

Morrell Plaza

9910 FRANKFORD AVENUE | NORTHEAST PHILADELPHIA, PA 19114

LEVIN
MANAGEMENT



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

*Property Data by Placer.ai



Available Spaces

1,855; 1,200 SF, 2,000 SF (2nd gen restaurant) - Available now
2,440 SF - coming available
12,718 SF - Former Rite Aid Space 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 and a new child daycare center 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



396,765
POPULATION



150,600
HOUSEHOLDS



\$99,555
AVERAGE HH INCOME



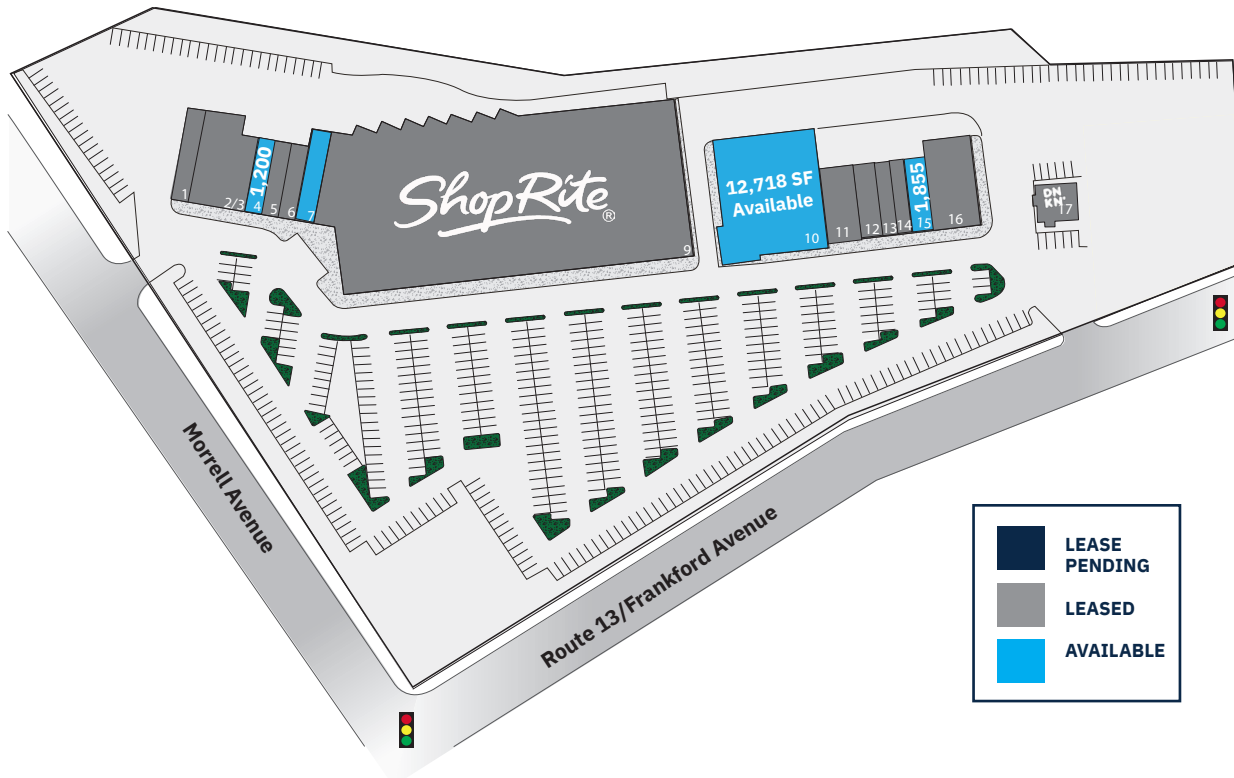
401,582
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

