

Morrell Plaza

9910 FRANKFORD AVENUE | NORTHEAST PHILADELPHIA, PA 19114

LEVIN
MANAGEMENT



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

*Property Data by Placer.ai



Available Spaces

1,855; 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



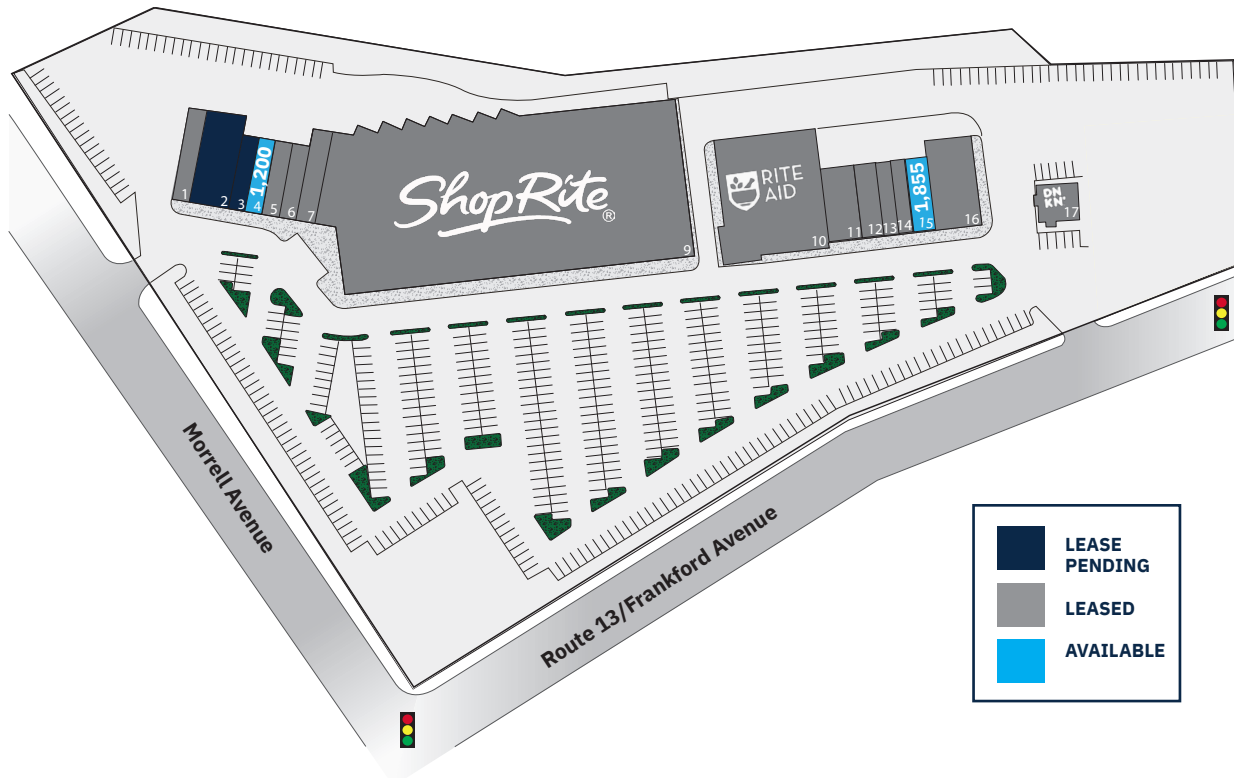
175,274
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

1	Freedom Credit Union	2,000
2	Lease Pending	4,000
3	Lease Pending	4,000
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

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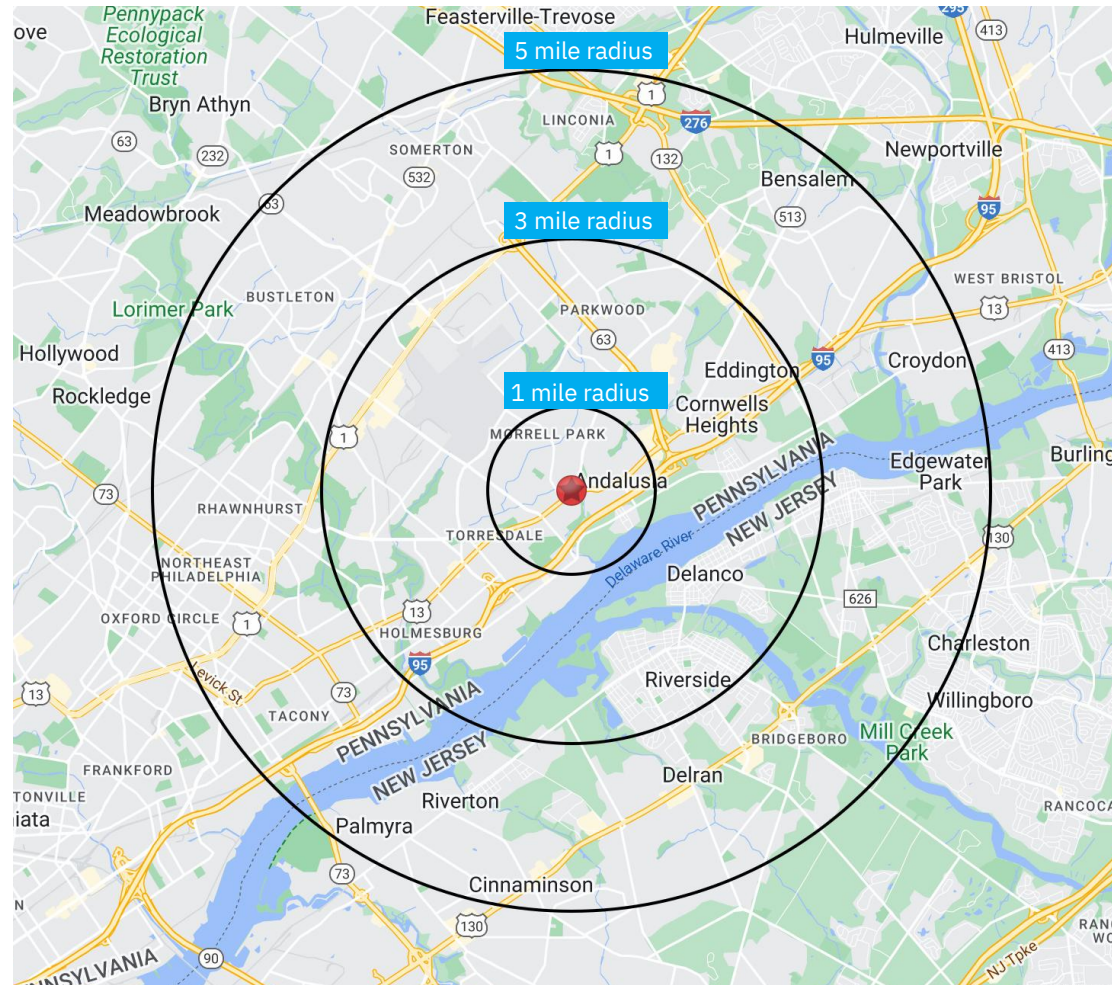
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DEMOGRAPHICS

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

Source: sitesusa.com



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MARKET AERIAL



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