restaurant <i>Opening Soon!</i>	1,600
6	Supreme Nails	1,600
7	Pizza Restaurant	2,000
9	ShopRite	62,726
10	Rite Aid	12,718
11	T-Mobile	2,440
12	Wingstop	1,636
13	Supercuts	1,227
14	Mr. Wish Bubble Tea	1,221
15	Available	1,855
16	Yamato Sushi & Hibachi	4,063
17	Dunkin	1,765

can be combined



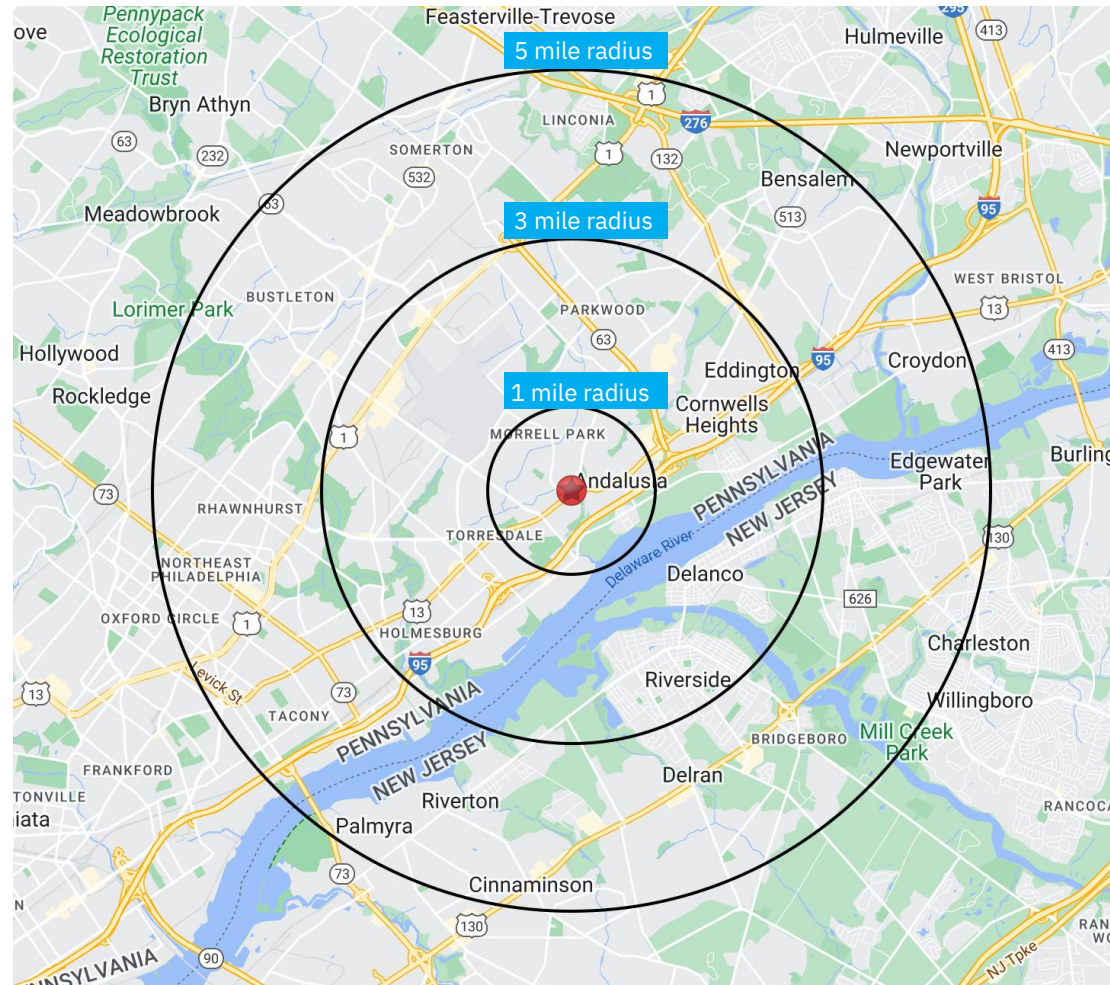
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## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	19,126	124,342	376,334
Households	8,200	50,764	149,610
Average Household Income	\$123,448	\$113,652	\$111,155
Projected Average Household Income (2028)	\$140,594	\$129,100	\$128,503
Median Household Income	\$82,292	\$77,817	\$76,395
Total Businesses	432	3,748	12,915
Total Employees	4,743	44,474	126,742
Daytime Population	7,392	61,364	175,274
Total Annual Household Expenditure	\$675.48 M	\$3.91 B	\$11.34 B
HH Income \$200K or more	834	4,852	14,085
College Degree + (Bachelor Degree or Higher)	3,956	26,111	79,870