1	Freedom Credit Union	2,000
2/3	Chunky Cheeks Kollege Too <i>Opening Soon!</i>	5,200
4	Available	1,200
5	Mediterranean Restaurant <i>Opening Soon!</i>	1,600
6	Supreme Nails	1,600
7	Available - 2nd gen restaurant	2,000
9	ShopRite	62,726
10	Available - Former Rite Aid	12,718
11	T-Mobile <i>Coming Available</i>	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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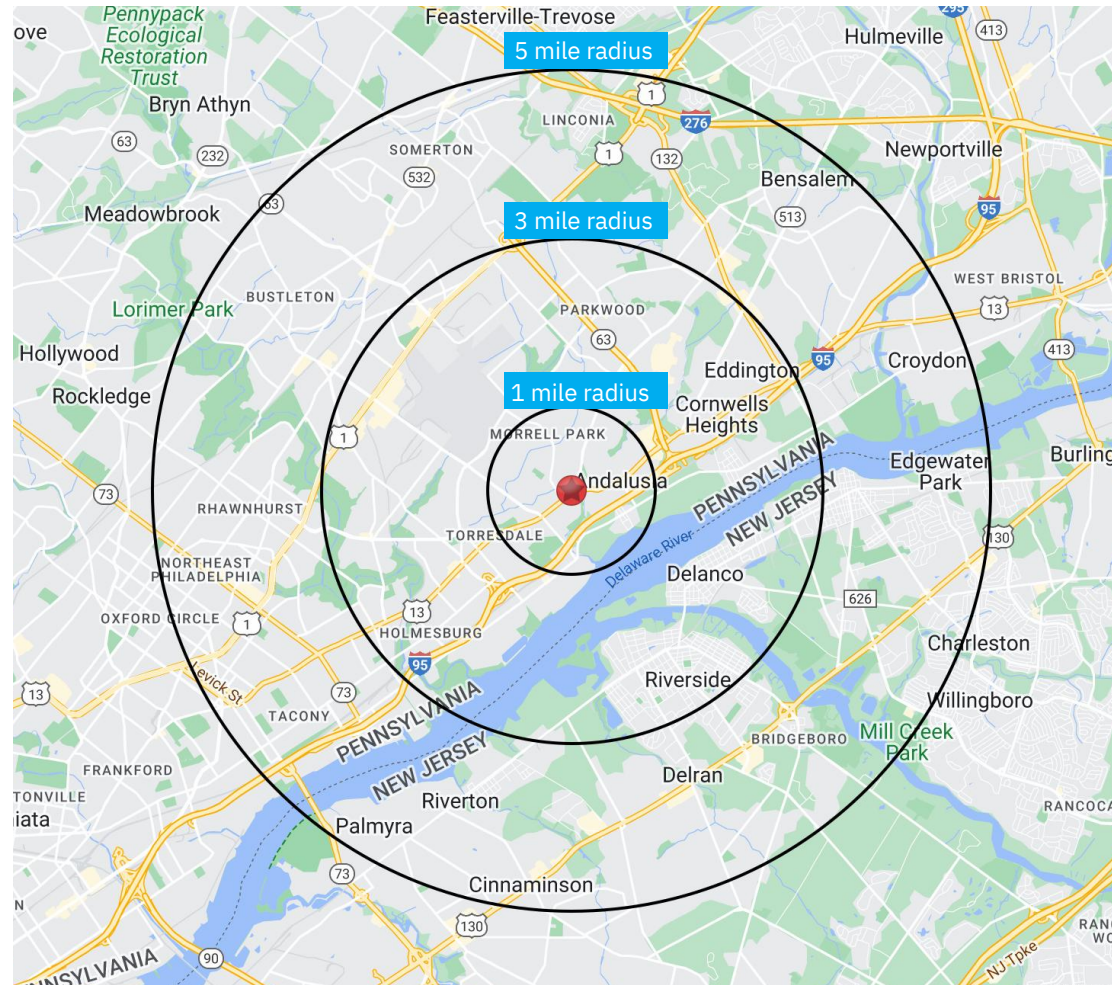
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	19,764	128,276	396,765
Households	8,159	50,476	150,600
Average Household Income	\$103,460	\$100,810	\$99,555
Projected Average Household Income (2030)	\$101,055	\$98,818	\$98,046
Median Household Income	\$77,514	\$76,584	\$75,443
Total Businesses	444	3,923	13,446
Total Employees	4,735	46,331	129,410
Daytime Population	19,689	115,518	401,582
Total Annual Household Expenditure	\$802.76 M	\$4.88 B	\$14.61 B
HH Income \$200K or more	744	4,491	13,447
College Degree + (Bachelor Degree or Higher)	4,364	26,214	80,945

Source: sitesusa.com



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

FRED YOUNKIN

Leasing Representative

t. 908.226.5288 **m.** 484.612.2532

fyoungkin@levinmgt.com

NICOLE ANDEROCCHI

Leasing Representative

t. 908.226.5296 **m.** 610.290.6066

nanderocci@levinmgt.com



Main Office

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

levinmgt.com | 70 YEARS