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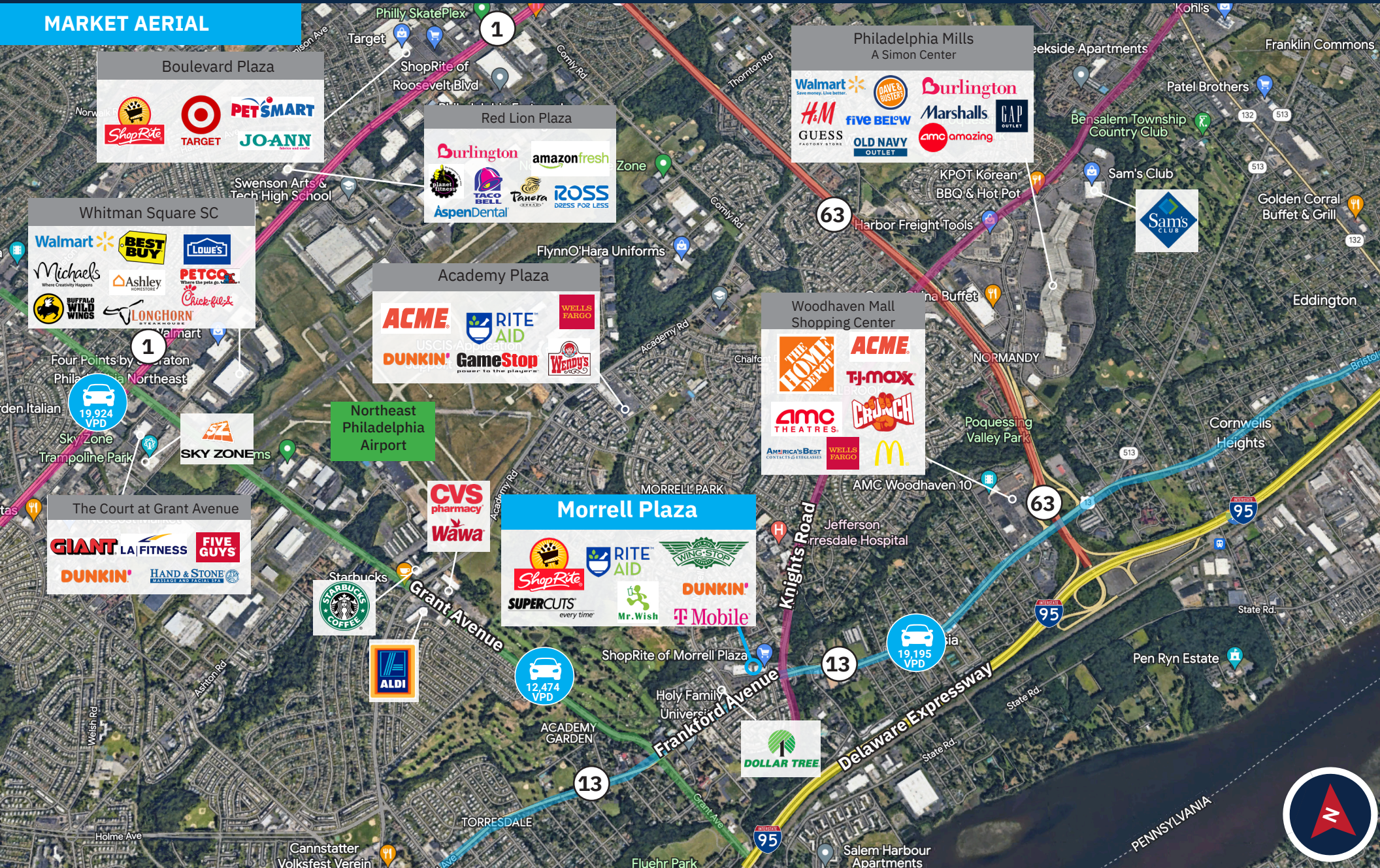




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## MARKET AERIAL





## CONTACT EXCLUSIVE AGENT

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